



Town of South Kingstown Affordable Housing Collaborative Committee

Meeting Minutes
Thursday, March 26, 2026 at 7:00 PM
South Kingstown Town Hall, Planning Department
180 High Street, Wakefield, RI 02879
www.southkingstownri.gov

Joshua Port, Chair
Amy Crawford, Secretary
Susan Mittendorf
Peter Swain
Brian Smith
Nick Furcolo
- Vacancy -

A. Call to Order & Roll Call:

The meeting was called to order at: 07:04 PM.

Members Present: Josh Port, Susan Mittendorf, Brian Smith, Peter Swain, Nick Furcolo

Members Absent: Amy Crawford

Staff: Brian Wagner, Deputy Planning Director

B. Approval of Minutes:

1. 12/12/2025 Draft Minutes

(Staff Note: The agenda mislabeled the draft minutes as being from 12/12/2025; however the meeting actually occurred on 12/1/2025). Mr. Port commented on the December 2025 minutes noting that he felt that the discussion of item F.2. on the draft missing middle ordinance came to a different conclusion, i.e. that the board was holding off its discussion until the Old Tower Hill Road ordinance change was concluded. Mr. Wagner indicated that he could review the recording and make the change if supported by the recording. Ms. Mittendorf indicated that she had a similar recollection. A motion to approve the minutes subject to staff review and changes pertaining to item F.2. as discussed was made by Susan Mittendorf. The motion was seconded by Brian Smith. Upon a vote by all members present, the motion Passed -- Yes 4, No 0, Abstained 1 as follows:

-- YEA: Josh Port, Susan Mittendorf, Brian Smith, Peter Swain

-- NAY: None

-- ABSTAIN: Nick Furcolo.

2. 1/13/2026 Draft Minutes

A motion to approve was made by Peter Swain. The motion was seconded by Susan Mittendorf. Upon a vote by all members present, the motion was approved unanimously.

C. Correspondence & Public Comment:

None.

D. Adoption of Annual Meeting Schedule & Election of Officers

1. Adoption of 2026 AHCC Meeting Schedule

A motion to approve the proposed meeting schedule for 2026 was made by Peter Swain. The motion was seconded by Nick Furcolo. Upon a vote by all members present, the motion was approved unanimously.

2. Discussion and action to elect new officers.

Mr. Port explained that he was likely to not be a town resident after August and that the board may want to support another candidate for Chair. Mr. Swain suggested that Mr. Port continue to serve as Chair and that the board elect a Vice Chair with knowledge that that person will take the Chair position later in the year. The board decided to defer decision on the office of Secretary.

A motion to elect Peter Swain as Vice Chair was made by Peter Swain. The motion was seconded by Susan Mittendorf.

Upon a vote by all members present, the motion was approved unanimously.

E. New Business:

1. South County Housing Coalition - Update from 3/12/2026 meeting.

Mr. Port attended the March meeting. Narragansett has 2 sites and several programs under discussion regarding affordable housing. The Narragansett median sales price was over 900K and the SK which was just under 700K. Narragansett is getting good information from their residential registry. Mr. Wagner noted that SK's rental registration program was now up and running and that the deadline for owners to register had been extended once by the town. URI representatives at the meeting discussed improvements at Grad Village; leases are not being renewed at the end of the academic year so all residents will have to find new housing. URI may open up dorms for the summer to accommodate grad students that can't find housing. Other new New dorms are targeting existing triples and the school's waiting list.

2. Lease 2 Locals Program - Discussion about proposal in Narragansett and staff update on discussions with S.K. Town Council

Mr. Wagner reviewed his interactions with Council on its request for staff to look into the Lease to Locals program under consideration in Narragansett. Mr. Wagner noted that he had looked into the program and that he had provided his memos to Council on the subject. Mr. Wagner said that there were funding issues with the program and had recommended that SK wait to see how the program pans out in Narragansett.

Narragansett also has proposed a home repair program that will fund repairs with no-interest loans in return for owners placing the home in the 12-month rental market. The program has a few questions about whether properties will be deed-restricted by income and how it will be administered.

A discussion followed about the costs associated with deed-restricting properties.

The board agreed to continue to watch the Narragansett programs.

3. Discussion Regarding the Meaning of "Town Character"

Board members engaged in a broad-ranging discussion about town character.

Mr. Swain noted that SK included multiple hamlets that evolved into a single town over 400 years and that different parts of town had different characters. Ms. Mittendorf noted that character is personal to people based on where they live. Most comments focused on structural architecture. Mr. Smith noted that the issue is raised a lot with public responses to town infrastructure projects. Mr. Furcolo discussed character in terms of a psychological need to feel at "home." Mr. Port discussed character in terms of change that has been accepted over time and that people become accustomed to what is and don't think about what could be. The board generally discussed how change might be addressed in future development. The proposed design elements at Lofts on Fairgrounds were discussed.

Mr. Wagner asked board members to consider a different perspective. Is town character limited to its built environment or whether it should extend to social and community character as well.

4. Old Tower Hill Road Neighborhood Plan - Discussion regarding potential participation at the Council presentation scheduled for Thursday, April 9, 2026 at 7:00PM.

Members discussed the upcoming presentation to the town council. Ms. Mittendorf agreed to speak on behalf of the board. Mr. Wagner explained how the council meeting is proposed to be run and the importance of having supporters in attendance.

F. Old Business:

G. Staff Update & Planning Department Activities:

1. Change to May Meeting Date - Meeting to be moved to accommodate changes to Council and Planning Board meetings after Memorial Day.

Members agreed to move the May meeting to Wednesday, May 27, 2026 at 7:00 PM.

2. Surplus Property Update

Mr. Wagner updated the board on the 3 surplus property locations, including state grant opportunities to support infrastructure improvements at South Road to support redevelopment.

3. Fairgrounds Road Master Plan Approval

Mr. Wagner reviewed the Master Plan decision by the Planning Board that approved 275 units with 30% affordable and some units with 40 year deed restrictions.

H. New Discussion Issues & Future Agenda Items:

Ms. Mittendorf discussed that Habitat for Humanity will be working on the 3 affordable units at Broad Rock Acres.

I. Adjournment:

A motion to adjourn was made by Susan Mittendorf. The motion was seconded by Peter Swain. Upon a vote by all members present, the motion was approved unanimously at 8:50 PM.