



Director's Office

One Capitol Hill | Providence, RI 02908 | (401) 222-2280
James E. Thorsen, Director

March 15, 2023

The Honorable K. Joseph Shekarchi
Speaker, Rhode Island House of Representatives
State House, Room 323
Providence, RI 02903

The Honorable Dominick J. Ruggerio
President, Rhode Island Senate
State House, Room 318
Providence, RI 02903

Stefan Pryor
Secretary, Department of Housing
One Capitol Hill
Providence, RI 02908

Re: New Comprehensive Permit Municipal Reporting Requirement to the Legislature

Dear Speaker Shekarchi, President Ruggerio and Secretary Pryor:

In June 2022, the General Assembly passed a bill (S 3052) that made the following addition to Chapter 45-53-10 of the General Laws entitled "Low and Moderate Income Housing." Municipalities now must provide data annually to the Division of Statewide Planning for the previous twelve-month calendar period relating to comprehensive permits, including:

- The status of each comprehensive permit application for which a letter of eligibility was issued;
- The number of comprehensive permit applications that have had building permits issued, describing:
 - The number of market rate housing units;
 - The number of low- and moderate-income housing units;
 - The AMI restrictions associated with the units; and

- The number of comprehensive permit applications that have had certificates of occupancy issued.

The Division of Statewide Planning must then provide a copy of the results in a report to the Speaker of the House, the President of the Senate and the Secretary of Housing by March 15.

Pursuant to these requirements, the staff of the Division of Statewide Planning recently sent several email notifications to municipal planners in all thirty-nine communities to remind them to submit this newly required comprehensive permit information.

Attached to this letter is a spreadsheet with the results of the municipal comprehensive permit reporting for February 2023. I wish to thank the staff at the Division of Statewide Planning for compilation of this report. We will make ourselves available to answer any questions that may arise for this new reporting requirement to the legislature.

Yours truly,



James E. Thorsen, CFA
Director

cc: Nancy Hess, Interdepartmental Project Manager, Division of Statewide Planning
Vincent Flood, Data Analyst II, Division of Statewide Planning
Roberta Groch, AICP- Assistant Chief, Division of Statewide Planning
Joshua O'Neill, AICP- Supervising Planner, Division of Statewide Planning

Attachment: Municipal Comprehensive Permit Reporting Results Spreadsheet

Municipal Comprehensive Permit Reporting For State Legislature- 2023						NOTES:
Municipality	Status of each comprehensive permit application for which a letter of eligibility was issued	Number of comprehensive permit applications that have had building permits issued, including:			The number of comprehensive permit applications that have had certificates of occupancy issued	
		The number of market rate housing units	The number of low and moderate-income housing units	Area Median (AMI) Income restriction associated w/ the units		
Barrington	Three: One waiting for Master Plan approval (approved 3-7-23); one has Master Plan approval; one at Preliminary Plan.	5	3	80% Area Median Income (AMI)	0	Single- and two-family units for sale.
Bristol	One- under construction; one is pending application submission.	12	4	80% AMI rental units	0	Twelve are under construction.
Burrillville	0	0	0	N/A	0	
Central Falls	0	0	0	N/A	0	
Charlestown	One- a withdrawal of an appeal by the developer of master plan approval (w/conditions) of the Planning Commission.	0	0	N/A	0	
Coventry	One- Preliminary Plan stage	3	2	80% AMI	0	Rental units
Cranston	0	0	0	N/A	0	

Municipal Comprehensive Permit Reporting For State Legislature- 2023						
Municipality	Status of each comprehensive permit application for which a letter of eligibility (LOE) was issued	Number of comprehensive permit applications that have had building permits issued, including:			The number of comprehensive permit applications that have had certificates of occupancy issued	NOTES:
		The number of market rate housing units	The number of low and moderate-income housing units	Area Median (AMI) Income restriction, associated w/ the units		
Cumberland	Two- Approved, but not started (see notes)	0	0	N/A	0	
East Greenwich	One is at Master Plan stage; one is under construction.	9	3	Up to 120%	12	
East Providence	0	0	0	N/A	0	
Exeter	One- Approved	0	40	See notes for details	1	One 1-bedroom & two 2-bedrooms at below 50% AMI; and eight 2-bedrooms below 60% AMI: all are
Foster	0	0	0	N/A	0	
Glocester	0	0	0	N/A	0	
Hopkinton	One- Preliminary Plan stage	0	0	N/A	0	
Jamestown	0	0	0	N/A	0	
Johnston	0	0	0	N/A	0	
Lincoln	Two- building permit were issued for both.	30	15	120% AMI	43	Includes one market rate single family house and one AMI single family house.
Little Compton	0	0	0	N/A	0	
Middletown	Two- Approved (see notes)	0	0	N/A	0	54-unit expansion of senior apartments, 100% affordable; & 144 unit project, 63 units affordable.

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Narragansett	See notes	0	0	N/A	0	They received one application that was deemed incomplete; restrictions (proposed). Condos for sale to households at 120% AMI
New Shoreham	0	0	0	N/A	0	
Newport						
North Kingstown	Three: two master plan recorded; and one preliminary decision issued.	0	0	80% AMI	0	
North Providence	0	0	0	N/A	0	
North Smithfield	0	0	0	N/A	0	
Pawtucket	0	0	0	N/A	0	
Portsmouth	One- Preliminary Plan stage	0	0	N/A	0	
Providence	0	0	0	N/A	0	
Richmond	One- Master Plan stage (approved)	0	0	N/A	0	
Scituate	Four- two at Master Plan approval stage; two at final approval.	0	0	N/A	0	

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Smithfield	Two: one has Preliminary Plan approval; one application is under review at the Preliminary Plan stage; and one has a building permit.	5	4	?	0	Restrictions on use, sale and transfer of units
South Kingstown	Four: one- incomplete application; one- Preliminary Plan approval; one- Conceptual Master Plan Review application completed; one- Final Plan approval.	12	4	At or below 100% AMI for units for sale. At or below 80% AMI for units for lease.	2	Rental or sale allowed, 99-year Deed Restriction
Tiverton						
Warren	Two: one approved & recorded, one denied.	11	4	120%	7	The seven with certificates of occupancy are market rate.
Warwick	0	0	0	N/A	0	
West Greenwich	0	0	0	N/A	0	
West Warwick	0	0	0	N/A	0	

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Westerly	One- received Preliminary Plan approval.	6	0	N/A	4	The market rate units were created as a result of a Letter of Eligibility.
Woonsocket	0	0	0	N/A	0	
TOTAL:		93	76	N/A	69	