It is enacted by the General Assembly as follows:

SECTION 1. Section 45-53-3 of the General Laws in Chapter 45-53 entitled "Low and Moderate Income Housing" is hereby amended to read as follows:

45-53-3. Definitions. -- The following words, wherever used in this chapter, unless a different meaning clearly appears from the context, have the following meanings:

(1) "Affordable housing plan" means a component of a housing element, as defined in subdivision 45-22.2-4(1), to meet housing needs in a city or town that is prepared in accordance with guidelines adopted by the state planning council, and/or to meet the provisions of subsection 45-53-4(b)(1) and (c).

(2) "Approved affordable housing plan" means an affordable housing plan that has been approved by the director of administration as meeting the guidelines for the local comprehensive plan as promulgated by the state planning council; provided, however, that state review and approval, for plans submitted by December 31, 2004, shall not be contingent on the city or town having completed, adopted, or amended its comprehensive plan as provided for in sections 45-22.2-8, 45-22.2-9, or 45-22.2-12.

(3) "Comprehensive plan" means a comprehensive plan adopted and approved by a city or town pursuant to chapters 22.2 and 22.3 of this title.

(4) "Consistent with local needs" means reasonable in view of the state need for low and moderate income housing, considered with the number of low income persons in the city or town affected and the need to protect the health and safety of the occupants of the proposed housing or
of the residence of the city or town, to promote better site and building design in relation to the
surroundings, or to preserve open spaces, and if the local zoning or land use ordinances,
requirements, and regulations are applied as equally as possible to both subsidized and
unsubsidized housing. Local zoning and land use ordinances, requirements, or regulations are
consistent with local needs when imposed by a city or town council after comprehensive hearing
in a city or town where:

(i) Low or moderate income housing exists which is: (A) in the case of an urban city or
town which has at least 5,000 occupied year-round rental units and the units, as reported in the
latest decennial census of the city or town, comprise twenty-five percent (25%) or more of the
year-round housing units, is in excess of fifteen percent (15%) of the total occupied year-round
rental units; or (B) in the case of all other cities or towns, is in excess of ten percent (10%) of the
year-round housing units reported in the census. For purposes of calculating the percentage of the
year-round housing units which constitute low or moderate income housing, including, but not
limited to, calculations to meet the requirements of chapter 22.2 of title 45 Rhode Island
comprehensive planning and land use act, mobile and manufactured homes within a mobile and
manufactured home park which meet the definitions set forth in chapter 44 of title 31 mobile and
manufactured homes may be counted as low or moderate income housing units by the city or
town.

(ii) The city or town has promulgated zoning or land use ordinances, requirements, and
regulations to implement a comprehensive plan which has been adopted and approved pursuant to
chapters 22.2 and 22.3 of this title, and the housing element of the comprehensive plan provides
for low and moderate income housing in excess of either ten percent (10%) of the year-round
housing units or fifteen percent (15%) of the occupied year-round rental housing units as
provided in subdivision (2)(i).

(5) “Infeasible” means any condition brought about by any single factor or combination
of factors, as a result of limitations imposed on the development by conditions attached to the
approval of the comprehensive permit, to the extent that it makes it impossible for a public
agency, nonprofit organization, or limited equity housing cooperative to proceed in building or
operating low or moderate income housing without financial loss, within the limitations set by the
subsidizing agency of government, on the size or character of the development, on the amount or
nature of the subsidy, or on the tenants, rentals, and income permissible, and without substantially
changing the rent levels and unit sizes proposed by the public agency, nonprofit organization, or
limited equity housing cooperative.

(6) "Letter of eligibility" means a letter issued by the Rhode Island housing and
mortgage finance corporation in accordance with subsection 42-55-5.3(a).

(7) "Local board" means any town or city official, zoning board of review, planning board or commission, board of appeal or zoning enforcement officer, local conservation commission, historic district commission, or other municipal board having supervision of the construction of buildings or the power of enforcing land use regulations, such as subdivision, or zoning laws.

(8) "Local review board" means the planning board as defined by subdivision 45-22.2-4(26), or if designated by ordinance as the board to act on comprehensive permits for the town, the zoning board of review established pursuant to section 45-24-56.

(9) "Low or moderate income housing" means any housing whether built or operated by any public agency or any nonprofit organization or by any limited equity housing cooperative or any private developer, that is subsidized by a federal, state, or municipal government subsidy under any program to assist the construction or rehabilitation of housing affordable to low or moderate income households, as defined in the applicable federal or state statute, or local ordinance and that will remain affordable through a land lease and/or deed restriction for ninety-nine (99) years or such other period that is either agreed to by the applicant and town or prescribed by the federal, state, or municipal government subsidy program but that is not less than thirty (30) years from initial occupancy.

(10) "Meeting housing needs" means adoption of the implementation program of an approved affordable housing plan and the absence of unreasonable denial of applications that are made pursuant to an approved affordable housing plan in order to accomplish the purposes and expectations of the approved affordable housing plan.

(11) "Municipal government subsidy" means assistance that is made available through a city or town program sufficient to make housing affordable, as affordable housing is defined in § 42-128-8.1(d)(1); such assistance may include, but is not limited to, direct financial support, abatement of taxes, waiver of fees and charges, and approval of density bonuses and/or internal subsidies, and any combination of forms of assistance.

SECTION 2. This act shall take effect upon passage.
This act would allow mobile and manufactured homes which are a part of a mobile and manufactured home park to be counted as low and moderate income housing for purposes of compliance with the requirements of the city or town's comprehensive land use plan. This act would take effect upon passage.