



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 2578

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 2578, *An Act Relating to Towns and Cities – Zoning Ordinances*, which gives municipalities the option to impose certain restrictions on accessory dwelling units.

Senate Bill 2578 grants municipalities the option to impose the following restrictions:

- Require that primary residences with ADUs shall be owner-occupied for at least 5 years;
- Require that ADUs which are not occupied by family members and caretakers shall be rented at affordable rates; and
- Limit the size of ADUs to 1,000 square feet.

ADUs play an important role in enabling aging in place, supporting multigenerational households, providing housing for individuals with disabilities, and offering lower-cost rental options within existing neighborhoods. In 2022 and 2024, the General Assembly enacted comprehensive legislation standardizing ADU rules statewide and significantly expanding access to this type of housing, reforms that reversed decades of restrictive local practices. We believe Senate Bill 2578 would undercut that progress.

The land use legislation that has been passed in recent years has created a real opportunity to increase the housing supply using ADUs, one of the least intrusive methods of production, often within the footprint of an existing structure and without the use of scarce public subsidies. We urge the Committee to give those reforms time to be fully implemented at the local level.

Sincerely,

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

Carol Ventura  
Executive Director, RIHousing