

Members of the RI House,

I want to thank you for reading my message of support for each of these bills. These bills help with the creation of housing in Rhode Island and eliminate red tape and expense for development.

I support the following bills: H 5373, H 5799 SUBSTITUTE A, H 5802, H 5958

H 5373 - this bill is extremely important for the creation of small apartment buildings and accessory dwelling units in Rhode Island. By placing 1-4 unit homes into the Residential Building Code (rather than the Building Code) these buildings would no longer require sprinklers or fire alarm systems (they would still be protected with smoke detectors and carbon monoxide detectors). Right now in Rhode Island, we have an extremely odd system of deciding which small multifamily homes require sprinklers -

- Existing 1-4 family homes do NOT require sprinklers
- Conversion of a 2 family home to a 3 family home would require sprinklers (this frequently would happen when you'd want to add an ADU to an existing home)
- In some circumstances, converting a 3 family home to a 4 family home would NOT require sprinklers
- Conversion of a commercial building to a 4, 5, or 6 family home can be potentially done WITHOUT sprinklers...

Regardless, we have many small multifamily homes in Rhode Island. The "triple decker" is an amazing New England housing type that's worked extremely well throughout the northeast. Unfortunately today, building a new 3 or 4 family means adding sprinklers, an extreme cost that results in few of these being built. Likewise, creation of accessory units (ADUs) or legalization of illegally created units often requires sprinklers as well.

This bill is a commonsense update to RI building law, that will result in more affordable home development. Please support this important law.

H 5799 SUBSTITUTE A - this bill allows for the easier subdivision of land, and the creation of smaller buildable parcels. While this may not seem very important, it truly is. The ability to take properties that may be hard to develop and create more lots, allows more affordable and more development of homes. Please support this bill that will result in more housing in Rhode Island.

H 5802 - this bill allows state own land to be developed for low and moderate income housing. The State of RI is the largest landowner in RI, and this land should be used for the public good. Often the development of lower income housing is stymied by the lack of available land. Please support this important bill.

H 5958 - this bill allows for mixed use development in commercial districts. This would help create walkable communities and create housing in desirable areas. It would also help revitalize commercial areas of cities. This is an important bill for economic vitality, housing production, and the vitality of communities. Please support this bill.

Thank you for your consideration. If you have any questions please reach out to me.

Sincerely,

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