

Dawn Huntley

From: Michael Collins <mike@mikreative.com>
Sent: Tuesday, March 11, 2025 9:22 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 Mixed-use Zones (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, which allows for the construction of more single-family townhomes, and HB5799, which allows the subdividing of oversized lots to match the surrounding housing.

According to 2025 YouGov polling data, 78% of Rhode Island residents believe their community has too few affordable homes to buy or rent. There is some movement in East Providence to create more affordable housing; however, we need more of it.

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 they are significantly easier for builders to finance.

H5799 will empower property owners who own a double lot to decide whether to split it in two. This will create new homebuilding opportunities while still requiring the resulting parcels to resemble the surrounding neighborhood. This measure will benefit seniors who are "land rich but cash poor," helping them age in place.

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

Respectfully,

Michael Collins
East Providence

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