HOUSING NETWORK OF RHODE ISLAND

HOMES RI

2025

LEGISLATIVE PRIORITIES

We believe Rhode Island should be a state where all residents are able to live in safe, healthy, and affordable homes in thriving communities.

LEGISLATIVE PRIORITIES

For safe, healthy and affordable homes

LAND USE & ZONING REFORMS TO PROMOTE AFFORDABLE HOUSING DEVELOPMENT

- **Streamline approval processes and encourage more flexible uses of land and existing structures to further housing development:** H-5793, H-5794Aaa, H-5795, H-5796aa, H-5797A, H-5798Aaa, H-5799A, H-5800, H-5801A, H-5802Aaa, H-5803Aaa, H-5804A
  - We support legislation in Speaker Shekarchi's 12-bill housing package that continues to aid in streamlining and promoting housing development.
  - In particular, we champion H-5801A that strengthens the *Low and Moderate Income Housing Act*.

HOUSING & HOMELESSNESS INVESTMENTS IN FY26 BUDGET

- **Establish a new, dedicated funding stream to provide for housing and homelessness initiatives by closing the hotel tax loophole:** H-5076, Budget Article 5, Sections 4 & 7
  - Applies 5% hotel tax to whole-home short-term rentals. The tax currently applies to hotels, motels, and partial-home short term rentals. Projected to generate $2.1 million over last six months of FY26 and $4.7 million in FY27.
- **Increase the real estate conveyance tax on high-value properties:** H-5076, Budget Article 5, Section 10
  - Would allocate revenue to the Housing Resources and Homelessness Fund. Projected to generate an additional $2.3 million in FY26 and $3.4 million in FY27.

The **Housing Network of Rhode Island** is the state's membership organization for agencies committed to the development of affordable housing and vibrant communities. **Homes RI** is a coalition of organizations working together to increase and preserve the supply of safe, healthy, affordable homes throughout Rhode Island. The Housing Network is the backbone organization for Homes RI.

LEGISLATIVE PRIORITIES

For safe, healthy and affordable homes *(continued)*

FAIR TAXATION OF AFFORDABLE HOMES

- **Establish standards for tax assessments of deed-restricted low and moderate income homes for sale: H-5698 | S-499**
  - Creates predictability for low-income homeowners who purchased long-term affordable homes.
- **Clarify fair tax treatment of affordable housing developments: H-5688 | S-963**
  - Ensures fair and consistent tax treatment of affordable housing developments and improves predictability for developers.

HOUSING STABILITY: JUST CAUSE EVICTION PROTECTIONS

- **Enact legislation to provide for just cause evictions for residential tenancies: H-5503 | S-212**
  - Promotes housing stability by protecting renters from arbitrary, retaliatory, and/or discriminatory evictions and unreasonable rent increases. Complements investments and enacted policies aimed at addressing the housing crisis.

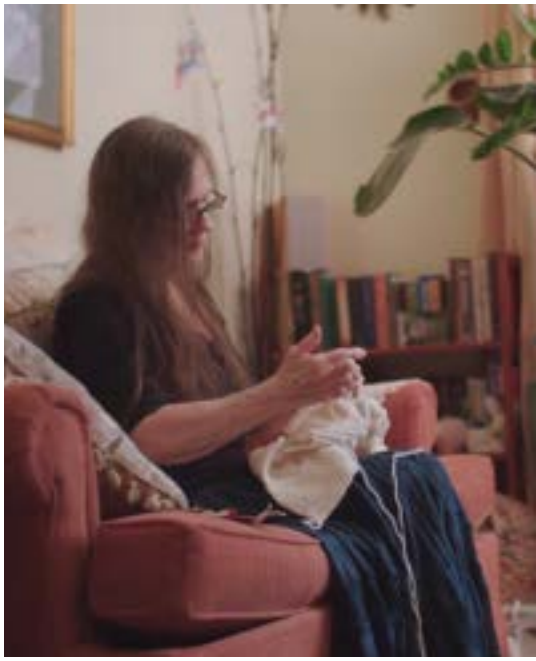
COALITION-BASED LEGISLATIVE PRIORITIES For thriving communities

LET RI VOTE FOR SAME DAY REGISTRATION

- **Put a constitutional amendment before voters to allow for same-day voter registration: HJR-5515 | SJR-820**
  - Eliminates the 30-day voter registration requirement, the most significant barrier to voter participation in Rhode Island.

REVENUE FOR RHODE ISLANDERS

- **Creates a surtax of 3% on top 1% of taxable incomes over $625,000: H-5473 | S-329**
  - Taxes the top 1% of income earners in the state, prioritizing the well-being of more than one million Rhode Islanders over the continued benefit of several thousand tax filers, generating $190 million in annual revenue.

SAVE RIPTA

- **Protect and invest in our public transit infrastructure: HJR-6020 | SJR-342**
  - Approve a $32.6 million budget allocation to close RIPTA's FY26 operating deficit to prevent mass layoffs and service cuts.