



March 31, 2026

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

RE: Oppose S2578

Dear Chairman Bissaillon and Members of the Committee,

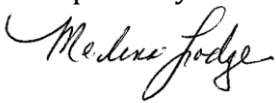
On behalf of the Housing Network of Rhode Island, our member agencies and community partners, and the low income Rhode Islanders we seek to serve, I write in opposition of **S2578**, legislation that would grant municipalities broad authority to require owner occupancy of the primary structure relative to allowing ADU development, mandate affordable rents on non family occupied ADUs and limits the allowed square footage of proposed ADUs.

During the last five legislative sessions, the growing need for more affordable housing in this state has taken center stage with policymakers. Historically low inventory of homes for sale and for rent coupled with exploding demand for housing have driven housing costs out of reach for many Rhode Islanders, particularly our lowest income households. Decades long reductions in building permit activity, restrictive land use policies set forth by municipalities, low vacancy rates, the state's chronic underinvestment in affordable housing and inadequate worker wages have all been major contributing factors to the lack of available homes and housing unaffordability. **The only way to solve our housing crisis is to start building our way out of it.**

S2578 is a step in the wrong direction, only re-affirming many of the local practices that have in fact been a primary driver of our housing crisis. Given the newness of the ADU law, there is little to no statewide data available that demonstrates there are rampant issues/abuse that necessitate either piece of legislation at this time. We are concerned that the premature introduction of such limitations will negatively impact ADU production overall.

For these reasons, we respectfully oppose **S2578** and urge the Committee to hold the bill. I am available to answer any questions you might have and can be reached at 401-721-5680 ext. 104 or mlodge@housingnetworkri.org.

Respectfully submitted,



Melina Lodge, MCP
Executive Director