

2022

Fee In Lieu By Municipality

Municipality	Per Unit Cost to Develop New Aff. Housing (2019-2021 average)	80% LMIH Max Sale Price (4 person)	Per Unit Fee for 2021 Chart
Barrington	\$ 315,198	\$ 227,861	\$87,000
Bristol	\$ 315,198	\$ 243,544	\$72,000
Burrillville	\$ 315,198	\$ 239,388	\$76,000
Central Falls*	\$ 315,198	\$ 231,838	\$83,000
Charlestown	\$ 315,198	\$ 258,056	\$57,000
Coventry	\$ 315,198	\$ 232,660	\$83,000
Cranston	\$ 315,198	\$ 227,475	\$88,000
Cumberland	\$ 315,198	\$ 244,170	\$71,000
East Greenwich	\$ 315,198	\$ 218,103	\$97,000
East Providence*	\$ 315,198	\$ 237,382	\$78,000
Exeter	\$ 315,198	\$ 242,124	\$73,000
Foster	\$ 315,198	\$ 220,070	\$95,000
Glocester	\$ 315,198	\$ 233,081	\$82,000
Hopkinton^	\$ 315,198	\$ 255,810	\$59,000
Jamestown	\$ 315,198	\$ 256,871	\$58,000
Johnston*	\$ 315,198	\$ 238,246	\$77,000
Lincoln*	\$ 315,198	\$ 252,575	\$63,000
Little Compton	\$ 315,198	\$ 271,014	\$44,000
Middletown^	\$ 315,198	\$ 284,002	\$40,000
Narragansett	\$ 315,198	\$ 254,188	\$61,000
New Shoreham^	\$ 315,198	\$ 284,933	\$40,000
Newport^	\$ 315,198	\$ 293,224	\$40,000
North Kingstown	\$ 315,198	\$ 235,733	\$79,000
North Providence*	\$ 315,198	\$ 238,376	\$77,000
North Smithfield	\$ 315,198	\$ 238,934	\$76,000
Pawtucket	\$ 315,198	\$ 227,291	\$88,000
Portsmouth^	\$ 315,198	\$ 279,409	\$40,000
Providence*	\$ 315,198	\$ 249,101	\$66,000
Richmond	\$ 315,198	\$ 228,179	\$87,000
Scituate	\$ 315,198	\$ 232,687	\$83,000
Smithfield	\$ 315,198	\$ 238,187	\$77,000
South Kingstown	\$ 315,198	\$ 242,983	\$72,000
Tiverton	\$ 315,198	\$ 238,980	\$76,000
Warren	\$ 315,198	\$ 235,309	\$80,000
Warwick	\$ 315,198	\$ 232,847	\$82,000
West Greenwich*	\$ 315,198	\$ 242,536	\$73,000
West Warwick	\$ 315,198	\$ 222,178	\$93,000
Westerly^	\$ 315,198	\$ 274,136	\$41,000
Woonsocket*	\$ 315,198	\$ 239,106	\$76,000
Statewide Median	\$ 315,198	\$ 238,980	\$76,000

Max Sale Price Based on the Following:

HUD FY22 80% Income Limit for 4-person household

*\$83,900 for Westerly, Hopkinton, New Shoreham**\$89,400 for Newport, Middletown and Portsmouth**\$77,350 for rest of state municipalities*

FY 2021 Municipal Tax Rates

Interest Rate: Primary Mortgage Market Survey 30-year Average as of April 21, 2022 (5.3%)

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 2021 Low- to Moderate-Income Housing Chart and will remain valid until the next Low Mod Chart is released.