



December 16, 2022

Mr. Danial Ferreira and Ms. Vanessa Ferreira  
Fair Wind Properties, LLC  
204 Poppasquash Road  
Bristol, RI 02809

***Letter of Eligibility (updated): Fair Wind Village, 206 Bayview Ave, Bristol, RI, Plat-47, Lot 3***

Dear Mr. and Ms. Ferreira:

RIHousing has received your application for a letter of eligibility to pursue a Comprehensive Permit in the town of Bristol. You have represented that you propose to construct a twenty-four (24) unit rental Development comprised of:

- a. Ten (10) three-bedroom units with 1.5 bathrooms of which three (3) of these units will be affordable; marketed and rented to households earning a maximum of 80% AMI.
- b. 10 (10) two-bedroom units with 1.5 bathrooms of which three (3) of these units will be affordable; marketed and rented to households earning a maximum of 80% AMI.
- c. One (1) four-bedroom unit with 1 bathroom which will be market rate.
- d. Two (2) three-bedroom units with 2 bathrooms which will be market rate.
- e. One (1) two-bedroom unit with 1 bathroom which will be market rate.

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 Bristol; or a federal, state, or municipal subsidy program that is not less than thirty (30) years from initial occupancy.

After preliminary review of the updated plans and financial assumptions for the proposed twenty-four-unit (24) rental Development with six (6) affordable units for households earning 80% of the AMI, all to be located at **Plat 47, Lot 6** in Bristol, RIHousing has determined that:

- This project appears to be eligible for a municipal subsidy under Part IV-Code, Chapter 28 – Zoning, Article IX – Land Development Projects and Special Zones, Division 6 – Low- and Moderate-Income Housing and Inclusionary Zoning, of the Town of Bristol.
- 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, **Fair Wind Properties, LLC**, has provided evidence of site control.

Fair Wind Properties, LLC  
December 16, 2022

Based upon the review of the submitted information and supporting materials and based on the representations in your request, ***Fair Wind Properties, LLC is eligible to pursue a Comprehensive Permit application in the town of Bristol to develop Plat 47, Lot 3.***

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* 12/16/2022  
Anne Berman  
Director of Real Estate Development

cc: Diane Williamson, AICP, CFM, Director of Community Development, Town of Bristol