



*Distinctive Communities
Powerful Alliance*

April 2, 2026

The Honorable Jacob Bissaillon, Chair
Senate Housing and Municipal Government
Rhode Island Senate
82 Smith Street
Providence, RI 02903

RE: SENATE BILL 2272 – AN ACT RELATING TO TOWNS AND CITIES -- MULTIFAMILY HOUSING ACT

Dear Chair Bissaillon and Honorable Committee Members,

On behalf of the Rhode Island League of Cities and Towns and our 39 member municipalities, we respectfully submit this testimony in opposition to Senate Bill 2272, which would require municipalities with populations exceeding 40,000 to permit middle housing within areas currently zoned for single-family residential use and to adopt corresponding zoning amendments.

We recognize and share the sponsor's focus on addressing housing availability and affordability, an issue that continues to impact communities across Rhode Island. However, Senate Bill 2272 advances a uniform, statewide mandate that does not adequately account for the varied conditions, planning frameworks, and infrastructure capacities that exist among our cities and towns.

Each municipality operates within a distinct context shaped by its development patterns, public infrastructure, fiscal capacity, and community priorities. Local officials are best positioned to evaluate how and where different housing types, including middle housing, can be appropriately incorporated. A prescriptive approach at the state level risks disrupting carefully developed local plans and may introduce unintended consequences related to service delivery, neighborhood compatibility, and long-term growth management.

We respectfully encourage consideration of a more flexible framework, one that supports the expansion of housing opportunities while preserving municipal authority and promoting local collaboration. The League remains committed to working with policymakers and stakeholders to craft solutions that meaningfully address housing needs without compromising the ability of municipalities to plan and zone in a manner that reflects the interests of their residents.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Rossi".

Randy R. Rossi
Executive Director

Cc: Honorable Members of Senate Housing and Municipal Government