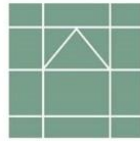


H O U S I N G



N E T W O R K

March 20, 2025

The Honorable Stephen Casey  
Chair, House Committee on Municipal Government and Housing  
Rhode Island State House, 82 Smith Street, Providence RI 02903

**Re: In Opposition of H-5450 – An Act Relating to Public Property and Works – All Electric Building Act**

Dear Chair Casey and Members of the Committee,

The mission of the Housing Network of Rhode Island (HNRI) is to increase the supply of safe, healthy, and affordable homes in thriving communities. We have a membership of 18 nonprofit affordable housing developers who have built, own and operate more than 7,000 long-term rental and homeownership units for low- and moderate-income households across the state of Rhode Island. On behalf of HNRI and our members, I write in respectful opposition to H-5450 proposed legislation that would require that construction of new buildings must be all electric after December 31, 2026.

Climate change is of real concern to our state, and we share the goal of reducing emissions and incorporating more energy efficient building standards. Most of our members are already producing affordable housing that meets climate goals and is designed to be efficient and resilient. With that said, one of the concerns we have with this bill is the requirement for all-electric buildings by the timeline proposed in the bill. In late 2024, the State adopted the International Energy Conservation Code (IECC) standards that require new developments to be electric-ready, including new construction and substantial rehabilitation. We respectfully believe that the state should abide by these recently adopted code provisions and allow developers to meet these standards of electric-ready, following the timeline for 2024 IECC implementation, rather than limiting the construction of much needed residential development by requiring buildings to be all-electric, which the bill makes a distinction between. We appreciate that there is a provision within the bill that would look at the impact of the legislation on the production of affordable housing, as well as examine the affordability of electricity, however, this is required only after the effective provisions within the bill occur. It would be our recommendation that more consideration is given to the weight of this proposal and the potential unintended consequences studied more thoroughly.

We appreciate the opportunity to submit this testimony and the consideration of our comments. We respectfully encourage the Committee to hold this bill. I am happy to answer any questions the Committee may have. I can be reached at (401) 721-5680 ext. 104 or [mlodge@housingnetworkri.org](mailto:mlodge@housingnetworkri.org).

Respectfully,

A handwritten signature in black ink that reads "Melina Lodge". The signature is written in a cursive, flowing style.

Melina Lodge, Executive Director