



April 7th, 2026

The Honorable Chad Whelan
Chair, < ci gYA i b]M4U; cj Yfba Ybi/ Housing 7ca a]hWY
Rhode Island State House
Providence, Rhode Island 02903

Re: < ci gYBillg+((* UbX, S' &

Dear Chair Whelan: fgh Vice Chair : c[UfmSeccbXJ]W7\Uf GdYU_a Ub, and
Distinguished Committee Members,

The Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) respectively opposes
Vch < ci gYBillg+((* UbX, S' & *An Act Relating to Towns and Cities – Low and Moderate Income Housing.*
Th YgV]`g prohibit density bonuses under the Comprehensive Permit process in areas that are used for
drinking water and requires a determination of capacity of the relevant water or sewer systems to
accommodate all proposed Comprehensive Permit developments.

In 2023, the General Assembly passed legislation standardizing minimum density bonuses for
Comprehensive Permit developments with the level of allowable density tied to whether the proposed
development had access to water and sewer. This legislation, which was one of the many bills passed in
recent years with the goal of reducing barriers to housing development, provided predictability for
both developers and municipalities on the minimum density allowances to be expected under the
Comprehensive Permit process. H\ YgV]`g would roll back that progress.

Protecting Rhode Island’s drinking water resources is obviously an issue of vital importance. However,
this bill would essentially prohibit the use of the Comprehensive Permit process across a significant
portion of the state without any required finding that a proposed development would actually impact
drinking water resources.

It is important to note that any development utilizing the Comprehensive Permit process must still
meet all existing state requirements involving environmental protection, the protection of drinking
water supplies and development specific water and waste capacity. While we appreciate the importance
of water supply protection, we believe existing DEM and CRMC requirements provide adequate
protections while allowing for appropriate development density based on local conditions. For these
reasons, RIHousing respectfully oppose g< ci gY6]`g+((* UbX, S' &

Sincerely,

Carol Ventura
Executive Director, RIHousing