



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

April 2, 2026

RE: Support for S2265, Small Homes on Small Lots

Dear Chairman Bissaillon and Members of the Committee:

Neighbors Welcome! Rhode Island (“Neighbors Welcome”) is a 501(c)(4) nonprofit and network of neighbors advocating for more homes in Rhode Island. Our goal is to promote strong and sustainable housing production so that residents across the state and at every stage of life have housing options that meet their needs.

We are writing today in support of S2265, a bill that would allow smaller homes to be built on smaller lots.

Land is expensive, particularly in Rhode Island: land costs currently represent 60-70% of home prices.¹ Mandatory large-lot requirements directly affect the price of local homes, putting homeownership further and further out of reach for average Rhode Islanders. Building homes on smaller parcels used to be common practice in Rhode Island’s cities and village centers, yet is no longer possible without special zoning exemptions that cost significant time and money.

S2265 will:

- Allow a home to be built on **2,500 square feet** for any lot served by municipal water and sewer, and located within quarter-mile of a transit stop;
- Allow a home to be built on **5,000 square feet** for any lot served by municipal water and sewer; and
- Allow a home to be built on a **one acre (44,000 square feet) lot** for any lot without public water and sewer access.

Passage of S2265 would do nothing to change existing lot sizes, but would instead provide choices for future homeowners and home builders to build smaller homes on smaller lots. Smaller homes on smaller lots creates more housing options while using our limited developable land to the highest and best use. Enabling smaller homes creates denser

¹ <https://www.aei.org/housing/land-price-indicators/>



neighborhoods, reduces sprawl, which lowers the impact of growth on open space, forest and farmland.

We thank Senator Mack, Chair Bissaillon, and their cosponsors for their dedication to addressing the housing shortage and the members of the Committee for hearing this bill today. Neighbors Welcome respectfully urges the Committee to support S2265.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristina Brown", written in a cursive style.

Kristina Brown
Executive Director
Neighbors Welcome! Rhode Island