



April 7th, 2026

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

Re: House Bill 7447

Dear Chair Casey, First Vice Chair Fogarty, Second Vice Chair Speakman, and Distinguished Committee Members,

The Rhode Island Housing and Mortgage Finance Corporation (RIHousing) respectfully opposes House Bill 7447, *An Act Relating to Towns and Cities – Low and Moderate Income Housing – Procedure for Approval of Construction*.

House Bill 7447 would reverse changes made to improve the Low and Moderate Income Housing Act just last year, including restoring the ability for communities to deny Comprehensive Permits if they are below the 10% affordable housing goal, but meet an alternative rental formula. Most of the communities that fall under that alternative formula are identified in the State's new Housing 2030 Plan as "Strategic Growth" communities and given higher housing production goals due to their access to public water and sewer infrastructure, transit opportunities and jobs.

The bill would also require low and moderate income housing to be counted toward a municipality's affordable housing inventory at the time building permits are issued, rather than when Certificates of Occupancy are granted. Many permitted developments never move forward or are never completed as market conditions or developer capacity or plans shift. Counting developments as they are permitted would result in thousands of units being counted toward a community's 10% housing goal that are never actually developed or that linger for years without moving forward to construction.

We recognize the concerns of municipalities that are reviewing a large number of Comprehensive Permit applications. However, at a time when Rhode Island faces a severe housing shortage, we do not believe that counting units that may never be developed serves the best interests of municipalities, the State or Rhode Islanders in need of homes they can afford. For this reason, we urge the Committee to oppose House Bill 7447.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol Ventura".

Carol Ventura
Executive Director, RIHousing