



March 26, 2026

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

Re: Senate Bill 2691

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 2691, *An Act Relating to Towns and Cities – Low and Moderate Income Housing*. This legislation prohibits density bonuses under the Comprehensive Permit process in areas that are used for drinking water and requires a determination of capacity of the relevant water or sewer systems to accommodate all proposed Comprehensive Permit developments.

In 2023, the General Assembly passed legislation standardizing minimum density bonuses for Comprehensive Permit developments with the level of allowable density tied to whether the proposed development had access to water and sewer. This legislation, which was one of the many bills passed in recent years with the goal of reducing barriers to housing development, provided predictability for both developers and municipalities on the minimum density allowances to be expected under the Comprehensive Permit process. Senate bill 2691 would roll back that progress.

Protecting Rhode Island’s drinking water resources is obviously an issue of vital importance. However, this bill would essentially prohibit the use of the Comprehensive Permit process across a significant portion of the state without any required finding that a proposed development would actually impact drinking water resources.

It is important to note that any development utilizing the Comprehensive Permit process must still meet all existing state requirements involving environmental protection, the protection of drinking water supplies and development specific water and waste capacity. While we appreciate the importance of water supply protection, we believe existing DEM and CRMC requirements provide adequate protections while allowing for appropriate development density based on local conditions. For these reasons, RIHousing respectfully opposes this bill.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol Ventura".

Carol Ventura
Executive Director, RIHousing