



Testimony of Matt Netto, AARP Rhode Island  
**In support of House Bill 8005**  
House Committee on Municipal Government and Housing  
March 5, 2026

Chairman Casey and Members of the House Committee on Municipal Government and Housing:

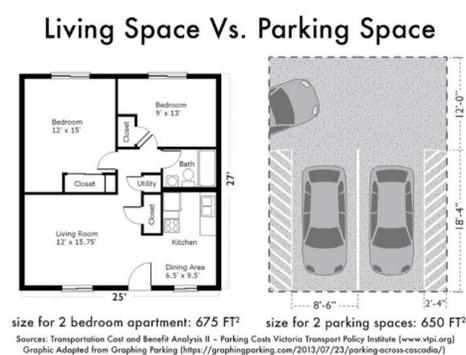
AARP is a nonpartisan, social mission organization with 38 million members nationwide and nearly 125,000 members here in Rhode Island. We advocate on behalf of issues that impact older adults, and we appreciate the opportunity to offer comments on Representative Giraldo’s House Bill 8005, which amends the standards and limitations on permitted parking requirements for dwelling units. This is a very important conversation to have

The UCLA Institute of Transportation Studies summarized dozens of studies on minimum parking requirements and the key findings included:

- Parking mandates constrain multifamily housing development, reduce density, and increase land/housing costs.
- Cities that repealed parking minimums saw slower growth in parking supply and more flexible, adaptive residential development.
- Minimum parking requirements contribute to parking oversupply, higher car ownership, and degraded walkability.

Minimum parking requirements increase the cost of construction. The cost to construct a parking space is estimated to be \$5,000 for surface-level parking and up to \$50,000 for multi-level garages. These development costs translate to higher rents for tenants. Parking spaces bundled with rent and ownership are leading contributors to rising housing costs in cities and suburbs today.

Parking minimums also impact the amount of housing that can be built. The square footage required to create two parking spaces is equal to the square footage of a 2-bedroom apartment.



House Bill 8005 is important because if our state needs more housing units built, parking requirements need to be part of the equation. Restrictive parking requirements limit buildable space and negatively impact the walkability of a community. The more housing development is spread out due to parking requirements, the longer a walk to public transit or a local business is.

According to Zillow, the average rent in Rhode Island is \$200 more than the national average. In 2025, Redfin listed Providence as the least affordable US metro area for renters. Just when Rhode Island needs more housing units, parking minimums have been shown to restrict affordability, the number of possible units, and the overall livability of a community. AARP Rhode Island encourages the state to consider the role of parking minimums and how they have contributed to our housing crisis.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Matt Netto". The signature is written in a cursive, slightly slanted style.

Matt Netto

Associate State Director, AARP Rhode Island