

**South Kingstown Affordable Housing Collaborative**  
**Thursday, March 11, 2010**

**Meeting Minutes**

The regular monthly meeting of the South Kingstown Affordable Housing Collaborative was held on Thursday, March 11, 2010 in the Council Chambers, South Kingstown Town Hall, 180 High Street, Wakefield, RI.

The roll call was as follows:

Marc Archambault	Present	Cheryl Hartnett	Present
John Taylor Ellis	Present	Geoffrey Marchant	Present
Jean Olivier Johnson	Absent	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 7:05 p.m. by Chair Taylor Ellis.

**2. Minutes of the February 25, 2010 Meeting**

Consideration of the minutes of the February 25, 2010 meeting was deferred as an insufficient number of attendees was present.

**3. Discussion of Existing Affordable Housing Inventory in South Kingstown; Potential to Provide GIS Map and Listing on Town Website**

The Collaborative members discussed a Town map and inventory of existing affordable housing units in South Kingstown. The map and tabulation show that there are currently 554 out of 9565 affordable units in the Town (single units are not shown on the map). This number represents 5.79% of the housing stock. Mr. Murray reported that a map link and the inventory could be placed online but should be refined and perhaps contain a note of explanation. It was also noted that placement of single units or individual properties on the website would not be appropriate or sensitive.

Mr. Kenerson asked if the Collaborative could have a list of pending projects with affordable units. Mr. Jordan discussed various link options that could be used to connect website users to housing agencies and information. Discussion ensued relative to how best to display this information on the Town's website.

#### **4. Discussion of Statewide Efforts to Market Affordable Housing Opportunities and Educate Real Estate Professionals Regarding Unique Requirements of Affordable Housing**

Mr. Ellis noted that the Housing Network of RI offers homebuyer classes in Kent County and will host a booth at the upcoming Home Show at the Civic Center as will Rhode Island Housing as well.

Mr. Jordan suggested that perhaps there could be a link to RI Housing on the Affordable Housing Collaborative's page on the Town's website. Discussion ensued.

Mr. Marchant mentioned that GrowSmart is developing and will be offering a realtor training program on affordable housing in the fall. The National Association of Realtors has money for this type of education. Mr. Archambault volunteered to check his contacts regarding this.

#### **5. Other Items of Concern and Interest**

Ms. Hartnett provided an update on the status of the Clarke Point Condominiums in Narragansett which has been refinanced and is now offering units at 80% A.M.I. (one bedroom at \$ 151,000; two bedrooms at \$ 174,000).

Mr. Jordan inquired about a recent grant awarded to Washington County Regional Planning Council to evaluate the potential of a TDR (Transfer of Development Rights) Program for Washington County. Staff discussed the mechanics of TDR noting that it has yet to be actively applied in Rhode Island. Mr. Murray added that North Kingstown recently adopted a program and was working to initiate its use. The North Kingstown program would direct development rights of western portions of the Town (sending zones) to the Post Road Corridor (receiving zones). This would serve the dual purposes of preserving Open Space in western North Kingstown and revitalization of the Post Road commercial strip through new residential development. Staff remarked that a regional TDR would involve many complex issues.

#### **6. Adjournment**

Ms. Hartnett made a motion to adjourn which Mr. Jordan seconded. The meeting adjourned at 7:59 p.m. by unanimous agreement of the Collaborative.