



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

March 2, 2026

RE: Support for House Bill H8005 (Parking Requirements)

Dear Chairman Casey and Members of the Committee:

Neighbors Welcome! Rhode Island (“Neighbors Welcome”) is a 501(c)(4) nonprofit network of neighbors advocating for more homes in Rhode Island. Our goal is to promote strong and sustainable housing production so that residents across the state, at every stage of life, have housing options that meet their needs.

**We are writing today in support of the proposed bill H8005, which would reduce parking requirements for multifamily housing near transit.**

Rhode Island faces a range of regulatory challenges that negatively impact housing production. One such challenge is excessive parking mandates. Parking mandates can lead to higher costs for renters and homeowners, and add significant costs to the construction of new homes. Housing and parking compete for the same amount of land, and all too often, parking requirements prevent new homes from being built.

While H8005 takes a step forward in tying parking requirements to transit access, we believe it does not do enough to reduce the impact these requirements have on the cost and availability of new housing. **In addition to reducing parking requirements for homes near transit, we would suggest eliminating parking requirements for certain uses.** Removing parking mandates for specific uses allows home builders and property owners to use parking studies to determine how many spaces are needed for the development.

Montana and Washington State recently removed parking mandates for regulated affordable housing, senior housing, day cares, and new homes under 1,200 square feet. **Allowing greater flexibility to develop the number of parking spaces needed for a specific project, rather than a blanket mandate, has been proven to yield more homes, green space, and adequate parking.**

**Cities and states that have removed parking mandates find that parking is still being built.** Both Minneapolis and Chicago found that not only is adequate parking being built, more



homes are produced. Nearby states have also removed or significantly reduced parking mandates, including New Hampshire, Connecticut, Maine, and Vermont.

We want to thank the bill sponsor, Representative Giraldo, and cosponsors for their commitment to addressing the housing shortage in Rhode Island. Reducing excessive parking requirements is one way to help ensure that Rhode Islanders have more housing options across the state.

Neighbors Welcome respectfully urges the Committee to consider amendments to strengthen H8005.

Sincerely,

*Claudia Wack*

Claudia Wack  
Board President  
Neighbors Welcome! Rhode Island