

STATEWIDE PLANNING e-NEWS

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We're Here to Help

One of the central missions of the [Statewide Planning Program](#) is to enable cities and towns to create great communities.

The staff of the Statewide Planning Program is here to help, with everything from document review to data gathering, fact checking to facilitation. Our staff has expertise in a variety of topics, including GIS and mapping, public participation, data analysis, redevelopment planning and urban design.

If you think your community could benefit from the assistance of the Statewide Planning Program, contact Jared Rhodes at 222-5772 or Jared.Rhodes@doa.ri.gov.

Amendments Enacted to Inclusionary Zoning Law (RIGL § 45-24-46.1) to Authorize Fee-In-Lieu of the Construction of Low- and Moderate -Income Housing

Two important changes were made to the inclusionary zoning provision of the Zoning Enabling Act. First, zoning ordinances that require inclusionary zoning are now also required to include density bonuses or other incentives that shall offset differential costs of below market-rate units. Second, zoning ordinances may now provide that the affordable housing that is required under an inclusionary zoning clause may be provided on-site or that an alternative method of production can be utilized, such as off-site construction or rehabilitation, donation of land, and/or the payment of a fee in-lieu of the construction of the units.

Payments of fee-in-lieu for the provision of affordable housing shall be the choice of the developer, and shall be applied on a per-unit basis. 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 by HUD, and the average cost of developing a single unit of affordable housing.

Per the legislation, 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. However, in no case shall the per-unit fee be less than \$40,000. Municipalities shall either deposit all in-lieu payments into restricted accounts, overseen by a local affordable housing board that shall allocate collected monies for the creation and development of affordable housing within the municipality, or transfer in-lieu payments to the Housing Resources Commission or Rhode Island Housing for the purpose of developing affordable housing within the community.

Rhode Island Housing has calculated the average statewide per-unit cost to develop new affordable housing between 2011 and 2013 as \$250,611. (Please note: this figure is an average across the state and may not be reflective of the cost to develop new affordable housing within a specific municipality.) Rhode Island Housing has also calculated the maximum sales price for a family of four (4) earning eighty percent (80%) of the area median income for each municipality, using the HUD FY14 income limits for 4-person households (\$63,900 for Westerly, Hopkinton, New Shoreham, Newport, Middletown and Portsmouth, and \$57,700 for the remainder of the State's municipalities), the fiscal year 2014 tax rates, the Primary Market Survey 30-year average interest rate of 4.12% and an estimate of hazard insurance that was based on Rhode Island Housing's Loan Servicing Division data.

The results of applying these calculations to the methodology prescribed in the legislation are included in the attached table, where the "Affordability Gap" for each municipality is equal to the statutorily enabled fee-in-lieu of constructing affordable housing. Any questions on the attached table can be directed to Amy Rainone, Intergovernmental Relations Director at Rhode Island Housing, (401) 457-1256.

Statewide Planning's Committee Meetings

State Planning Council

August 14th and 28th, 2014, 9:00 a.m.
One Capitol Hill, Providence, RI
Conference Room A

<http://www.planning.ri.gov/council/planningcouncil/>

Technical Committee

August 26th, 2014, 9:00 a.m.
One Capitol Hill, Providence, RI
Conference Room A

<http://www.planning.ri.gov/council/technical/>

Transportation Advisory Committee

August 28th 2014, 6:30 p.m. a.m.
One Capitol Hill, Providence, RI
Conference Room A

<http://www.planning.ri.gov/council/>

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) DATA

Rhode Island Statewide Planning, with assistance from Rhode Island Housing, generated data tables for each municipality on housing needs by income level. These data are pulled from a special tabulation of American Community Survey data provided by the U.S. Department of Housing and Urban Development known as Comprehensive Housing Affordability Strategy, or CHAS, data. The data tables, posted online at <http://www.planning.ri.gov/geodeminfo/data/chas.php>, will help municipalities understand housing needs in their communities and in the region.



GrowSmartRI

Sustainable Economic Growth
& Quality of Place

Two Municipal Training Offered in September Conducting Effective Land Use Reviews

The Grow Smart Rhode Island Land-Use Training Collaborative is offering training for Planning Boards, Zoning Boards, and Town Councils.

Conducting Effective Land Use Reviews is led by experienced Land Use Attorneys and Planners, this workshop will guide you through your legal responsibilities as a public official in Rhode Island and discuss in detail the legally required procedures and best practices that should be followed in conducting land use reviews. The workshop provides ample time for participant questions.

- Wednesday, Sept. 10th, 2014
Richmond, Richmond Town Hall
- Monday, Sept. 15th, 2014
Tiverton, Tiverton Town Hall

Both of these one night trainings will be held from 5:30pm until 9:00pm (including a light dinner).

The total training fee is \$30.00; the fee covers training, training manual, and a light supper. The Rhode Island Interlocal Risk Management Trust provides registration fee assistance for Trust members for this training.

Advance registration by Wednesday, May 21st is required. Registration will be closed once capacity has been reached. For full information go to www.growsmartri.org or contact Jodi Castallo, Training Coordinator, jcastallo@growsmartri.org or 401-273-5711 ext. 6.