



**Executive Office of Housing**

State of Rhode Island  
One Capitol Hill, 3rd Floor  
Providence, RI 02908

March 26, 2026

The Honorable Senator Jacob Bissaillon, Chair  
Senate Housing and Municipal Government Committee  
Rhode Island State House  
Providence, Rhode Island 02903

RE: S 2691

Dear Chairman Bissaillon:

The Executive Office of Housing (“EOH”) appreciates the opportunity to provide comments on Senate Bill 2691, which would amend the Low- and Moderate-Income Housing (“LMIH”) Act to eliminate density bonuses for areas used for drinking water and classified as GAA. It would also require that evidence be provided as to the available capacity of the public sewer and water systems in advance of receiving a density bonus. EOH respectfully submits this letter of concern.

While we understand and appreciate the importance of protecting the state’s public drinking water supply, EOH is concerned that this legislation is overly broad and will limit the state’s ability to meet our housing goals and increase housing affordability across all income levels. *Housing 2030*, the state guide plan housing element, establishes production goals for each municipality based on their proximity to jobs and transit. This legislation – which would prevent the usage of the density bonus incentive in more than 20% of the state’s land area – may prevent some municipalities from achieving those goals.

As a procedural matter, the requirement to demonstrate water and sewer capacity to be eligible for the density bonuses at the time of project design is not in line with when a project is required to receive a water permit in the standard permitting process. This creates uncertainty and additional risk for developers to spend money designing projects for densities that they may not be eligible to for.

We appreciate the opportunity to provide comments and welcome the chance to discuss our concerns with the Committee and bill sponsors.

Sincerely,

*Margaret Ivatts*

Margaret Ivatts, Chief of Staff, Under Delegated Authority for  
Deborah J. Goddard, Secretary of Housing

CC: The Honorable Members of the Senate Housing and Municipal Government Committee  
The Honorable Senator Victoria Gu  
Kristin Silvia, Director of Legislation and Deputy Chief of Staff  
Steven Hayes, Esquire, Chief Legal Counsel to the Senate President