



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 2421

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 2421, *An Act Relating to Towns and Cities – Low and Moderate Income Housing*, which would restrict the use of the Comprehensive Permit in municipalities that adopt inclusionary zoning ordinances requiring at least 50% low- or moderate-income units in all developments.

Senate Bill 2421 would bar the use of Comprehensive Permits in municipalities that are below the State's 10% affordability threshold if they have adopted inclusionary zoning ordinances requiring at least 50% low- or moderate-income units. While the bill may appear to promote affordability, inclusionary zoning ordinances requiring 50% or more of units to be affordable would actually stifle development activity by making projects financially infeasible without significant public subsidies.

The General Assembly has made tremendous progress in recent years spearheading legislation that expands housing opportunities, creates a consistent and streamlined framework for developers and reduces barriers to housing development. Unfortunately, this legislation would reverse that progress. For these reasons, we ask the Committee to oppose Senate Bill 2421.

Sincerely,

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

Carol Ventura  
Executive Director, RIHousing