



**RHODE ISLAND LEAGUE
OF CITIES AND TOWNS**

*Distinctive Communities
Powerful Alliance*

April 2, 2025

The Honorable Stephen M. Casey, Chair
House Municipal Government and Housing
Rhode Island House of Representatives
82 Smith Street
Providence, RI 02903

RE: BILL NUMBER H-5689 – AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING

Dear Chair Casey and Honorable Committee Members,

On behalf of the Rhode Island League of Cities and Towns, I am writing to express our support for House Bill 5689, which establishes a clear definition of substantial multi-family housing projects and implements procedural requirements that enhance municipal oversight and planning.

This legislation is a critical step in ensuring that municipalities with populations under thirty-five thousand (35,000) residents have a structured and transparent review process when considering large-scale low- or moderate-income housing developments exceeding sixty (60) units. By requiring a majority vote of all board members for approval of these projects, this bill promotes a balanced and well-considered decision-making process, fostering accountability and public trust.

Furthermore, the bill's provision for a pre-approval conference requirement ensures that municipalities and developers engage in meaningful dialogue early in the process. By mandating that applicants submit key project details—including unit count, housing type, density analysis, and a preliminary list of required adjustments, this legislation strengthens local planning efforts and enables communities to assess the potential impacts of substantial multi-family projects effectively. Additionally, the thirty (30) day timeline for scheduling and holding pre-application conferences ensures efficiency while allowing municipalities adequate time to review initial project details.

The League supports the intent of H 5689 to provide municipalities with greater clarity and oversight in the review process of large housing developments while maintaining a path forward for responsible and sustainable growth.

Thank you for your consideration of our perspective.

Sincerely,

Randy R. Rossi
Executive Director

Cc: Honorable Members of House Municipal Government and Housing