

## FY2023 RIHousing State Legislative Priorities

RIHousing staff is currently tracking about 280 bills including an unusually large number of bills dealing with housing and land use issues. That includes a package of 14 housing and land use related bills that the Speaker introduced in March. Attached is a brief summary of some of the key bills that have been introduced divided by issue area. (Bills in the Speaker's package are highlighted in gray).

As we have done in the past, RIHousing is generally limiting testimony to high priority bills with a direct impact on RIHousing or our ability to achieve our mission that have a reasonable chance of moving forward. We are also meeting directly with General Assembly members for direct conversations about legislation of concern or that may require amendment to achieve the bills' goals.

RIHousing continues to participate on the House Low and Moderate Income Housing Commission and the House Land Use Commission whose work is being extended through June of 2025.

### Governor's Budget

- Additional \$30 million for Homelessness Infrastructure
- Moves forward SFRF Appropriations to FY24 and removes cap on DPA assistance

### Legislation

- Foreclosure Mediation:
  - Only RIHousing requested legislation
- 8% Tax:
  - Preserve existing law
- Incentivize/ Remove Barriers to Housing Development:
  - Speaker's package includes legislation to streamline development permit review and appeals process and remove barriers to certain types of developments such as Accessory Dwelling Units, conversion of commercial to residential uses and transit-oriented development. (RIHousing testified in support)
  - Other bills have been introduced which limit zoning restrictions for multi-family housing, provide funding for affordable housing development, or require affordable housing as a component of publicly assisted developments.
- Low Mod Housing Act:
  - Legislation has been introduced which would allow municipalities to count existing housing that does not meet the definition of low- and moderate-income housing toward their 10% affordable housing goal. (RIHousing testified in opposition to H5940 and H5941)

- Renewable Energy/ Climate Change:
  - A number of bills have been introduced that deal with moving residential building standards toward improved energy efficiency, phasing out the use of fossil fuels for energy or incentivizing or requiring utilization of renewable energy.
- Lead Hazard Remediation:
  - Legislation has been introduced to finance the removal of lead pipes.
  - Bills have also been introduced that expand coverage of the state's lead law, require property owners to provide documentation demonstrating compliance with the law, and providing protections from eviction for tenants living in apartments that are not in compliance with the law. (RIHousing testified in support of H5946)
- Minority Business Enterprises (MBE):
  - Legislation has been introduced which increases the requirements for MBE participation in construction projects.
- Landlord/Tenant:
  - Large number of bills introduced dealing with landlord/tenant rights and responsibilities including bills limiting or eliminating rental application fees, capping rent increases, limiting consideration of criminal background, credit history or immigration status when selecting tenants and sealing of eviction records among others.
- Other:
  - Legislation has been introduced to clarify that changes made to ReBuild RI and the State Historic Tax Credit program in 2022 do not apply to projects that submitted applications prior to January 1, 2023.