

**Attachment 1**

**Fees collected by municipalities in lieu of development of low- and moderate-income housing (2024)**

The data table below presents the total fees collected by municipalities in lieu of development of low- and moderate-income housing in 2024. Low- and moderate-income housing is defined in RIGL § 45-24-46.1. The information provided below was collected by RIHousing for their annual Fee-in-Lieu Report in accordance with RIGL § 45-24-46.1.<sup>1</sup>

Development Name	Municipality	Developer	Total # of units	Total # of Required Affordable Units	Fee-in-Lieu Received	Development Status
Steere Farm Village	Burrillville	KLMB Properties – Kevin Lavoie & Mark Bard	22	4	\$164,000	Completed
Preserve at Boulder Hills, Phase 2B	Richmond	MTM Development Corporation	20	3	\$87,000 <sup>2</sup>	Under Construction
<b>Total</b>			<b>42</b>	<b>7</b>	<b>\$251,000</b>	

RIHousing also provides the units financed in the past calendar year (2024) using fee-in-lieu resources. That information is included below:

Development Name	Municipality	Developer	Total # of units	Total # of Required Affordable Units	Fee-in-Lieu Received	Development Status
83 & 85 Oakland School Street	Burrillville	Habitat for Humanity	2	2	\$40,000	Completed
57 & 59 Oakland School Street	Burrillville	Habitat for Humanity	2	2	\$40,000	Under Construction
49-51 Foster Street	Burrillville	Neighborworks	2	2	\$84,000	Under Construction
Lonsdale Memorial School	Lincoln	Lonsdale Memorial Holdings LLC	26	26	\$120,000	Under Construction
<b>Total</b>			<b>32</b>	<b>32</b>	<b>\$284,000</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).*

<sup>1</sup> RIHousing’s report is available [here](#). 12 municipalities did not respond to RIHousing’s request for information.

<sup>2</sup> The town of Richmond is charging the fee-in-lieu for one affordable unit for every 6 market units permitted. To date the developer has applied for six permits for market rate units and paid the fee-in-lieu for one affordable unit.

*(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, underutilized vouchers (as leasing potential), and total administrative fees for Rhode Island’s public housing authorities.

Public Housing Authority	Total Vouchers Under Current ACC <sup>i</sup>	Total Vouchers Utilized	Underutilized Vouchers <sup>ii</sup>	Leasing Potential at End of 2024 <sup>iii</sup>	Administrative Fees <sup>iv</sup>	% Budget Authority <sup>v</sup>
Housing Authority of Providence	2,528	2,405	123	0	\$3,714,811	100.8%
Pawtucket Housing Authority	699	666	33	0	\$1,028,717	103.1%
Woonsocket Housing Authority	740	566	174	0	\$874,255	108.1%
Central Falls Housing Authority	558	567	0	0	\$875,800	103.8%
Newport Housing Authority	620	489	131	66	\$676,302	92.7%
Cranston Housing Authority	262	252	10	0	\$389,244	105.7%
East Providence Housing Authority	470	301	169	0	\$464,931	104.3%
Westerly Housing Authority	198	150	48	0	\$188,826	99.2%
Johnston Housing Authority	209	169	40	6	\$261,041	101.2%
Cumberland Housing Authority	384	263	121	17	\$406,235	95.8%
Warwick Housing Authority	349	204	145	0	\$315,102	109.1%
South Kingstown Housing Authority	142	97	45	2	\$149,828	94.3%
Burrillville Housing Authority	88	81	7	0	\$125,114	101.2%
West Warwick Housing Authority	122	124	0	0	\$191,533	107.4%
Coventry Housing Authority	282	279	3	0	\$430,949	102.2%
North Providence Housing Authority	237	239	0	0	\$369,164	107.2%
Lincoln Housing Authority	133	125	8	0	\$193,078	98.3%
Bristol Housing Authority	273	183	90	0	\$282,665	111.9%
Smithfield Housing Authority	56	33	23	0	\$50,972	107.4%
Warren Housing Authority	224	166	58	0	\$256,407	104.9%
East Greenwich Housing Authority	292	102	190	1	\$157,551	91.5%
Narragansett Housing Authority	186	175	11	3	\$270,309	99.2%
Tiverton Housing Authority	59	56	3	0	\$86,499	116.8%
Rhode Island Housing	2,010	1,481	529	9	\$2,287,582	99.1%
<b>Total</b>	<b>11,121</b>	<b>9,173</b>	<b>1,948</b>	<b>104</b>	<b>\$14,046,915</b>	

### Attachment 3

#### Per Unit Cost 2022 - 2024

The table below presents the per unit cost (PUC) for HCV. This is equal to the total HCV payments divided by the number of units leased. In the last year, PUCs have increased between 9.1% and 24.2% across Rhode Island’s PHAs.

Public Housing Authority	2022	2023	2024	2023 to 2024 Change	2023 to 2024 Change (%)
Bristol Housing Authority	\$735	\$828	\$972	\$144	17.4%
Burrillville Housing Authority	\$621	\$699	\$790	\$91	13.0%
Central Falls Housing Authority	\$767	\$874	\$1,013	\$139	15.9%
Coventry Housing Authority	\$768	\$847	\$966	\$119	14.0%
Cranston Housing Authority	\$823	\$925	\$1,115	\$190	20.5%
Cumberland Housing Authority	\$763	\$844	\$950	\$106	12.6%
East Greenwich Housing Authority	\$872	\$1,136	\$1,276	\$140	12.4%
East Providence Housing Authority	\$819	\$1,018	\$1,195	\$177	17.4%
Housing Authority of Providence	\$827	\$984	\$1,142	\$158	16.1%
Housing Authority of the City of Pawtucket	\$787	\$864	\$1,003	\$139	16.1%
Johnston Housing Authority	\$867	\$932	\$1,032	\$100	10.8%
Lincoln Housing Authority	\$807	\$940	\$1,087	\$147	15.6%
Narragansett Housing Authority	\$808	\$871	\$962	\$91	10.4%
North Providence Housing Authority	\$826	\$917	\$1,073	\$157	17.1%
Rhode Island Housing	\$951	\$1,095	\$1,246	\$151	13.8%
Smithfield Housing Authority	\$689	\$866	\$1,008	\$142	16.4%
South Kingstown Housing Authority	\$1,007	\$1,137	\$1,240	\$104	9.1%
The Housing Authority of the City of Newport	\$1,195	\$1,322	\$1,447	\$125	9.5%
Tiverton Housing Authority	\$698	\$807	\$985	\$178	22.0%
Warren Housing Authority	\$727	\$825	\$989	\$164	19.9%
Warwick Housing Authority	\$834	\$894	\$1,070	\$176	19.7%
West Warwick Housing Authority	\$737	\$766	\$899	\$133	17.4%
Westerly Housing Authority	\$810	\$892	\$975	\$83	9.3%
Woonsocket Housing Authority	\$627	\$690	\$857	\$167	24.2%

<sup>i</sup> The U.S. Department of Housing and Urban Development requires all public housing authorities to 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 2024. ACC refers to the Annual Contributions Contract, the agreement between HUD and each PHA outlining the number of vouchers a PHA is authorized to administer.

<sup>ii</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>iii</sup> Leasing potential at the end of 2024 is a HUD estimate for the additional number of eligible households that a PHA HCV program could assist with the current amount of funding available to the PHA. Additional information on this calculation can be found [here](#).

<sup>iv</sup> Administrative fees are an estimate calculated based upon the number of unit months. For the first 7,200 unit months admin fee A is used, for all remaining unit months, admin fee B is used, following HUD’s methodology available [here](#). The full list of admin rates by PHA are available [here](#).

<sup>v</sup> Budget authority is the maximum amount of money that HUD can pay a PHA over a funding period. The percentage of budget authority shows what share of the current budget authority each PHA is using. A budget authority of greater than 100% means that a PHA is currently using reserve funding to cover additional costs.