



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

May 26, 2026

RE: Opposition to H8468, H8469, H8470, H8471, and H8472

Dear Chairman Casey and Members of the Committee:

Neighbors Welcome! Rhode Island (“Neighbors Welcome”) is a 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 in strong opposition to H8468, H8469, H8470, H8471, and H8472. These bills create carve outs in the Low and Moderate Income Housing Act for the town of Coventry that undermine the ability to produce more affordable housing units.

Rhode Islander’s across all demographics and geographies are feeling the impact of the lack of available housing, but our low- and moderate-income neighbors are bearing the brunt of the affordability crisis. Based on the 2025 Integrated Housing report produced by the Executive Office of Housing, Coventry needs 493 new low- and moderate-income homes to reach the statutory benchmark of 10% year-round low- and moderate-income housing.

At a time when average Rhode Islanders agree that costs and availability of housing is a top concern, diminishing the effectiveness of the Low- and Moderate Income Housing Act will push us further into an affordability crisis. Leadership at the state house has taken this seriously and has worked hard to ease the process of creating more affordable homes over the last several years. These bills will undermine the progress that has been made and worsen the housing crisis, leaving many Rhode Island households without any affordable housing options.

Additionally, increasing parking minimums regardless of housing unit size increases costs of developing affordable housing and uses our limited developable land for surface parking lots. H8471, which requires two parking spaces for low- or moderate-income housing units regardless of the size of the unit, creates excessive and expensive parking mandates.

According to a recent poll conducted by YouGov, commissioned by Neighbors Welcome, 80% of Rhode Island voters agree there are not enough homes affordable for average people to buy or



rent. Fully, 70% support creating more housing options in their neighborhood, even if their neighborhood would look different. Rhode Islanders at every stage of life and across income brackets, want more affordable housing options in their communities.

The bills under consideration would go against meeting the needs of local residents by imposing new barriers to housing production, increase the cost and regulatory burden of affordable housing development, and disproportionately harm low- and moderate-income families. At a time when housing insecurity and homelessness is skyrocketing across the state, it is unacceptable to hinder progress towards increasing affordable housing production.

The legislature has made important progress to increase housing affordability and availability, and we thank state leaders for their dedication to addressing the housing crisis. These bills, along with similar bills creating the same carve outs for individual towns, run counter to the state's housing production goals and the well documented need for affordable housing options in every community across the state.

Neighbors Welcome respectfully urges the Committee to oppose H8468, H8469, H8470, H8471, and H8472.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristina Brown", is positioned below the word "Sincerely,".

Kristina Brown
Executive Director
Neighbors Welcome! Rhode Island