

RIHOUSING  
2018 Fee In Lieu By Municipality

9/12/2019

Municipality	Per Unit Cost to Develop New Aff. Housing (2016-2018 average)	80% LMIH Max Sale Price (FY19) (4 person)	Per Unit Fee for 2018 Chart
Barrington	\$ 265,411	\$ 223,311	\$42,000
Bristol	\$ 265,411	\$ 233,583	\$40,000
Burrillville	\$ 265,411	\$ 226,795	\$40,000
Central Falls*	\$ 265,411	\$ 203,078	\$62,000
Charlestown	\$ 265,411	\$ 249,121	\$40,000
Coventry	\$ 265,411	\$ 218,277	\$47,000
Cranston	\$ 265,411	\$ 220,990	\$44,000
Cumberland	\$ 265,411	\$ 235,532	\$40,000
East Greenwich	\$ 265,411	\$ 209,749	\$56,000
East Providence*	\$ 265,411	\$ 214,401	\$51,000
Exeter	\$ 265,411	\$ 236,158	\$40,000
Foster	\$ 265,411	\$ 213,936	\$51,000
Glocester	\$ 265,411	\$ 220,735	\$45,000
Hopkinton^	\$ 265,411	\$ 225,823	\$40,000
Jamestown	\$ 265,411	\$ 251,625	\$40,000
Johnston*	\$ 265,411	\$ 203,712	\$62,000
Lincoln*	\$ 265,411	\$ 214,824	\$51,000
Little Compton	\$ 265,411	\$ 266,674	\$40,000
Middletown^	\$ 265,411	\$ 276,120	\$40,000
Narragansett	\$ 265,411	\$ 251,414	\$40,000
New Shoreham^	\$ 265,411	\$ 259,496	\$40,000
Newport^	\$ 265,411	\$ 288,019	\$40,000
North Kingstown	\$ 265,411	\$ 223,118	\$42,000
North Providence*	\$ 265,411	\$ 206,478	\$59,000
North Smithfield	\$ 265,411	\$ 229,500	\$40,000
Pawtucket	\$ 265,411	\$ 221,338	\$44,000
Portsmouth^	\$ 265,411	\$ 267,758	\$40,000
Providence	\$ 265,411	\$ 222,568	\$43,000
Richmond	\$ 265,411	\$ 217,792	\$48,000
Scituate	\$ 265,411	\$ 221,747	\$44,000
Smithfield	\$ 265,411	\$ 229,466	\$40,000
South Kingstown	\$ 265,411	\$ 232,272	\$40,000
Tiverton	\$ 265,411	\$ 230,453	\$40,000
Warren	\$ 265,411	\$ 224,330	\$41,000
Warwick	\$ 265,411	\$ 219,784	\$46,000
West Greenwich*	\$ 265,411	\$ 211,465	\$54,000
West Warwick	\$ 265,411	\$ 203,936	\$61,000
Westerly^	\$ 265,411	\$ 247,558	\$40,000
Woonsocket*	\$ 265,411	\$ 210,656	\$55,000
<b>Statewide Median</b>	<b>\$ 265,411</b>	<b>\$ 223,311</b>	<b>\$42,000</b>

Max Sale Price Based on the Following:

HUD FY19 80% Income Limit for 4-person household

*\$66,300 for Westerly, Hopkinton, New Shoreham*

*\$75,500 for Newport, Middletown and Portsmouth*

*\$65,500 for rest of state municipalities*

FY 2019 Municipal Tax Rates

Interest Rate: Primary Mortgage Market Survey 30-year Average as of September 12, 2019 (3.56%)

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 2018 Low- to Moderate-Income Housing Chart and will remain valid until the next Low Mod Chart is released.