

## Dawn Huntley

---

**From:** Francesca D'Andrea <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, March 11, 2025 11:39 AM  
**To:** House Municipal Government and Housing Committee  
**Subject:** Yes to Townhomes and Mixed-use Zones

The Honorable Stephen Casey,

March 11, 2025

The Honorable Stephen M. Casey  
Chair, House Committee on Municipal Government and Housing  
Rhode Island State House  
Providence, RI 02903

Re: Yes on Townhomes and Oversized Lot Splits (H5798 and H5799)

Dear Chairman Casey and Members of the House Committee on Municipal Government and Housing:

I am writing in support of two important housing bills, HB5798 that allows for more single-family townhomes to be built and HB5799 which allows oversized lots to be subdivided to match the surrounding housing.

According to 2025 YouGov polling data, 78% of Rhode Island residents believe that their community has too few homes that are affordable to buy or rent. Further, Rhode Island continues to top rankings of home prices and increases in housing costs nationally. As of February 2025, median home prices in Rhode Island are \$500,00, a 16% year over year increase, despite mortgage interest rates currently the highest they've been in 20 years. These costs are prohibitively high for first time homebuyers, low-income families, and those on fixed incomes, such as older adults.

H5798 will make it easier for families to buy a starter home, and seniors to downsize in their community, by legalizing townhomes in all two-family zoning districts. Townhomes offer a more affordable path to homeownership without the complication of condominium documents, plus are significantly easier for builders to finance.

H5799 will empower property owners who own a double lot to make their own decision about whether to split the lot in two, creating new homebuilding opportunities while still requiring the resulting parcels to resemble the surrounding neighborhood. This measure will be particularly helpful seniors who are "land rich but cash poor," helping them to age in place.

I want to thank the bill sponsors, Rep. June Speakman, and Rep. Cherie Cruz, for their dedication to addressing the housing crisis in Rhode Island, and I respectfully ask the Committee to vote in support of these two important changes to zoning laws that will help create much needed housing in Rhode Island.

Respectfully,

Francesca D'Andrea  
Providence, 02909

Francesca D'Andrea  
francescaadandrea@gmail.com  
95 Messer St  
PROVIDENCE, Rhode Island 02909