



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

April 15, 2026

RE: Support for H8387, Homes on Small Lots

Dear Chairman Casey and Members of the Committee:

Neighbors Welcome! Rhode Island (“Neighbors Welcome”) is a 501(c)(4) nonprofit and 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 and at every stage of life have housing options that meet their needs.

**We are writing today in support of H8387, a bill that would allow homes to be built on smaller lots.**

Land is expensive, particularly in Rhode Island: land costs can represent up to 70% of a home price. Mandatory large-lot requirements directly affect the price of local homes, putting homeownership further and further out of reach for average Rhode Islanders. Building homes on smaller parcels used to be common practice in Rhode Island’s cities and village centers, yet is no longer possible without special zoning exemptions that cost significant time and money.

H8387 will allow a home to be built on **5,000 square feet** for any lot served by municipal water and sewer.

To be clear, passing H8387 would do nothing to change existing lot sizes, but would instead provide choices for future homebuilders and homeowners looking for cost-efficient options. Smaller homes on smaller lots creates more housing options while using our limited developable land to the highest and best use. Enabling smaller homes creates denser neighborhoods, reduces sprawl, which lowers the impact of growth on open space, forest and farmland.

We thank Representative Cruz and her cosponsors for their dedication to addressing the housing shortage and the members of the Committee for hearing this bill today. Neighbors Welcome respectfully urges the Committee to support H8387.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristina Brown", written in a cursive style.

Kristina Brown  
Executive Director  
Neighbors Welcome! Rhode Island