



Affordable Housing: Building a Strong Foundation for Rhode Island's Future

A note from Nellie:

Our state is in a housing crisis, and we need a Housing Governor. Home prices are spiraling out of reach for working families. We build only a fraction of the number of new homes, per capita, as the national average. Our housing stock is aging and many homeowners don't have the resources to make necessary repairs. There are too few affordable rentals, and homelessness is at record-level highs.

As the former executive director of HousingWorks RI, this is personal to me. I understand how our housing market works, and I know that it will take all of our stakeholders – from for-profit developers and financial institutions, to nonprofit community development corporations and neighborhood associations – working together to get us out of this crisis. And I have the proven record of leadership to do it.

I also understand how housing relates to all of our state's other priority needs – from economic growth to our children's education, from our environmental sustainability to our people's health. To make ours a state where all Rhode Islanders can thrive, we need to ensure that everyone has a place to call home.

There's one other difference between me and the others in this race. I am willing to tell you how I will pay for this housing plan. The federal funds helping us create a surplus are a one time event. The need for housing that's affordable will be more than a one time event. The taxes required to support housing and other public programs shouldn't come from families working hard in Rhode Island to make ends meet. So, I will raise taxes on big corporations and reform our tax system to ensure we have the homes our families deserve.

I'm proud to make this housing plan the first major proposal from our campaign, and excited to be a governor who finally solves our housing crisis once and for all.

A handwritten signature in black ink, appearing to read "Nellie".

Executive Summary:

The Gorbea plan will lead Rhode Island out of its housing crisis, by:

- **Doubling annual production of new homes in all parts of the state, at prices affordable to all Rhode Islanders.**
- **Creating a Secretary of Housing and Community Development.**
- **Doubling our commitment to affordable housing with a \$130 million housing bond measure.**
- **Incentivizing cities and towns so that they reach the 10% affordable housing threshold**
 - This includes incentivizing cities and towns with State funds for education and infrastructure that address their growth.
- **Making homeownership possible to more Rhode Islanders.**
 - This includes working with financial institutions to create new loan products that will reach more people; increasing access to first-time homebuyer assistance; and building more homes that are affordable at all income levels.
- **Rehabilitating aging housing stock and incentivizing redevelopment of underutilized properties across the state.**
 - This includes increased funding for the state's Historic Preservation Tax Credit Program; expanding eligibility for the Lead Safe program and for home repair programs.
- **Reducing the number of Rhode Islanders experiencing homelessness through a multi-pronged strategy.**
 - This includes taking action to prevent and address homelessness by building more subsidized housing; prevent evictions; provide mental health services; and create adequate shelter facilities.
- **Reducing barriers to building homes in Rhode Island.**
 - This includes working with cities and towns to streamline permitting; providing resources to help find the best sites for new housing construction; and ensuring resources are available to build in a way that is sustainable and sensitive to existing communities. As we do this, we will commit to protecting our greenspaces and farms from development by focusing efforts on redeveloping underutilized sites within our "urban footprint" and promoting growth that's smarter and transit-centered.