



March 26, 2026

The Honorable Jacob Bissaillon
Chair, Senate Committee on Housing and Municipal Government
Rhode Island State House
Providence, Rhode Island 02903

Re: Senate Bill 2035

Dear Chair Bissaillon, Vice Chair DiMario, Secretary Rogers, and Distinguished Committee Members,

The Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) respectfully opposes Senate Bill 2035, *An Act Relating to Towns and Cities – Zoning Ordinances*. This legislation allows accessory dwelling units (ADUs) “by right” only on properties that have been owner-occupied for at least five years.

Accessory Dwelling Units serve many critical functions, including enabling aging in place, supporting multigenerational households, providing housing for people with disabilities, and offering lower cost rental opportunities within existing neighborhoods.

In 2022 and 2024, the General Assembly passed comprehensive legislation standardizing ADU rules statewide and broadly enabling their development. This reform significantly expanded opportunities for creating ADUs, which had previously been limited to primarily seniors or persons with disabilities who were related to the owner of the primary dwelling unit. Senate Bill 2035 would reverse that progress by imposing a five-year owner-occupancy requirement, significantly limiting the potential for ADUs to increase the supply of naturally occurring affordable housing in Rhode Island.

The changes made to facilitate the production of ADUs in 2022 and 2024 created a real opportunity to significantly increase the supply of affordable apartments in Rhode Island using one of the least intrusive methods of production (often within the footprint of an existing structure) and without the need for scarce public subsidies. Senate bill 2035 would roll back those changes before they have had the opportunity to bear fruit. Therefore, we respectfully urge the Committee to oppose Senate Bill 2035.

Sincerely,

A handwritten signature in black ink that reads "Carol Ventura".

Carol Ventura
Executive Director, RIHousing