

2020

Fee In Lieu By Municipality

Municipality	Per Unit Cost to Develop New Aff. Housing (2018-2020 average)	80% LMIH Max Sale Price (4 person)	Per Unit Fee for 2019 Chart
Barrington	\$ 306,708	\$ 245,377	\$61,000
Bristol	\$ 306,708	\$ 266,357	\$40,000
Burrillville	\$ 306,708	\$ 260,664	\$46,000
Central Falls*	\$ 306,708	\$ 252,724	\$54,000
Charlestown	\$ 306,708	\$ 286,538	\$40,000
Coventry	\$ 306,708	\$ 251,658	\$55,000
Cranston	\$ 306,708	\$ 244,938	\$62,000
Cumberland	\$ 306,708	\$ 267,049	\$40,000
East Greenwich	\$ 306,708	\$ 233,070	\$74,000
East Providence*	\$ 306,708	\$ 245,876	\$61,000
Exeter	\$ 306,708	\$ 264,151	\$43,000
Foster	\$ 306,708	\$ 235,374	\$71,000
Glocester	\$ 306,708	\$ 252,357	\$54,000
Hopkinton^	\$ 306,708	\$ 254,401	\$52,000
Jamestown	\$ 306,708	\$ 285,121	\$40,000
Johnston*	\$ 306,708	\$ 238,969	\$68,000
Lincoln*	\$ 306,708	\$ 246,217	\$60,000
Little Compton	\$ 306,708	\$ 303,876	\$40,000
Middletown^	\$ 306,708	\$ 310,708	\$40,000
Narragansett	\$ 306,708	\$ 280,793	\$40,000
New Shoreham^	\$ 306,708	\$ 317,932	\$40,000
Newport^	\$ 306,708	\$ 323,546	\$40,000
North Kingstown	\$ 306,708	\$ 255,890	\$51,000
North Providence*	\$ 306,708	\$ 261,126	\$46,000
North Smithfield	\$ 306,708	\$ 260,026	\$47,000
Pawtucket	\$ 306,708	\$ 244,688	\$62,000
Portsmouth^	\$ 306,708	\$ 304,587	\$40,000
Providence	\$ 306,708	\$ 231,654	\$75,000
Richmond	\$ 306,708	\$ 245,879	\$61,000
Scituate	\$ 306,708	\$ 251,865	\$55,000
Smithfield	\$ 306,708	\$ 258,968	\$48,000
South Kingstown	\$ 306,708	\$ 265,547	\$41,000
Tiverton	\$ 306,708	\$ 260,227	\$46,000
Warren	\$ 306,708	\$ 255,299	\$51,000
Warwick	\$ 306,708	\$ 251,945	\$55,000
West Greenwich*	\$ 306,708	\$ 235,026	\$72,000
West Warwick	\$ 306,708	\$ 238,066	\$69,000
Westerly^	\$ 306,708	\$ 302,191	\$40,000
Woonsocket*	\$ 306,708	\$ 234,387	\$72,000
Statewide Median	\$ 306,708	\$ 255,299	\$51,000

Max Sale Price Based on the Following:

HUD FY20 80% Income Limit for 4-person household

\$75,050 for *Westerly, Hopkinton, New Shoreham*\$79,900 for *Newport, Middletown and Portsmouth*\$69,200 for *rest of state municipalities*

FY 2020 Municipal Tax Rates

Interest Rate: Primary Mortgage Market Survey 30-year Average as of September 23, 2021 (2.88%)

Hazard Insurance: Based on Rhode Island Housing Loan Servicing Division data

Mortgage Insurance: Used FHA required PMI percent of 0.085%

^ = municipality is in small HMFA, not Prov RI-Fall River MA HMFA

* = homestead exemption is factored into Maximum Purchase Price calculation

RI law establishes a \$40,000 per unit minimum for the fee in lieu. In communities where the affordability gap is less than \$40,000, the minimum fee would apply, these communities are shaded in Gray.

NOTE: These per-unit fee calculations are valid upon the official release of this 2020 Low- to Moderate-Income Housing Chart and will remain valid until the next Low Mod Chart is released.