

RIHousing 2021 Legislative Priorities

Legislation	Purpose	Position	Bills & Sponsors	Current Status
Source of Income Discrimination*	Prohibits discrimination in housing against those persons who have a lawful source of income.	Support	H5257 (Rep Williams) S561 (Sen Kallman)	H5257 passed the House on March 2 S561 Heard and held Senate Judiciary
Open Meetings Act	Amends the Open Meetings Act to allow virtual meetings and participation by electronic communication until 7/1/23.	Support	H5891 (Rep Marszalkowski)	Heard and held House State Government & Elections
Quorum bill*	Provides planning/zoning board approval votes require majority of members present at time of vote.	Support with amendment	H5568 (Rep Lima) S307 (Sen McCaffrey)	H5568 Heard and held House Judiciary S307: Referred to Senate Judiciary
Land Use Commission*	Creates a commission to study land use, preservation, production, development, housing, environment and regulation.	Support	H5950 (Rep Shekarchi)	Scheduled for 2 nd hearing on 3/18 Municipal Government & Housing
Low and Moderate Income Housing Act Commission*	Creates a commission to study implementation of the Low and Moderate Income Housing Act.	Support	H5953 (Rep Speakman)	Scheduled for 2nd hearing on 3/18 Municipal Government & Housing
Real Estate Conveyance Tax affordable housing fix	Eliminates double taxation of affordable developments under real estate conveyance tax.	Support	Administration indicated will be added to H6122 (FY22 Appropriations bill)	Referred to House Finance
Dedicated funding stream	Transfer \$.60 share of the real estate conveyance tax currently retained for state use into restricted receipts account for affordable housing development.	Support with amendment	H5456 (Rep Slater) S229 (Sen DiPalma)	H5456: Referred to House Finance S229: Heard and held Senate Finance
Dedicated funding stream	Increases real estate conveyance tax on property values over \$500,000 to be apportioned to a restricted receipt account known as the housing production fund.	Support with amendment	H5687 (Rep Speakman) S365 (Sen Kallman)	H5687 Referred to House Finance S365 Heard and held Senate Finance
Foreclosure mediation fee	Provides that \$50 of filing fee paid to RIHousing for foreclosure mediation shall be paid to the Rhode Island Legal Services.	Oppose	S424 (Rep Quezada)	Referred to Senate Judiciary

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8% tax	Increases the maximum tax for qualifying low-income housing from 8% to 10% of the property's previous year's or prospective gross scheduled rental income.	Oppose	S160/ S237/ S238 (Sen Picard)	Referred to Senate Committee on Housing & Municipal Government
Counting mobile homes toward 10% housing goal	Allows mobile homes which are a part of a mobile home park to be counted toward a community's 10% affordable housing goal.	Oppose	S243 (Sen DiPalma)	Referred to Senate Committee on Housing & Municipals Government
Tiny Homes bill*	Requires towns and cities to allow tiny homes to be used as accessory dwelling units and counted as affordable housing.	Oppose	H5632 (Rep Ackerman)	Heard and held House Municipal Government and Housing
Emergency generator bill	Requires large elderly housing complexes to provide emergency generators to power lighting in residential units.	Oppose	H5035 (Rep Kazarian)	Heard and held House Committee on Municipal Government & Housing

** Part of Speaker Shekarchi's package of housing bills*