Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/06/18

Jeff Levine, AICP
Director, Planning & Urban Development Department

Todd Alexander
Renewal Housing Associates
Three Canal Plaza #501
Portland, ME 04101

September 15, 2016

Re: Request for Determination Regarding Replacement of Housing Units

Dear Mr. Alexander:

Thanks for sending along materials in response to my letter of August 1. I have reviewed those materials and find that you satisfy the conditions for replacement of these housing units, provided an amended version of the first condition is met. This amended condition is modified to reflect the ownership pattern:

- 100% of OneJoy Place LLC is owned by Renewal Housing Associates (RHA)
- 49% of RHA is owned by David Lakari and Associates (DLA) & West Port Development (WPD)
- 62.5% of Tate Street Partnership is owned by DLA & WPD

Therefore, in order to replace the three units at One Joy Place and the one unit at 22 Tate Street, there will need to be (3/0.625)+1, or 5.8, rounded to 6, units, created at 22 Tate Street. Therefore, I am amending that condition as follows:

1. Certificates of Occupancy must be granted for at least **6** units at 22 Tate Street. The first unit will replace the single family home on site, and the next **five** units would replace the three units at 1 Joy Place. The exact number of units that need to receive Certificates of Occupancy will depend on, and be proportional to, the common interest as identified below;

In addition, as I mentioned earlier, the demolition of the house at 1 Joy Place will have to receive Administrative Authorization from my office. That process can be completed simultaneously with issuance of a demolition permit.

Please let me know if you have any questions.

Sincerely,

Jeff Levine, AICP

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cc: Jon Jennings, Portland City Manager
Danielle West-Chuhta, Portland Corporation Counsel
Mary Davis, Housing and Community Development Director
Stuart O'Brien, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Michael Russell, Director of Permitting and Inspections
Ann Machado, Zoning Administrator

Enc. (2)

One Joy Place LLC operating agreement
Renewal Housing Operating Agreement
Assignment and Assumption Agreement, RHA/RDA
Schedule of Members' Interests in RHA/RDA
Operating Agreement, Tate Street Partnership
First Amendment to Agreement, Tate Street Partnership
Letter from J. Levine dated August 4, 2016
Email communications between J. Levine and T. Alexander