

Senate Housing and Municipal Government Committee  
Rhode Island General Assembly  
82 Smith Street  
Providence, RI 02903

March 16, 2026

RE: Support S 2691 Low and Moderate Income Housing

Dear Chairman Bissaillon and Members of the Committee:

As a resident of Scituate, Rhode Island, I respectfully urge the Committee to adopt S 2691. I commend the sponsor of this important legislation Senator Victoria Gu and the co-sponsors, Senators Dawn Euer, Alana M. DiMario, Melissa Murray and John P. Burke for their work and leadership in seeing the need to reform Rhode Island's Low and Moderate Income (LMI) Housing Act, in a way that encourages more responsible housing development.

This bill makes common sense amendments to accommodate low and moderate income housing without negative impacts on the quantity or quality of our precious drinking water supplies. The bill also adds important language that the capacity of public water or sewer systems be documented to support the proposed increase in housing density before a development can be approved, not merely to cite that they are available. To build more housing in areas that would exceed the capacity of either drinking water or sewer systems, is irresponsible.

I was extremely alarmed to learn that the current LMI act allows a density bonus up to 8 housing units per acre in areas that support drinking water and within the Scituate Reservoir watershed. That's an increase from one house in a two-acre zone to 17 houses or a 1700% increase in density! If a development had 25 two acre lots the density skyrockets from 25 houses to 425! That doesn't include the potential for each lot to also have an accessory dwelling unit or the units to be duplexes. That's an extremely excessive density bonus.

I support the need for more low and moderate income housing in RI. However, housing must be developed in a way that is sustainable and doesn't pollute drinking water resources or overextend limited ground water supplies. Clean, safe and sustainable drinking water supplies to support existing development, and encourage future growth and economic development, is a must. The future prosperity of Rhode Island depends on it. I strongly urge the committee to adopt this bill.

Thank you for the opportunity to comment.

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