



May 30, 2025

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

Re: Support for S1091

Dear Chair Bissaillon 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. On behalf of HNRI and our membership of 18 nonprofit affordable housing developers, I write in **strong support of S1091**. We thank the Senate and the bill sponsors for their sustained leadership on housing and for advancing a comprehensive package of legislation that supports increased opportunities to build more homes for Rhode Islanders that are critically needed.

The cost of housing – including the price of homes for rent, homes for sale, construction, and utilities - has increased dramatically since 2019, and people cannot keep pace. There are not enough homes being built, and the choked supply, combined with upward economic pressures and inflation, means more Rhode Islanders are facing housing instability, or are stuck in homes that no longer match their life's circumstances.

S1091 represents a critical component of spurring the development of more housing statewide in that it offers a tangible financial incentive to municipalities who allow new development. **S1091** proposes to allow a municipality to realize additional property tax revenue in excess of their annual 4% tax cap levy by excluding any construction from the cap. Too often, we hear from our municipal partners of the challenges they face related to encouraging growth while trying to manage the rising costs of municipal infrastructure and services. **S1091** is a means to help alleviate that problem.

Thank you for the opportunity to share my support of this important piece of legislation with this Committee and I urge your support to advance this bill. I am available to answer any questions you might have and can be reached at 401-721-5680 ext. 104 or mlodge@housingnetworkri.org.

Respectfully submitted,

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

Melina Lodge, Executive Director