

March 4, 2025

The Honorable Stephen M. Casey  
Chairman  
House Committee on Municipal Government and Housing  
82 Smith Street  
Providence, Rhode Island 02903

Re: Written Testimony in Support of HB 5688 – An Act Relating to Taxation and Housing

Dear Chairperson Casey and Members of the Committee on Municipal Government and Housing,

My name is Peter Erhartic, and I reside in Providence's House District 2. With a background in affordable housing development, real estate, and city planning, I strongly support HB 5688 for its role in promoting housing production and economic growth.

I support this bill for its following benefits:

- **Encourages Housing Development** – Tax stabilization agreements reduce financial barriers, making it easier to convert vacant or underutilized properties into productive housing.
- **Boosts Municipal Revenue** – Even with phased-in taxes, these projects generate more revenue than vacant land or underutilized buildings.
- **Facilitates Adaptive Reuse** – Converting existing office spaces and mills into housing is often faster and more cost-effective than new construction.
- **Supports Affordable Housing** – Provides a financial incentive for development without requiring additional public funding.
- **Improves Development Feasibility** – Rhode Island's high construction costs make development challenging. Predictable tax policies help attract investment.

At a time when our state faces a severe housing shortage, HB 5688 is a practical, cost-effective tool to support growth. I urge you to vote in favor of this bill.

Thank you for your time and consideration. I am happy to answer any questions.

Sincerely,

Peter Erhartic  
43 Thayer Street  
Providence, RI  
House District 2