

South Kingstown Affordable Housing Collaborative
Thursday, February 25, 2010

Meeting Minutes

The regular monthly meeting of the South Kingstown Affordable Housing Collaborative was held on Thursday, February 25, 2010 in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield, RI.

The roll call was as follows:

Marc Archambault	Absent	Cheryl Hartnett	Present
John Taylor Ellis	Present	Geoffrey Marchant	Present
Jean Olivier Johnson	Present	Paul Jordan	Present

Staff member Vincent Murray, Director of Planning and Ken Kenerson, Planning Board ex-officio member also were present.

1. Call to Order

The meeting was called to order at 7:00 p.m. by Chair Taylor Ellis.

Mr. Ellis welcomed new Collaborative member, Paul Jordan.

2. Minutes of the November 19, 2009 Meeting

Mr. Marchant moved; Ms. Harnett seconded. The Collaborative approved the minutes of the November 19, 2009 meeting by a 3-0 vote.

3. Advisory Review/Discussion of Comprehensive Plan and Zoning Ordinance Amendment Applications: Eldred Farm LLC, Property Located on Old North Road, Assessor's Plat 16-4, Lot 6, 8.49 acres; Existing Comprehensive Plan Land Use Map Designation – Medium Density, Proposed Designation – High Density; Existing Zoning – R40, Proposed Zoning – RM (Residential Multi-household. These applications are in support of a proposed 79 unit multi-household development on the site, 25% of the units are to be affordable.)

This item had been placed on the Agenda before Mr. Schurman, owner/developer of the Eldred Farm parcel, had met with URI officials to see how his development proposal (79 units/20 affordable) would fit with the needs of the University of Rhode Island. Because it would require amendments to both the Comprehensive Plan and the Zoning Ordinance and approval of the Planning Board as well as of the Town Council, Mr. Schurman decided to request that this item be tabled for the time being because the design of the project may change.

Discussion ensued relative to recent development plans (pre-application submittal) in the Old North Road corridor on a 117+ acre parcel owned by WFD Associates (Fieldstone Farm – 52 units/13

affordable). This parcel is situated in the R-40 zoning district and contains significant wetland areas. The group also discussed a smaller development, Kingston Preserve on the west side of Old North Road, comprised of 18 units (all market rate). This development predates inclusionary zoning requirements.

4. Planning Discussion for Future Meeting with Affordable Housing Community Partners (Non- profits. Community Development Corporations, etc.)

Mr. Ellis led a discussion focused on a collaborative meeting of all state affordable housing agencies. He feels that there is a need for a good statewide system to connect prospective buyers with all available affordable units.

Mr. Marchant suggested ideas for marketing and advertising such a meeting. Discussion ensued regarding other outreach efforts such as community workshops for professionals involved in real estate sales (realtors, attorneys and bank officials).

Ms. Hartnett related that the RI Housing Network is hosting an affordable housing booth at the upcoming Home Show at the Convention Center in Providence at which they will promote their own Homes for Sale brochure as well as a statewide open house of all available affordable housing units planned for March 20 – 21, 2010. The RI Housing Network is also planning a meeting with the Providence Board of Realtors to educate them on affordable housing.

Discussion ensued relative to the Collaborative's initial plan to create a PowerPoint presentation on affordable housing.

Mr. Jordan felt that the focus of any PowerPoint presentation that the Collaborative may put together should be on the affordable housing success stories around the state. The misconception is that affordable housing means low income housing projects and he feels that showing how attractive affordable housing units are will go along way in the public educational process.

Mr. Marchant mentioned that there is a meeting on March 1 at the RI Housing Network offices relative to their statewide collaboration of CDC's, marketing issues, etc.

Mr. Ellis said that this discussion will be continued at the March meeting.

5. Other Items of Concern and Interest

Mr. Murray listed a number of other properties with affordable units in Town that are currently being planned for development. These include:

- The Habitat for Humanity property on Old North Road, (parcel to be acquired from URI in a land swap), a former school site (five units/five affordable)
- Brandywyne on Route 138 (40 units/ten affordable)
- Whittier Estates on Willard Avenue (18 duplex units/three affordable)
- Eldred Farm on Old North Road (79 Units/20 affordable)
- Fieldstone Farm (52 units/13 affordable)
- Bayberry Court "811" on Route 108 (ten units/ten affordable)
- Larchwood on Main Street (80 units/ 20 affordable)
- Heritage Estates on Sand Turn Road (ten units/two affordable)

- The Glen at Saugatucket on North Road (14 units/two affordable)

Discussion ensued relative to the details of some of these projects. Mr. Murray will update the Affordable Housing Map for the next meeting.

Mr. Ellis asked about the affordable housing question on the Comprehensive Community Plan Five-year Update Survey regarding the use of the term “statewide mandate.” He was concerned about the use of this term in the context of discussions that have been occurring in the current budget process regarding “state mandates” generally.

Adjournment

Ms. Hartnett made a motion to adjourn which Ms. Johnson seconded. The meeting adjourned at 8:37 p.m. by unanimous agreement of the Collaborative.