



Executive Office of Housing
State of Rhode Island
One Capitol Hill, 3rd Floor
Providence, RI 02908

April 7, 2026

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

Re: H 7447

Dear Chair Casey:

The Executive Office of Housing (“EOH”) respectfully submits this letter of opposition to House Bill 7447, which would require that affordable housing units are counted at the point when units receive building permits and create more obstacles to housing development. Ultimately, this bill is in direct opposition to the strategies laid out in *Housing 2030*, would make the development of needed housing more difficult, and rolls back positive reforms that have been enacted in recent General Assembly sessions.

We understand that different housing types and densities are appropriate for different communities throughout our state. *Housing 2030* does not prescribe a one-size-fits-all approach, but rather tailors housing development goals for each municipality depending on their proximity to jobs and transit. This bill, however, would reinstate barriers to housing development by allowing certain municipalities to be exempt from the comprehensive permit process; including those who have met their 10% goal and those containing 5,000 occupied year-round rental units, comprising 25% of year-round units and is in excess of 15% of the total occupied year-round rental units. Reinstating these provisions would weaken the comprehensive permit tool and make it even harder for municipalities to reach their permitting goals.

This legislation would also create an untenable methodology for measuring the number of affordable housing units in each community by requiring that affordable units be counted towards a community’s 10% at the point that building permits are issued as opposed to when the development is ready for occupancy, as evidenced by the certificate of occupancy. From a policy perspective, tracking LMIH progress through building permits could require that credit is given to units that do not and may not ever exist.

We thank the committee for their consideration of this testimony and urge members to oppose House Bill 7447. Instead, we ask members to support the policies put forward in *Housing 2030* and enable the development of housing throughout our state.

Sincerely,



Deborah J. Goddard
Secretary of Housing

CC: The Honorable Members of the House Municipal Government and Housing Committee
The Honorable Sherry Roberts
Nicole McCarty, Esquire, Chief Legal Counsel to the Speaker of the House
Lynne Urbani, Director of House Policy