



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.



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.

