



## 2024 Report on RIHousing Development Activity and 8% Tax

Rhode Island Housing and Mortgage Finance Corporation ("RIHousing") is pleased to provide this report detailing our development and preservation activity as well as information on tax payments made by affordable housing developments to municipalities pursuant to § 44-5-13.11 of Rhode Island's General Laws. We are providing this report in accordance with R.I. General Laws § 45-53-15. The report is also available on our website.

### RIHousing Financed Development Activity

In 2023, RIHousing provided financing for the development or preservation of 19 developments containing 742 units. These developments are located in 11 municipalities. Of these units, 298 will serve families, 66 units will serve elderly or disabled populations, and 378 will serve a mix of populations.

### RIHousing Financed Developments Closed in 2023

Development	Municipality	Total Dev Cost	Units	Population Served	RIH Resources Invested
Factory & Main	Cumberland	\$ 8,417,011	79	Family	\$ 4,320,561
Frenchtown Road Apartments II - 4%	East Greenwich	\$ 13,886,647	30	Mixed Tenancy	\$ 11,375,738
Frenchtown Road Apartments I - 9%	East Greenwich	\$ 15,980,962	33	Mixed Tenancy	\$ 15,966,871
Ivy Place	East Providence	\$ 5,777,000	13	Family	\$ 2,799,515
Cardinal Lane	Hopkinton	\$ 3,881,425	3	Family	\$ 762,918
West House II	Middletown	\$ 18,414,146	54	Elderly	\$ 17,025,391
Colfax Street	Providence	\$ 578,490	2	Family	\$ 264,490
Hannah and Handy Homes	Providence	\$ 682,722	6	Family	\$ 345,722
Marvin Gardens I Apartments	Providence	\$ 17,557,353	121	Mixed Tenancy	\$ 16,500,000
Copley Chambers II & III	Providence	\$ 48,282,684	124	Mixed Tenancy	\$ 26,860,957
Cottrell Farms	Tiverton	\$ 355,086	3	Family	\$ 986,670
The Millrace District	Woonsocket	\$ 34,537,495	70	Mixed Tenancy	\$ 26,561,254
Georgiaville Place	Smithfield	\$ 2,903,750	9	Family	\$ 400,000
Looking Upwards Apartments	Middletown	\$ 5,377,265	12	Elderly/Special Needs	\$ 5,377,265
Parcel 9 - 4%	Providence	\$ 16,226,005	29	Family	\$ 12,715,408
Parcel 9 - 9%	Providence	\$ 14,387,562	37	Family	\$ 11,692,355
Park Holm IV	Newport	\$ 23,741,345	51	Family	\$ 21,135,150
Strive Lofts	Providence	\$ 11,589,119	56	Family	\$ 880,000
Portland Homes	Providence	\$ 3,410,263	10	Family	\$ 1,415,320
<b>Grand Total:</b>		<b>\$ 245,986,330</b>	<b>742</b>		<b>\$ 177,385,585</b>





Also in 2023, 507 rental units (288 new production units and 219 preservation units) and 22 homeownership units in 21 RIHousing financed developments were placed in service. Of these developments, 5 involved the preservation of existing affordable housing and 16 involved new production of affordable housing. These developments also served a mix of populations with 404 units serving families and 125 serving elderly or disabled populations. These developments are located in 10 different municipalities.

### RIHousing Financed Developments Placed in Service in 2023

Development	Municipality	Population Served	Number of MF Units	Number of HO Units	Total Development Cost	Total Units	Units PIS 2023	New Production/Preservation
75 Colfax St	Providence	Family	0	2	\$ 491,900	2	2	New Production
50 Mavis St	Pawtucket	Family	0	5	\$ 1,175,751	5	5	New Production
18 Van Buren St	Providence	Family	0	1	\$ 308,832	1	1	New Production
47 Hicks St	Pawtucket	Family	0	1	\$ 443,563	1	1	New Production
12 Bloom Court	Middletown	Family	0	1	\$ 345,479	1	1	New Production
15 Bloom Court	Middletown	Family	0	1	\$ 345,479	1	1	New Production
418 Friendship	Providence	Family	0	3	\$ 640,000	3	3	Preservation
165 Beach ave	Warwick	Family Transitional	11	0	\$ 1,658,980	11	4	Preservation
390 Pine St	Pawtucket	Family	0	8	\$ 3,714,153	8	8	New Production
Brookside Terrace II	East Greenwich	Family	48	0	\$ 13,526,138	48	48	New Production
Copley Chambers I	Providence	Special Needs	26	0	\$ 6,657,071	26	26	New Production
Studley Building	Providence	Family	65	0	\$ 21,656,000	65	65	New Production
Braeburn Chatham	Providence	Family	91	0	\$ 25,326,886	91	51	Preservation
Riveredge Village	Providence	Elderly/Disabled	99	0	\$ 26,124,254	99	99	Preservation
Securing the Future	Woonsocket	Family	65	0	\$ 7,203,500	65	65	Preservation
Sutton Place	East Providence	Family	36	0	\$ 5,936,173	36	36	New Production
Paragon Mill	Providence	Family	101	0	\$ 29,365,383	101	1	New Production
Pineview Apartments	Exeter	Family	40	0	\$ 13,650,000	40	4	New Production
Living East Bay	Bristol/Warren	Family	47	0	\$ 10,085,695	47	21	New Production
Parcel 6	Providence	Family	62	0	\$ 21,656,000	62	62	New Production
Jordan Caffey Townhomes	Providence	Family	40	0	\$ 15,348,852	40	25	New Production
<b>Grand Total:</b>			<b>731</b>	<b>22</b>	<b>\$ 205,660,089</b>	<b>753</b>	<b>529</b>	

### 8% Tax

Under § 44-5-13.11 of Rhode Island’s General Laws, qualifying affordable apartments are subject to a tax that equals eight percent of the property’s previous years’ gross scheduled rental income (the 8% tax). RIGL 45-53-15 requires municipalities to submit to RIHousing by January 15 of each year, the total amount of fees collected in the previous calendar year by the municipality on any assessment and taxation made pursuant to § 44-5-13.11.





RIHousing began outreach to collect the 8% tax information from cities and towns beginning December 12, 2023. We received responses from every community except Barrington, Johnston, and Middletown.

Based on the data provided by cities and towns, very few affordable developments in most municipalities are paying the 8% tax rate. Of the 36 municipalities that responded, 8 have no properties taxed at the 8% rate (Foster, Glocester, Jamestown, Little Compton, New Shoreham, Portsmouth, Scituate and West Greenwich). Only 4 communities reported more than 10 developments utilizing the 8% rate (Pawtucket, Providence, Warwick, and Woonsocket). There are several potential reasons for the low utilization rate. Developments could have been placed in service prior to the 8% tax being enacted, municipalities may have separate tax stabilization agreements in place with developments, or the general taxation structure might be more beneficial to an affordable development than the 8% rate.

*(See detailed table on following page)*



**8% Tax Revenue Collected in FY 2023 by Municipality**

Municipality	Total Affordable Rental Developments	Developments Taxed at 8% Rate	Taxes Collected During Fiscal Year 2023 based on 8% Rate
Bristol	21	3	\$ 152,830.80
Burrillville	7	2	\$ 128,608.32
Central Falls	30	6	\$ 72,577.48
Charlestown	2	2	\$ 31,711.71
Coventry	11	5	\$ 493,733.36
Cranston	22	6	\$ 1,123,578.17
Cumberland	16	6	\$ 231,782.88
East Greenwich	11	1	\$ 48,633.60
East Providence	24	6	\$ 830,047.24
Exeter	2	1	\$ 29,681.60
Foster	1	0	\$ -
Glocester	1	0	\$ -
Hopkinton	5	2	\$ 59,864.76
Jamestown	5	0	\$ -
Lincoln	16	2	\$ 67,651.36
Little Compton	1	0	\$ -
Narragansett	16	1	\$ 158,352.00
New Shoreham	3	0	\$ -
Newport	40	3	\$ 327,656.72
North Kingstown	18	10	\$ 809,624.65
North Providence	17	6	\$ 899,464.00
North Smithfield	9	5	\$ 357,533.76
Pawtucket	56	16	\$ 481,703.84
Portsmouth	5	0	\$ -
Providence	207	115	\$ 8,774,319.80
Richmond	3	2	\$ 36,744.72
Scituate	1	0	\$ -
Smithfield	8	2	\$ 58,892.16
South Kingstown	22	4	\$ 246,775.20
Tiverton	6	3	\$ 253,110.00
Warren	7	2	\$ 9,131.84
Warwick	47	19	\$ 499,194.84
West Greenwich	0	0	\$ -
West Warwick	21	10	\$ 680,764.16
Westerly	26	2	\$ 15,884.00
Woonsocket	39	15	\$ 518,575.71
<b>Grand Total</b>	<b>726</b>	<b>257</b>	<b>\$ 17,398,428.68</b>