



August 28, 2024

Mr. Tom DiPrete and Mr. Sean Hayden  
SCC Investments III, LLC  
50 South County Commons Way, Unit E-4R  
Wakefield, RI 02879

***Letter of Eligibility: South County Commons Building 26 Apartments, 65 Village Square Drive, South Kingstown, RI, Plat-50, Lot 15***

Dear Mr. DiPrete and Mr. Hayden,

You have informed RIHousing that there has been a change to the unit mix for this proposed development for which RIHousing issued a LOE in February 2023. Therefore, RIHousing is providing this updated LOE in order for you to pursue a Comprehensive Permit in the Town of South Kingstown. You have represented your updated proposal to construct a fifty-two (52) unit rental development is comprised of:

- a. Four (4) studio units with 1 bathroom of which one (1) unit will be affordable; marketed and rented to households earning a maximum of 80% AMI.
- b. Thirty-six (36) one-bedroom units with one bathroom of which nine (9) units will be affordable; marketed and rented to households earning a maximum of 80% AMI.
- c. Twelve (12) two-bedroom units with 2 bathrooms of which three (3) 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 a preliminary review of the plans and financial assumptions for the proposed fifty-two-unit (52) rental Development with thirteen (13) affordable units for households earning up to 80% of the AMI, all to be located at **Plat 50, Lot 15** in South Kingstown, RIHousing has determined that:

- This project appears to be eligible for a municipal 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.
- In conformance with R.I.G.L. 45-53-3(5), RIHousing performed an on-site inspection of the site and 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.

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August 28, 2024

- The applicant, ***SCC Investments III LLC***, 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, ***SCC Investments III LLC is eligible to pursue a Comprehensive Permit application in the town of South Kingstown to develop Plat 50, Lot 15.***

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* 8/28/2024  
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