

TOWN OF TIVERTON

Resolution No. 2025-0017

**RESOLUTION IN SUPPORT OF AND H-6176 – H-6184 AND H-6213 – H-6215
RELATED TO COMPREHENSIVE PLANNING AND AFFORDABLE HOUSING**

WHEREAS, House Bill **2025-H-6176** has been introduced in the General Assembly to make an amendment to the Relating To Towns And Cities -- Zoning Ordinances in relation to Tiverton's density bonuses when constructing affordable housing; and

WHEREAS, The amendment will allow the town of Tiverton to determine its density bonuses based upon it's the underlying zoning as stated in its zoning map and zoning ordinance; and

WHEREAS, The amendment will assist Tiverton in increasing its supply of low-income housing within the town while doing so in conjunction with its existing underlying zoning to ensure effective design, utilization of space, and protecting the town's rural character; and

WHEREAS, House Bills **2025-H-6177 - H-6184** and House Bill **2025-H-6215** have been introduced in the General Assembly to make amendments to the Act Relating To Town And Cities -- Low And Moderate Income Housing, specifically relating to the application of the Act to Tiverton's future and current low income housing developments; and

WHEREAS, The amendment in **H-6177** will exclude from the buildable land calculation applications filed in the town of Tiverton, for comprehensive permit projects, involving property not connected to either public water or sewer or both, and for which the property is considered hydric, predominately hydric or has a seasonal high-water table; and

WHEREAS, The amendment in **H-6178** will exempt applications filed in the town of Tiverton from regulations for comprehensive permit projects for low and moderate income (LMI) housing by prohibiting accessory dwelling units in such LMI projects; and

WHEREAS, The amendment in **H-6179** will require the Rhode Island housing authority to update the count of affordable housing stock in the town of Tiverton two (2) times per year; and

WHEREAS, The amendment in **H-6180** will ensure that minimum egress requirements for conventional subdivisions in Tiverton apply equally to comprehensive permit applications and cannot be waived, modified, or reduced for such applications; and

WHEREAS, The amendment in **H-6181** will allow the town of Tiverton to require additional testing, to be performed by the developer, to ensure that there is no dewatering or loss of effective recharge to surrounding wells within close proximity of the new well as part of the planning board review; and

WHEREAS, The amendment in **H-6182** will require that any person who applies to rent or purchase a residence located in the town of Tiverton which qualifies as low- and moderate-income housing, shall require proof of Rhode Island residency or employment by a local, state or federal entity; and

WHEREAS, The amendment in **H-6183** will authorize the town of Tiverton, if an aggregate of five hundred (500) or more units should be proposed in comprehensive permit project(s), to enact an emergency moratorium until the permit requirement of § 45-53-4 are amended; and

WHEREAS, The amendment in **H-6184** will permit Tiverton to require two (2) parking spaces for each studio, one bedroom, or two-bedroom low- or moderate-income housing unit upon the determination that limited or no local public transportation or off-street parking is available near these units; and

WHEREAS, The amendment in **H-6215** will authorize the town of Tiverton to require that fifty percent (50%) of new construction be affordable housing units if there is less than ten percent (10%) of affordable housing in the town.; and

WHEREAS, The amendments to the Act Relating To Town And Cities -- Low And Moderate Income Housing will help Tiverton reach and monitor its progress towards the state mandated goal that 10% of its housing stock be affordable; and

WHEREAS, The amendments to the Act Relating To Town And Cities -- Low And Moderate Income Housing will help Tiverton prioritize and protect its citizens through proof of residence requirements, uniform minimum egress requirements, and preservation of higher-risk environmental areas; and

WHEREAS, House Bill **2025-H-6213** has been introduced in the General Assembly to make an amendment to the Relating To Towns And Cities -- Rhode Island Comprehensive Planning And Land Use Act--Comprehensive Permits Prohibited In Watershed Overlay Protection; and

WHEREAS, The amendment in **H-6213** will prohibit applications for a comprehensive permit under the Rhode Island comprehensive planning and land use regulation act in any watershed overlay protection district located in the town of Tiverton; and

WHEREAS, The prohibition of comprehensive permits in watershed overlay protection districts located in the town of Tiverton will protect vulnerable water resources within watershed areas from overdevelopment and protect the long term health of the local community; and

WHEREAS, House Bill **2025-H-6214** has been introduced in the General Assembly to make an amendment to the State Affairs And Government -- Rhode Island Housing Resources Act Of 1998 in relation to the credits received by Tiverton when constructing affordable housing; and

WHEREAS, The amendment in **H-6214** will allow the town of Tiverton to receive a half (1/2) credit for affordable housing units for manufactured homes in age restricted communities

(residents required to be 55+ years of age) in conformance with all zoning laws and/or ordinances of the town; and

WHEREAS, The amendment will further help Tiverton reach its progress towards the state mandated goal that 10% of its housing stock be affordable; and

WHEREAS, Including the age-restricted community housing units in the affordable housing calculation will incentivize further developments in these communities and protect the seniors of Tiverton from housing insecurity; and


NOW, THEREFORE, BE IT RESOLVED that the Town Council of the town of Tiverton does hereby support House Bills **H-6176, H-6177, H-6178, H-6179, H-6180, H-6181, H-6182, H-6183, H-6184, H-6213, H-6214, H-6215,** and the appropriate R.I. Senate companions.

BE IT FURTHER RESOLVED, that the Town Clerk transmit forthwith a copy of this Resolution to the Governor and to the members of Tiverton's legislative delegation in the Rhode Island General Assembly.

This Resolution shall take effect upon its passage.

Adopted by the Town Council on April 21, 2025

Attest:


Town Clerk of the Town of Tiverton, RI

Introduced by: Council President Edwards V