



2025 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 2024, RIHousing provided financing for the development or preservation of 26 developments, containing 1,497 units. These developments were in 14 different municipalities. Of these units, 1,204 will serve families, and 293 will serve the elderly/disabled.

RIHousing Financed Developments Closed in 2024

Development	Municipality	Total Dev Cost	Units	# Affordable units	Population Served	RIH Resources Invested
28-30 Portland Street	Providence	\$1,720,825	4	4	Family	\$207,500
1624 Lonsdale Avenue	Lincoln	\$6,979,964	26	26	Family	\$4,720,165
Ade Bethune House	Portsmouth	\$25,960,192	54	54	Family	\$23,214,983
Bradford Court Apartments	Burrillville	\$13,245,000	98	98	Elderly/Disabled	\$13,245,000
Burnside Hoppin Homes	East Providence	\$1,600,730	6	6	Family	\$883,730
Cardinal Lane Phase II	Hopkinton	\$802,495	4	4	Family	\$482,364
Cathedral Square II	Providence	\$19,900,000	93	93	Family	\$19,900,000
Central Street Development	Central Falls	\$21,048,394	62	62	Family	\$18,471,035
Cross Street Apartments	Central Falls	\$2,000,000	18	18	Family	\$2,000,000
Dexter Street Commons	Pawtucket	\$55,249,931	150	30	Family	\$8,018,830
Fernwood IV	Burrillville	\$1,037,950	8	8	Family	\$863,000
Galego Court	Pawtucket	\$627,264	2	2	Family	\$300,000
Harris House Apartments	Cranston	\$21,560,000	133	133	Elderly/Disabled	\$21,560,000
Lockwood Plaza Phase I	Providence	\$29,348,951	108	108	Family	\$19,122,000
Old County Village-Phase II	Smithfield	\$6,000,979	15	15	Family	\$1,425,000
Parcel 9 Phase II (East Building)	Providence	\$32,537,729	61	51	Family	\$31,097,453
Postal Apartments	Providence	\$2,335,640	11	4	Family	\$390,000
Potters Tigrai	Providence	\$16,792,239	57	57	Family	\$13,889,510
Ralph R aRusso Manor	Johnston	\$4,093,400	22	22	Elderly/Disabled	\$3,810,000
Reynolds Farm Senior Housing II	North Kingstown	\$17,320,999	40	40	Elderly	\$16,541,075
Rockville Mill	Hopkinton	\$2,016,917	13	13	Family	\$1,000,000
Rosebrook Commons	Middletown	\$26,975,866	64	64	Family	\$26,413,866
Summer Street Apartments	Providence	\$83,513,392	176	176	Family	\$64,571,924
The Avenue	Providence	\$32,536,761	85	85	Family	\$28,503,105
The Flynn	Providence	\$76,745,728	178	178	Family	\$43,445,939
The Pier Apartments	Narragansett	\$1,247,003	9	9	Family	\$1,066,400
Grand Total		\$503,198,349	1,497	1,360		\$365,142,879

Also in 2024, 481 rental units, and 12 homeownership units in 11 RIHousing financed developments were placed in service. Of these developments, 1 involved the preservation of existing affordable housing and 10 involved new production of affordable housing. These developments also served a mix of populations with 388 units serving families and 93 serving elderly or disabled populations. These developments are in 7 different municipalities.

RIHousing Financed Developments Placed in Service in 2024

Development	Municipality	Populati on Served	# MF Units	# of HO Units	Total Development Cost	Total Units	# Affordable Units	Total Units PIS 2024	New Production/ Preservation
Riverside Landing	Coventry	Family	8	0	\$3,253,107	8	8	8	New Construction
Residences at Riverside Square	East Providence	Family	16	0	\$5,788,441	16	16	16	New Construction
Cardinal Lane Phase I	Hopkinton	Family	0	3	\$750,204	3	3	3	New Construction
Fifty Washington Square	Newport	Special Needs	93	0	\$26,562,375	93	93	93	Preservation
28-30 Portland Street	Providence	Family	0	4	\$1,720,825	4	4	4	New Construction
1192 Westminster	Providence	Family	1	0	\$171,940	1	1	1	New Construction
Copley Chambers II & III	Providence	Family	124	0	\$48,282,684	124	124	124	New Construction
Joseph Caffey Apartments (9% LIHTC)	Providence	Family	39	0	\$14,280,071	39	39	39	New Construction
Portland Homes	Providence	Family	5	5	\$1,415,323	10	5	10	New Construction
Bourne Mill III	Tiverton	Family	59	0	\$22,067,772	59	47	59	New Construction
Arctic Mill	West Warwick	Family	136	0	\$33,011,924	136	31	136	New Construction
Grand Total:			481	12	\$157,304,666	493	371	493	

8% Tax

Under § 44-5-13.11 of Rhode Island’s General Laws, qualifying apartments are subject to a tax that equal 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<sup>th</sup> 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 on December 5<sup>th</sup>, 2024. We received responses from every community except: Barrington, Cranston, Glocester, North Smithfield, Portsmouth, and West Greenwich.

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 6 had no properties taxed at the 8% rate (Exeter, Foster, Jamestown, Little Compton, New Shoreham, and Scituate). Only 4 communities reported more than 10 developments utilizing the 8% rate (Providence, Warwick, West 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.

8% Tax Revenue Collected in FY 2024 by Municipality			
Municipality	Total Affordable Rental Developments	Developments Taxed at 8% Rate	Taxes Collected During Fiscal Year 2024 based on 8% Rate
Barrington	11	Did not report	Did not report
Bristol	17	2	\$86,144.60
Burrillville	7	2	\$133,768.33
Central Falls	27	6	\$69,634.32
Charlestown	2	2	\$31,026.02
Coventry	9	4	\$419,243.87
Cranston	18	Did not report	Did not report
Cumberland	14	6	\$203,190.24
East Greenwich	11	1	\$48,821.76
East Providence	24	6	\$1,013,954.00
Exeter	1	0	\$0
Foster	1	0	\$0
Glocester	1	Did not report	Did not report
Hopkinton	5	1	\$47,013.12
Jamestown	5	0	\$0
Johnston	15	6	\$308,938.00
Lincoln	15	3	\$79,893.03
Little Compton	1	0	\$0
Middletown	8	3	\$66,130.20
Narragansett	13	1	\$166,229.76
New Shoreham	1	0	\$0
Newport	36	3	\$386,707.28
North Kingstown	16	4	\$108,646.52
North Providence	17	8	\$986,321.08
North Smithfield	8	Did not report	Did not report
Pawtucket	51	5	\$96,704.64
Portsmouth	5	Did not report	Did not report
Providence	196	114	\$9,430,479.28
Richmond	2	2	39,527.76
Scituate	1	0	\$0
Smithfield	7	2	\$63,185.90
South Kingstown	20	4	\$249,134.40
Tiverton	6	3	\$131,079.00
Warren	5	2	\$14,669.74
Warwick	45	18	\$312,881.27
West Greenwich	0	Did not report	Did not report
West Warwick	21	10	\$679,580.80
Westerly	24	1	\$6,889.00
Woonsocket	36	12	\$576,490.52
Grand Total	702	231	\$15,774,284.44