



October 18, 2021

Mr. Chris De Paola and Ms. Lindsey Crown-Shield
Creative Spaces Building
135 North Road
Peace Dale, RI 02879

Letter of Eligibility: Oak Dell Cottage, 10 Oak Dell Road, South Kingstown, RI, Plat 48-3, Lot 111

Dear Mr. De Paola and Ms. Crown-Shield:

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 an affordable single-family one-bedroom unit rental development.

This affordable one-bedroom unit development will be rented to a household earning a maximum of 80% of the Area Median Income (“AMI”) for the Town South Kingstown.

Under the requirements for affordability and monitoring, under R.I.G.L. 45-53, the construction or rehabilitation of qualifying low- and moderate-income housing units must be assisted by a state, federal or municipal subsidy program that will be documented in a long-term deed restriction for a minimum of 30 years, recorded with the Town of South Kingstown.

After preliminary review of the plans and financial assumptions for the proposed affordable one-bedroom rental unit Development for a household earning 80% of the AMI, to be located at Plat 48-3, Lot 111 in South Kingstown, RIHousing has determined that:

- This project appears to be eligible for a municipal subsidy under Section 509 Low-and Moderate-Income Housing (509.1 Authority to grant comprehensive permit) Municipal Government Subsidy 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, Oak Dell Cottage, has provided evidence of site control.

Based upon the review of the submitted information and supporting materials and based on the representations in your request, ***Oak Dell Cottage is eligible to pursue a Comprehensive Permit application in the town of South Kingstown to develop Plat 48-3 Lot 111.***

Oak Dell Cottage
October 18, 2021

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 10/26/2021

Anne Berman
Director of Real Estate Development

cc: Jay Parker, AICP, CFM, South Kingstown Principal Planner