



RHODE ISLAND

Rhode Island Department of Housing

March 1, 2024

The Honorable K. Joseph Shekarchi  
Speaker of the House of Representatives

The Honorable Dominick J. Ruggiero  
President of the Senate

Kyle Bennett,  
Chair, Housing Resources Commission

Carol Ventura  
Executive Direction, Rhode Island Housing

Meredith Brady  
Director, Division of Statewide Planning

Stefan Pryor  
Secretary, Department of Housing

RE: Report Pursuant to R.I. Gen. Laws § 45-53-12.

Dear Speaker Shekarchi and President Ruggiero:

In accordance with Rhode Island General Law § 45-53-12, the Rhode Island Department of Housing, on behalf of the Office of Housing and Community Development (OHCD), offers the following annual report.

The enclosed attachments include baseline information, including data requested of municipalities and via publicly available information. The Department of Housing looks forward to building upon these data sets and dialoguing regarding ways we can continue to provide useful information to advance housing development in Rhode Island.

Should you have questions regarding this report, please contact me at [Patrick.s.duffy@housing.ri.gov](mailto:Patrick.s.duffy@housing.ri.gov).

Respectfully,

Patrick Duffy  
Principal Economic and Policy Analyst

**Attachment 1**

**Fees collected by municipalities in lieu of development of low and moderate income housing (2023)**

The data table below presents the total fees collected by municipalities in lieu of development of low and moderate income housing in 2023. Low and moderate income housing is defined in RIGL § 45-24-46.1. All 39 municipalities were contacted, regardless of inclusionary zoning status, and responses were received from all 39.

<b>Municipality</b>	<b>2023 Fees in Lieu Collected</b>
Burrillville	\$164,000
Lincoln	\$138,214
Westerly	\$123,000
<b>Total</b>	<b>\$425,214</b>

The fee in lieu statute from RIGL § 45-24-46.1 c.1-2 is included below:

*(c) This fee in lieu of the construction or provision of affordable housing shall be the choice of the developer or builder applied on a per-unit basis and may be used for new developments, purchasing property and/or homes, rehabilitating properties, or any other manner that creates additional low-or-moderate income housing as defined in § 45-53-3(9).*

*(1) For affordable single-family homes and condominium units, the per-unit fee shall be the difference between the maximum affordable sales price for a family of four (4) earning eighty percent (80%) of the area median income as determined annually by the U.S. Department of Housing and Urban Development and the average cost of developing a single unit of affordable housing. The average cost of developing a single unit of affordable housing shall be determined annually based on the average, per-unit development cost of affordable homes financed by Rhode Island housing over the previous three (3) years, excluding existing units that received preservation financing.*

*(2) Notwithstanding subsection (c)(1) of this section, in no case shall the per-unit fee for affordable single family homes and condominium units be less than forty thousand dollars (\$40,000).*

**Attachment 2**  
**Housing Choice Voucher Data**

The table below presents the total vouchers received and utilized, leasing potential, underutilized vouchers, and total administrative fees for Rhode Island’s public housing authorities.

Public Housing Authority	Total Vouchers Received <sup>1</sup>	Total Vouchers Utilized	Leasing Potential at End of 2023 <sup>2</sup>	Number of Underutilized Vouchers <sup>3</sup>	Administrative Fees <sup>4</sup>
Housing Authority of Providence	2,528	2,390	0	138	\$323,128.00
Pawtucket Housing Authority	699	664	2	35	\$89,772.80
Woonsocket Housing Authority	740	565	100	175	\$76,388.00
Central Falls Housing Authority	558	545	7	13	\$73,684.00
Newport Housing Authority	625	474	39	151	\$59,344.80
Cranston Housing Authority	262	252	0	10	\$34,070.40
East Providence Housing Authority	470	294	0	176	\$39,748.80
Westerly Housing Authority	198	158	0	40	\$18,005.68
Johnston Housing Authority	209	152	29	57	\$20,550.40
Cumberland Housing Authority	384	264	23	120	\$35,692.80
Warwick Housing Authority	349	187	18	162	\$25,282.40
South Kingstown Housing Authority	142	99	9	43	\$13,384.80
Burrillville Housing Authority	88	80	0	8	\$10,816.00
West Warwick Housing Authority	122	114	2	8	\$15,412.80
Coventry Housing Authority	282	270	5	12	\$36,504.00
North Providence Housing Authority	212	197	0	15	\$26,634.40
Lincoln Housing Authority	133	123	0	10	\$16,629.60
Bristol Housing Authority	273	163	21	110	\$22,037.60
Smithfield Housing Authority	56	31	0	25	\$4,191.20
Warren Housing Authority	224	162	16	62	\$21,902.40
East Greenwich Housing Authority	292	107	0	185	\$14,466.40
Narragansett Housing Authority	186	169	13	17	\$22,848.80
Tiverton Housing Authority	59	50	8	9	\$6,760.00
Rhode Island Housing	1,957	1,462	127	495	\$197,662.40
<b>Total</b>	<b>11,048</b>	<b>8,972</b>	<b>419</b>	<b>2,076</b>	<b>\$ 1,204,918.48</b>

<sup>1</sup> The U.S. Department of Housing and Urban Development requires all public housing authorities submit data on Section 8 Housing Choice Vouchers, which is then made public on the [HUD Housing Choice Voucher \(HCV\) Data Dashboard](#). Please note that the data shown above from HUD’s data dashboard is updated as of November 2023.

<sup>2</sup> Leasing Potential at End of 2023 is a HUD estimate for the additional number of eligible households that a PHA HCV program could assist with the current amount of program funding available to the PHA. Additional information on this calculation can be found [here](#).

<sup>3</sup> RIGL § 45-53-12 requests the total number of “unfunded vouchers”. The Department of Housing is providing two data points for this question, the leasing potential at the end of 2023 and the number of underutilized vouchers. The number of underutilized vouchers is the difference between the total vouchers received and the total vouchers utilized.

<sup>4</sup> Administrative fees are calculated based on \$135.42 per voucher utilized per HUD, with the exception of Westerly HA, with a rate of \$113.42 per voucher utilized. For more information on PHA Administrative Fee Rates please visit [this link](#). All PHA administrative fee rates are available [here](#).