

**CALLAGHAN & CALLAGHAN
3 BROWN STREET
WICKFORD, RI 02852
(401) 294-4555 T
(401) 294-4557 F
WWW.CALLAGHANLAWRI.COM**

**JAMES M. CALLAGHAN
JAMES@CALLAGHANLAWRI.COM**

**MATTHEW F. CALLAGHAN, JR.
(1942-2023)**

October 31, 2024

Maria Mack, Chair
South Kingstown Planning Board
James D. Rabbitt, AICP
Jay Parker, AICP
Planning Department
Town of South Kingstown
180 High Street
South Kingstown, RI 02879

Re: Comprehensive Permit
364 Curtis Corner Road, South Kingstown RI 02879 - Plat 48-1, Lot 8
South Kingstown Housing Authority

Dear Chair Mack, Director Rabbitt, and Planner Parker:

We hope you are doing well. This office represents the South Kingstown Housing Authority (SKHA). Please accept this letter and attachments as the narrative for the Comprehensive Permit Application for 364 Curtis Corner Road, South Kingstown, Rhode Island.

SKHA owns property at 364 Curtis Corner Road (Plat 48-1, Lot 8). Currently there are forty (40) public housing units on site. Frankly, the existing units have passed the point of rehabilitation. All current housing units will be demolished.

In addition to rebuilding the units that will be demolished, we are proposing to add forty-five new housing units to the site. In total eighty-five (85) new units will be deed restricted low-income housing units.

The site includes 10.5 acres (+/-) or 457,918 sq. ft. The lot is in the Government and Institutional Zone (GI).

The new affordable rental housing will be in town house style ranging from 2-5 bedrooms. The unit breakdown per bedroom with area medium income limits (AMI) includes the following:

- a. Twenty-nine (29) two-bedroom, one bathroom units:
 - 10 units at 30% AMI
 - 6 units at 60% AMI

- 13 units at 80% AMI

- b. Forty-three (43) three-bedroom, one and a half bathroom units:
 - 14 units at 30% AMI
 - 9 units at 60% AMI
 - 20 units at 80% AMI

- c. Eleven (11) four-bedroom, two bathroom units:
 - 6 units at 30% AMI
 - 5 units at 60% AMI

- d. Two (2) five-bedroom, two and a half bathroom units:
 - 1 unit at 30% AMI
 - 1 unit at 60% AMI

The proposal seeks to utilize the open field in the southern section of the property for the new housing units. The new development will provide a better overall design including improved landscaping, enhanced stormwater management, and superior housing choices. DiPrete Engineering has provided the engineering for the project. And Union Studios has designed the architectural plans.

We are requesting waivers for parking spaces, screening, distance between buildings, and open space per the "Waivers Requested" sheet submitted with the application and attached hereto. Due to the GI Zone, we are not seeking any dimensional variances or special use permits. However, we are seeking a density bonus per RIGL § 43-53-4 which allows twelve (12) units per acre with water/sewer service.

Overall, this development will be a tremendous addition to the affordable housing stock in South Kingstown. This project provides more essential housing opportunities for present and future residents of Champagne Heights. In addition, since it does not add any market rate units, the net effect of these units will be far greater than a traditional development that includes market units. This project will be a great asset to the Town of South Kingstown and a model for communities throughout Rhode Island.

We are available anytime to answer any questions or concerns. Thank you for your time and consideration.

Sincerely,



James M. Callaghan

Waivers Requested
Champagne Heights
10/17/2024

1. South Kingstown Zoning Ordinance – Article 7 – STANDARDS FOR PARKING LOTS AND LOADING FACILITIES

- a. Minimum off-street parking requirements for Residential use – Apartments or multi-household dwellings = **2 spaces for each dwelling unit**
- b. Required spaces per RI State Statute 45-53-4 Title 45 1 per unit for 2 bedroom units and 2 per unit for 3 plus bedroom units

Waiver requested to allow **1.5 spaces per dwelling unit**

2. South Kingstown Subdivision and Land Development Regulations-IV Special Requirements – H. Multi-Household Dwellings

6. Screening – Fences walls earthen berms or vegetative screening shall be provided along the perimeter of a Multi Family Land Development Project.

Waiver requested for off-site Screening provided by existing berms and vegetation on surrounding open space.

8. Density Per Ordinance: 1-2 Bedroom Units 7.71 Units/ Acre, 3 plus bedrooms 4.36 Units/ Acre

Per RI State Statute 45-53-4 12 Units / Acre are allowed if the property has water and sewer.

Waiver from Town standard, no waiver required of State standard.

9. Supplementary Standards – Distance between buildings on the same lot 25' for buildings end to end

Waiver Requested to allow 15' end to end

9. Supplementary Standards: Open Space– Minimum open space requirement of 10%

Waiver Requested to allow no open space



October 16, 2024

Ms. Laura Lee Costello
SKHA Services & Development Corporation
364 Curtis Corner Road
South Kingstown, RI 02879

***Letter of Eligibility: Champagne Heights Redevelopment, South Kingstown,
Plat 48-1, Lot 8***

Dear Ms. Costello:

RIHousing has received your revised application for a letter of eligibility to pursue a Comprehensive Permit in the Town of South Kingstown. You have proposed to construct an eighty-five (85) until rental development. The rental units will be comprised of:

- a. Twenty-nine (29) two-bedroom, one-bath units, consisting of ten (10) units @ 30% AMI, six (6) units @ 60% AMI, and thirteen units @ 80% AMI.
- b. Forty-three (43) three-bedroom, one-and-a-half-bath units, consisting of fourteen (14) units @ 30% AMI, nine (9) units @ 60% AMI, and twenty (20) units @ 80% AMI.
- c. Eleven (11) four-bedroom, two-bath units, consisting of six (6) units @ 30% AMI and five (5) units @ 60% AMI.
- d. Two (2) five-bedroom, two-and-a-half-bath units, consisting of one (1) unit @ 30 AMI and one (1) unit @ 60% AMI.

These rental units will be financed in part with low-income housing tax credits (LIHTC). The rents and incomes allowable will be governed by the applicable HUD-published information for the Providence County MSA.

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 recorded with the Town of South Kingstown. LIHTC qualifies as such assistance.

After a preliminary review of the plans and financial assumptions for the proposed eighty-five (85) unit development, of which the affordable rental units will be for households earning up to 80% of the AMI, all to be located at Map ***Plat 48-1, Lot 8*** in South Kingstown, RIHousing has determined that:

- This project appears eligible for a federal subsidy under R.I.G.L. Title 45 Towns and Cities, Chapter 45-53 Low- and Moderate-Income Housing, Section 45-53-4 Procedure for approval of construction of low-or-moderate-income housing.

Champagne Heights Redevelopment
October 16, 2024

- In conformance with R.I.G.L. 45-53-3(5), RIHousing will perform an on-site inspection of the site within 30 days of this letter with the 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, SKHA Services & Development Corporation, has provided evidence of site control.
- The applicant, SKHA Services & Development Corporation, has documented to the extent of the final project approvals for the unit types; there will be a fair representation of the affordable unit types as well.

Based upon the review of the submitted information and supporting materials represented in your request, ***SKHA Services & Development Corporation is eligible to pursue a Comprehensive Permit application in the town of South Kingstown to develop Map Plot 48-1, Lot 8.***

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 10/16/2024

Anne Berman
Director of Real Estate Development

cc: James D. Rabbitt, AICP, Planning Director, Town of South Kingstown
Jason Parker, AICP, Principal Planner, Town of South Kingstown
Brian Wagner, Senior Planner, Town of South Kingstown
Barbara Sokoloff, President, Barbara Sokoloff Associates

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