



## *MEMORANDUM*

TO: Middletown Planning Board; Ronald Wolanski, AICP, Town Planner  
FROM: Francis J. Spinella  
DATE: October 22, 2023  
RE: Oliphant and Green End Avenue

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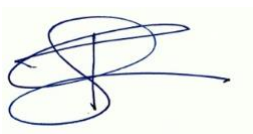
On behalf of the Town of Middletown, I am happy to present applications and all required supporting documents for Comprehensive Permits for the former Oliphant School site and the former Berkley/Peckham School site.

- We are requesting that the Planning Board hear each as a Comprehensive Permit in a single application;
- Since the Town will be providing local subsidies in the form of a below market ground lease as well as various waivers, we are requesting a Letter of Eligibility from the Town;
- Plans from both Horsley Whitten Group and DBVW are included supporting both applications;
- The underlying land of each development will be owned by the town and the single purpose entity will be created to own and build each proposed project;
- The developments will be funded through RI Housing's Low Income Tax Credit Program and professionally managed by a third party property management company during operations;
- All units will be rented to families whose income averages no more than 60% of the Area Median Income;

The above was submitted on 10/18 with the applications. To supplement, I am using this memorandum as a response to your letters dated 10/19 and 10/20.

1. As stated above, the local subsidy will be in the form of a below market ground lease to the eventual development partner. All Town Fees are also being requested to be waived;
2. To be addressed by Horsley Witten Group and Sayer, Regan and Thayer;
3. Timetable is attached;
4. Sample Deed Restriction is attached;
5. The approved Monitoring Agency will be the East Bay Community Development Corp.;
6. Financial Pro forma is attached;
7. To be addressed by Horsley Witten Group and Sayer, Regan and Thayer;

Thank you and we look forward to presenting the application at the next available Planning Board meeting.



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