



April 2, 2026

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

Re: Senate Bill 2274

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 2274, *An Act Relating to Towns and Cities – Low and Moderate Income Housing*, which significantly expands procedural requirements for comprehensive permits for substantial multi-family housing projects.

Senate Bill 2274 introduces a new category of “substantial multi-family housing projects,” under the Low and Moderate Income Housing Act defined as any application to build low- or moderate-income housing that exceeds 60 units in municipalities with fewer than 40,000 residents. Developments utilizing the Comprehensive Permit process that meet this definition would be subject to significant new procedural barriers and heightened review and approval requirements that do not apply to other developments.

This legislation would essentially hamstring the Comprehensive Permit process for developments of this size, primarily in communities that have the farthest to go to achieve their 10% affordable housing goals.

The General Assembly has taken important steps in recent years to expand housing production, improve predictability in land-use regulation, and remove barriers to affordable housing development. The provisions in this bill would reverse that progress by subjecting larger affordable housing proposals in many communities to more complex, lengthy, and restrictive review processes. For these reasons, we urge the Committee to oppose Senate Bill 2274.

Sincerely,

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

Carol Ventura
Executive Director, RIHousing