



September 13, 2022

Mr. Tom DiPrete and Mr. Sean Hayden
Suffolk Realty, LLC and Southern Rhode Island Hospitality, LLC
50 South County Commons Way Unit E-4R
Wakefield, RI 02879

***Letter of Eligibility: The Residences at Hampton Way, 2 Fairfield & 3 Fairfield Way,
South Kingstown, RI, Plat 50-4, Lots 22 & 26***

Dear Mr. DiPrete and Mr. Hayden:

RIHousing has received your application for a letter of eligibility to pursue a Comprehensive Permit in the town of South Kingstown. You have represented that you propose to construct a seventy (70) unit rental Development comprised of:

- a. Thirty-six (36) one-bedroom units with one bathroom of which nine (9) of these units will be affordable; marketed and rented to households earning a maximum of 80% AMI.
- b. Thirty-four (34) two-bedroom units with two bathrooms of which nine (9) of these units will be affordable; marketed and rented to households earning a maximum of 80% AMI.

Under the requirements for affordability and monitoring R.I.G.L. 45-53-3, the construction or rehabilitation of qualifying low-and-moderate-income housing units will remain affordable through a long-term land lease and/or deed restriction recorded with the Town of South Kingstown; or a federal, state, or municipal subsidy program that is not less than thirty (30) years from initial occupancy.

After preliminary review of the plans and financial assumptions for the proposed seventy-unit (70) rental Development with eighteen (18) affordable units for households earning 80% of the AMI, all to be located at **Plat 50-4, Lots 22 & 26** in South Kingstown, RIHousing has determined that:

- This project appears to be eligible for a municipal subsidy under Zoning Ordinance Section 605: Route 1 Special Management District, classified as a Commercial Zone, of the Town of South Kingstown.
- In conformance with R.I.G.L. 45-53-3(5), RIHousing performed an on-site inspection of the site and has reviewed pertinent information supplied by the applicant.
- The initial project proforma was reviewed and the project appears to be feasible based on projected overall development costs and potential sources.
- The applicant, Suffolk Realty, LLC & Southern Rhode Island Hospitality, LLC, has provided evidence of site control.

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Based upon the review of the submitted information and supporting materials and based on the representations in your request, ***Suffolk Realty, LLC & Southern Rhode Island Hospitality, LLC is eligible to pursue a Comprehensive Permit application in the town of South Kingstown to develop Plat 50-4, Lots 22 & 26.***

Modifications to the development proposal resulting from local review do not require a revised letter of eligibility.

Thank you for your commitment to providing affordable housing opportunities to low-and-moderate-income Rhode Island families.

Sincerely,

Anne Berman 9/13/2022

Anne Berman
Director of Real Estate Development

cc: James Rabbitt, AICP, Planning Director, Town of South Kingstown
Jason Parker, AICP, Principal Planner, Town of South Kingstown
Melina Lodge, Executive Director, Housing Network of Rhode Island