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May 7, 2015
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Mr. Douglas Greene, A.I.C.P., City Planner
Department of Planning, Permitting & Code Enforcement
City of Auburn
60 Court Street
Auburn, ME 04210

62 Spring St. Apartments

Dear Mr. Greene:

On behalf of the Auburn Housing Development Corporation (AHDC), we are requesting an extension to the City of Auburn Planning Board approval of August 12, 2014 for the Mixed Use Development at 62 Spring St. The August 12, 2014 approval was for Special Exception, Site Plan Review and Design Guideline Review for a new Mixed Use development in the Central Business II zone, located at 62 Spring St. (PID #240-257), pursuant to Chapter 60, section 547 b-4; Chapter 60, Section 549 Development Guidelines; Chapter 60, Section 1336 Special Exception; and Chapter 60, Section 1277 Site Plan Review of the City of Auburn Ordinances.

We are making this request as per the requirements of Chapter 60, Section 1308 "Expiration of Approval", which allows the Planning Board to grant a one year extension of the project approval "upon a showing of good cause" at the request of the applicant.

As you will recall from the approval process last summer, the primary source of funding for this project will be Low Income Housing Tax Credits, which are awarded by Maine Housing through a competitive process. Last fall AHDC applied to Maine Housing for these credits, but were not awarded the Tax Credits in 2014. AHDC will be applying for the Tax Credits again this fall and strongly believe that they will be awarded the tax credits in 2015. We are requesting the time extension on the Planning Board approval of August 12, 2014 to keep the project approval in place through this process, which will allow construction of the project to begin in 2016.

If you have questions or need additional information, please let me know. We will attend your next available Planning Board meeting to answer any questions that you or the Planning Board members may have.

Sincerely,

SEBAGO TECHNICS, INC.



Christopher C. Branch, P.E.
Regional Manager

CCB/llg

cc: R. Whiting, AHA