

Dennis Haggerty

From: Tenessa Azar <tazar@marlawri.com>
Sent: Tuesday, July 14, 2026 4:32 PM
To: Dennis Haggerty; William Lavery; Doug McLean
Cc: Sara Paquin; Joe Casali; Michael Viveiros; Thomas Moses
Subject: RE: Mishnock Woods Development
Attachments: Unit Mix Mishnock Woods.pdf

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Hi Dennis,

Thank you. Here are a few responsive items to the comments in advance of tomorrow's TRC

17. The applicant shall provide a breakdown of the number of bedrooms per unit.

See the attached unit breakdown.

20. Planning staff requests conceptual information on the proportionality, integration, and construction of LMI units before the Planning Commission meeting on 7/22.

To ensure compliance with R.I. Gen. Laws § 45-53-4, the construction, completion, and occupancy of the 100 LMI units will proceed in a proportional manner alongside the market-rate units. The affordable units will be integrated throughout the development. They will be compatible in scale and of similar architectural style to the market-rate units within the project (including similar rooflines, window patterns, materials, and colors) to ensure the exterior of the units looks like an integrated development. The LMI units will be dispersed across the development's five proposed residential buildings.

21. The applicant shall provide the name of its affordable housing monitoring agent if one has been selected at this time.

An affordable housing monitor agent has not been chosen yet.

22. Planning staff requests a breakdown of the affordability levels for the LMI units across all five apartment buildings, specifically whether all of the LMI units will be deed-restricted at 80% AMI, or contain a mix with some 60% or lower (e.g. 50% or 30%) AMI units.

The proposal is for all of the LMI units to be deed-restricted at 80% AMI.