

Steven Sepe

From: Kathy Lerner <kslerner@me.com>
Sent: Tuesday, April 1, 2025 5:37 PM
To: House Municipal Government and Housing Committee
Subject: Support for bills 5957, 5689, 5690

To: HouseMunicipalGovernmentandHousing@rilegislature.gov

Re: Support for bills 5957, 5689, 5690

I reside in the Town of Smithfield. Currently, over 700 condo units, all with LMI provisions are consuming the untouched rural landscape of this town.

Increasing the supply of affordable housing units within the the town is a multi-faceted issue:

- impacting schools,
- fire safety response times (building a new fire station, purchasing fire trucks, etc),
- heavy rains have contributed to major flooding events
- health risks of water from flooding by over development - with higher risks of respiratory health problems like asthma and allergic reactions
- financial burdens from flooding - extensive costs and damage to a home. Water can quickly enter and damage buildings, foundations, furniture, and personal belongings.

Is there a financial budget allocation from the State of RI to subsidized all of the LMI units and to what extent in 2025? Is the town of Smithfield accountable for any financial subsidizes? It appears the incentives favor developers to build communities that override the town of Smithfield's zoning guidelines.

Please support this legislation. Please consider the solid input from the towns and cities, on best options for affording housing and for all residents..

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