



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 2275 – AN ACT RELATING TO TOWNS AND CITIES -- LOW AND MODERATE INCOME HOUSING -- PROCEDURE FOR APPROVAL OF CONSTRUCTION

Dear Chair Bissaillon and Honorable Committee Members,

On behalf of the Rhode Island League of Cities and Towns, which represents all 39 cities and towns across the state, we write to express our support for Senate Bill 2275, which proposes amendments to the Low- and Moderate-Income Housing statutes (§§ 45-53-3 and 45-53-4). This legislation provides an important framework for addressing housing needs while respecting the authority and unique circumstances of our municipalities. In particular, the bill acknowledges local needs by ensuring that “consistent with local needs” is considered in light of each city or town’s housing stock, zoning framework, and infrastructure capacity. This allows municipalities to balance the state’s housing goals with the health, safety, and character of their communities.

At the same time, the bill preserves municipal discretion. While it streamlines the comprehensive permit process for low- and moderate-income housing, it retains the ability of cities and towns to evaluate adjustments, density bonuses, and other zoning incentives in a manner tailored to local conditions. The legislation also supports thoughtful development by establishing clear standards for integrating affordable units within projects and requiring that impacts on surrounding neighborhoods be considered, promoting high-quality and context-sensitive housing. Additionally, the bill maintains accountability by providing review timelines while encouraging municipalities to manage applications effectively and ensure that housing projects meet state affordability goals.

Senate Bill 2275 represents a collaborative approach to housing policy that advances affordable housing statewide while respecting the diverse needs and capacities of our cities and towns.

For these reasons, the Rhode Island League of Cities and Towns encourages its passage.

Thank you for the opportunity to provide these comments.

Sincerely,

Randy R. Rossi  
Executive Director

Cc: Honorable Members of Senate Housing and Municipal Government