

Senate Housing and Municipal Government Committee  
Rhode Island General Assembly  
82 Smith Street  
Providence, RI 02903  
RE: Support H 7446 Low and Moderate Income Housing

March 12, 2026

Dear Chairman Bissaillon and Members of the Committee:

I respectfully urge the Committee to adopt S- 2691. I commend the sponsor of this important legislation, Senator Victoria Gu and the co-sponsors, Senators Euer, DiMario, Murray, and Burke for their leadership in recognizing the need to reform Rhode Island's Low and Moderate Income (LMI) Housing Act to encourage more responsible housing development.

This bill provides **common sense amendments to accommodate low and moderate income housing without negatively impacting the quantity or quality of RI's precious and irreplaceable drinking water supplies**. The bill also adds important language that the **capacity** of public water or sewer systems be documented to support the proposed increase in housing density before a development can be approved. The current law only requires developers to cite that public water or sewer systems are available. It is irresponsible to build more housing in areas that would exceed the capacity of either drinking water or sewer systems to serve that development.

I was extremely alarmed to learn that the current LMI act allows a density bonus up to 8 housing units per acre in areas that support drinking water. That's an increase from one house in a two acre zone to 17 houses or a 1700% increase in density! If a development had 25 two acre lots the density skyrockets from 25 houses to 425! That doesn't include the potential for each lot to also have an accessory dwelling unit or the units to be duplexes. That's an extremely excessive density bonus.

I support the need for more low and moderate income housing in RI. However, housing must be developed that doesn't pollute drinking water or over extend limited ground water drinking supplies. RI must have clean, safe and sustainable drinking water supplies to support existing and encourage future growth and economic development. The future prosperity of Rhode Island depends on it. I urge the committee to adopt this bill.

I would respectfully request that the committee consider amending this bill to include groundwater classified as GA. This is also a drinking water supply that can be used for public and private use without the need for any treatment. GA should be added to Section 45-53-4 (c) (1) (A) line 18.

Thank you for the opportunity to comment

Sincerely,

James Tackach  
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Narragansett, RI 02882

Cc: Senate President Valarie J. Lawson  
Your State Representative and State Senator