

Capital Improvement Program

Town Manager Proposed Program



Fiscal Period
2010-2011 Through 2015-2016

Element 2		Town Manager Proposed					
Six-Year Major Projects Element - FY 2010-2011 to FY 2015-2016							
Program Type	6-Year Program	Approved Bonds	Proposed Bonds	Secured and Available Funds	Future CIP & Oper. Income	Unsecured 3rd Party Funding	Municipal Impact Fees
<u>Recreation and Open Space Programs</u>							
Open Space Acquisition Program	\$1,300,000	\$1,300,000	\$0	\$0	\$0	\$0	\$0
Saugatucket River Walkway	225,000	0	0	50,000	0	175,000	0
Intermodal Park -Restrooms/Parking	610,000	0	0	0	0	460,000	150,000
South County Common Bike Path	750,000	0	0	169,725	0	230,275	350,000
Neighborhood Guild Renovations	1,000,000	1,000,000	0	0	0	0	0
Community Gymnasium	4,000,000	3,150,000	0	0	0	0	850,000
Marina Park Improvements	65,000	0	0	47,335	17,665	0	0
<i>Recreation Total</i>	\$7,950,000	\$5,450,000	\$0	\$267,060	\$17,665	\$865,275	\$1,350,000
<u>General Municipal Programs</u>							
Public ROW Infrastructure	\$6,245,000	\$400,000	\$1,100,000	\$915,000	\$3,830,000	\$0	\$0
Kingston Library Improvements	300,000	0	0	110,000	90,000	100,000	0
Municipal Land Acquisition	700,000	200,000	0	300,000	0	0	200,000
Senior Services Program	288,000	0	0	182,966	0	105,034	0
Property Revaluation Program	752,260	0	0	507,260	245,000	0	0
Town Hall Improvement Program	303,000	0	0	124,259	68,741	110,000	0
<i>General Municipal Total</i>	\$8,588,260	\$600,000	\$1,100,000	\$2,139,485	\$4,233,741	\$315,034	\$200,000
<u>School Department Programs</u>							
Building Improvement Program	\$3,000,000	\$1,000,000	\$2,000,000	\$0	\$0	\$0	\$0
<i>School Department Total</i>	\$3,000,000	\$1,000,000	\$2,000,000	\$0	\$0	\$0	\$0
Total Six Year Program	\$19,538,260	\$7,050,000	\$3,100,000	\$2,406,545	\$4,251,406	\$1,180,309	\$1,550,000
<u>Total Proposed Bonding Program</u>							
Authorized Bonds	\$7,050,000			<u>Third Party Bond Debt Reimbursement</u>			
Proposed Bonds	3,100,000			Guild Renovation Bond	\$1,000,000		
Total Six-Year Program	\$10,150,000			School Bonds - 30% of Total	900,000		
Percent of Total Planned Program	51.9%			3rd Party Reimbursement	\$1,900,000		
				% of Planned New Debt	18.7%		

Open Space Acquisition Program

	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	Total
<i>Revenue Statement</i>								
Real Estate Conveyance Tax Proceeds	\$225,000	\$225,000	\$225,000	\$225,000	\$250,000	\$250,000	\$250,000	\$1,425,000
Investment Income	10,000	500	500	500	500	500	500	3,000
Bonds Issued	0	0	500,000	0	500,000	0	300,000	1,300,000
Total Revenues	\$235,000	\$225,500	\$725,500	\$225,500	\$750,500	\$250,500	\$550,500	\$2,162,000
<i>Expense Statement</i>								
Debt in Permanent Financing	(\$485,600)	(\$474,110)	(\$461,827)	(\$487,202)	(\$474,578)	(\$461,857)	(\$449,138)	(\$2,808,712)
Debt Service - \$500,000 - FY12	0	0	0	(52,500)	(51,250)	(49,750)	(48,375)	(201,875)
Debt Service - \$500,000 - FY14	0	0	0	0	0	(52,500)	(51,250)	(103,750)
Debt Service - \$500,000 - FY16	0	0	0	0	0	0	0	0
Planned New OS Debt Service	\$0	\$0	\$0	(\$52,500)	(\$51,250)	(\$102,250)	(\$99,625)	(\$305,625)
Total Debt Service	(\$485,600)	(\$474,110)	(\$461,827)	(\$539,702)	(\$525,828)	(\$564,107)	(\$548,763)	(\$3,114,337)
Transfer to General Fund	(325,000)	(325,000)	(325,000)	(325,000)	(325,000)	(325,000)	(325,000)	(1,950,000)
Less Town Acquisitions	(539,000)	(200,000)	(200,000)	(200,000)	(200,000)	(250,000)	(250,000)	(1,300,000)
Total Expenses	(\$864,000)	(\$525,000)	(\$525,000)	(\$525,000)	(\$525,000)	(\$575,000)	(\$575,000)	(\$3,250,000)
Income to Expense Balance	(629,000)	(299,500)	200,500	(299,500)	225,500	(324,500)	(24,500)	
O S Acquisition Fund Balance	\$525,356	\$225,856	\$426,356	\$126,856	\$352,356	\$27,856	\$3,356	

¹ Property Tax is equal to Projected Debt Service less R.E. Conveyance Tax Proceeds

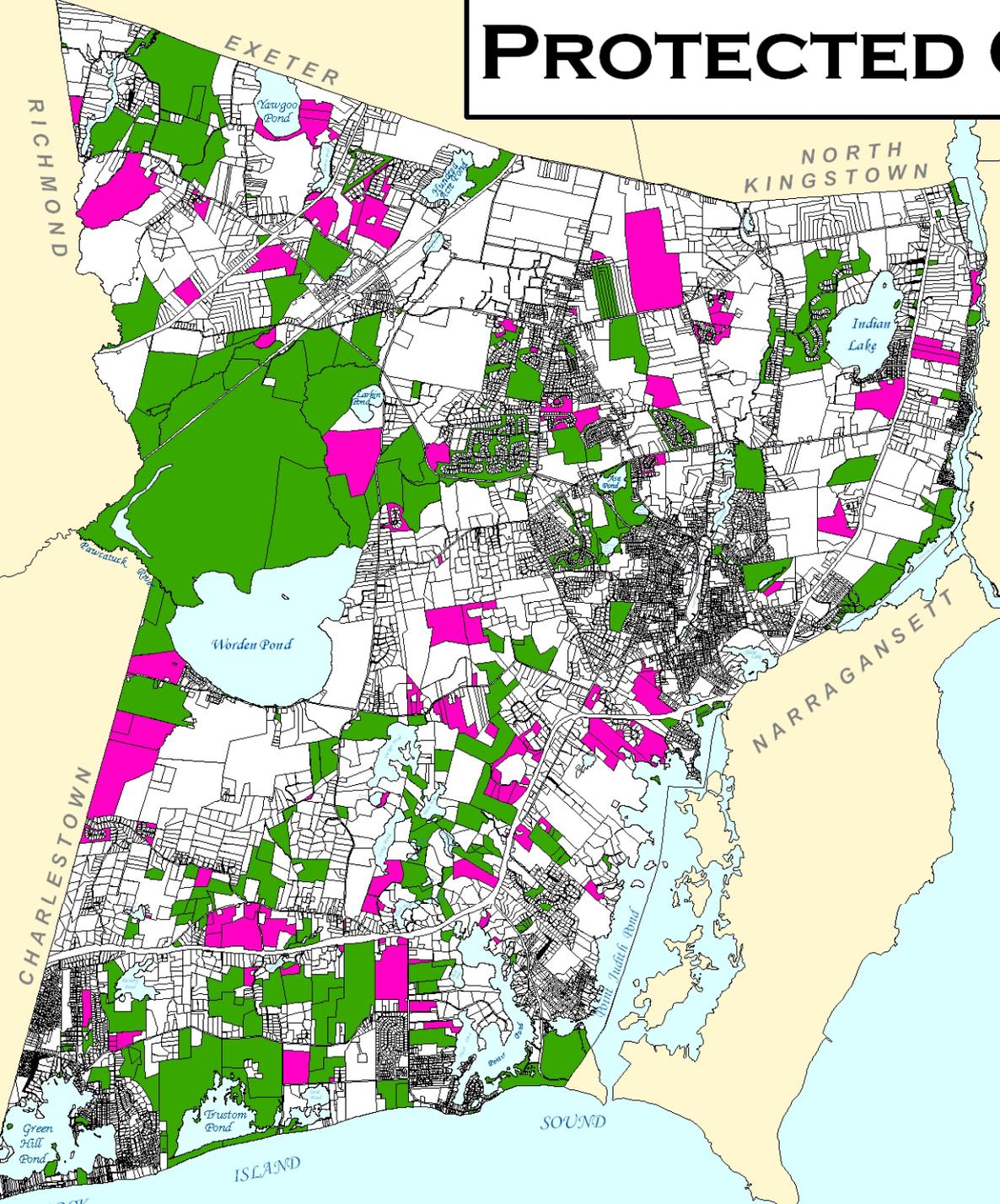
PROTECTED OPEN SPACES

December 2009

Protected
Before 1999

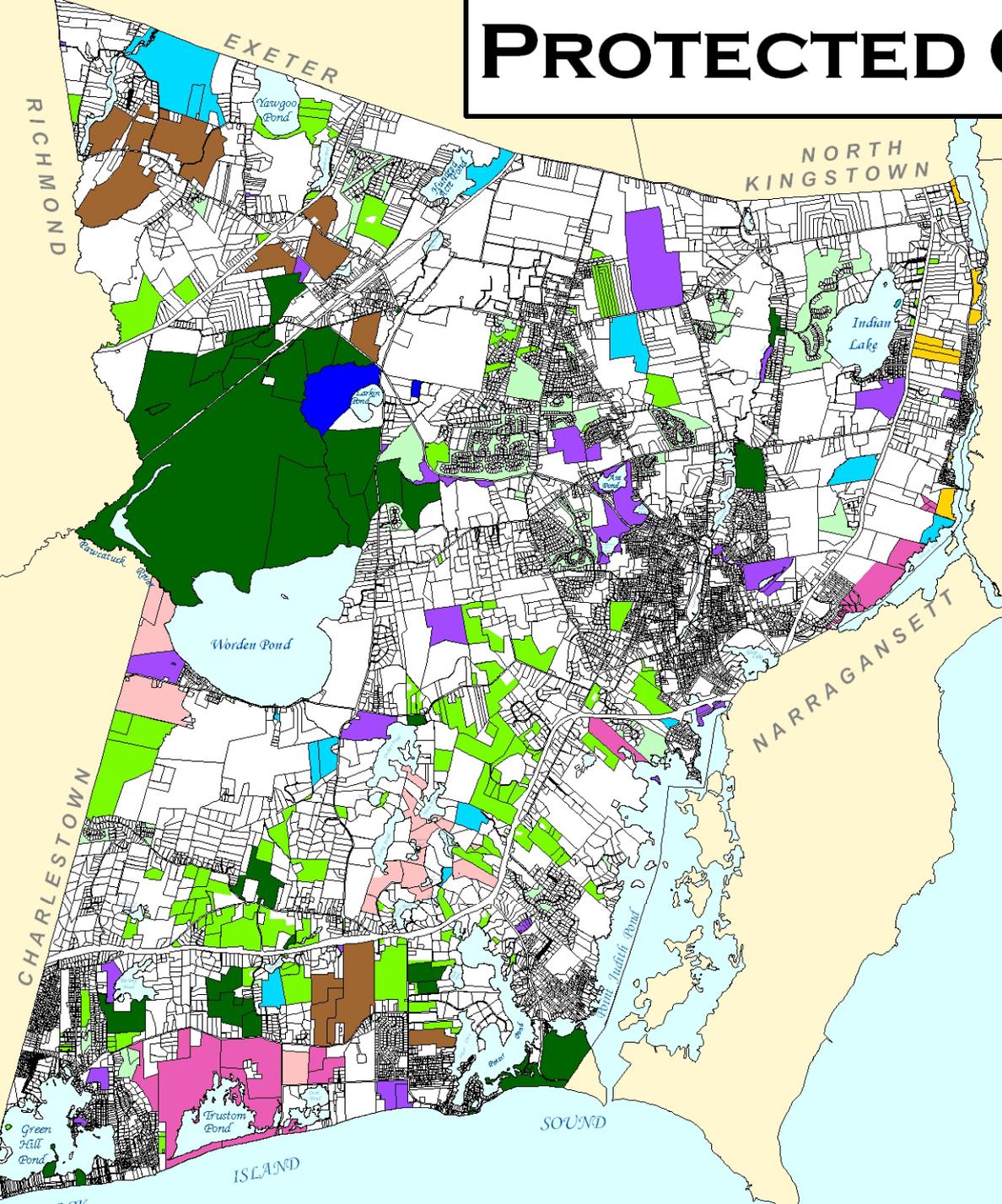


Protected
After 1999



PROTECTED OPEN SPACES

December 2009



-  Agricultural Land Preservation Commission
-  Boy Scouts of America
-  Girl Scouts of America
-  Narrow River Land Trust
-  South Kingstown Land Trust
-  Audubon Society of Rhode Island
-  The Nature Conservancy
-  Town of South Kingstown
-  State of Rhode Island
-  US Fish and Wildlife Service
-  Private / Other

Major Capital Improvements



1. Saugatucket River Greenway Program
2. Main Street Intermodal Park
3. Commons Bike Path Connector
4. Marina Park Improvements
5. Neighborhood Guild Improvements
6. Recreation Center Project
7. Adult Day Services Building Project

Saugatucket River Greenway Program

Project

Phase I

- ❑ Main Street Bridge to End of Walk
- ❑ Walkway to Pedestrian Bridge

Phase II

- ❑ ADA Ramp and Bridge Approach
- ❑ Pedestrian Bridge Rehabilitation
- ❑ Outdoor Classroom (Third Party Funding)

Phase III (tentative)

- ❑ Walkway from School to Bike Path
- ❑ Veteran's Park, River View Park

Timeline

Completed

Completed

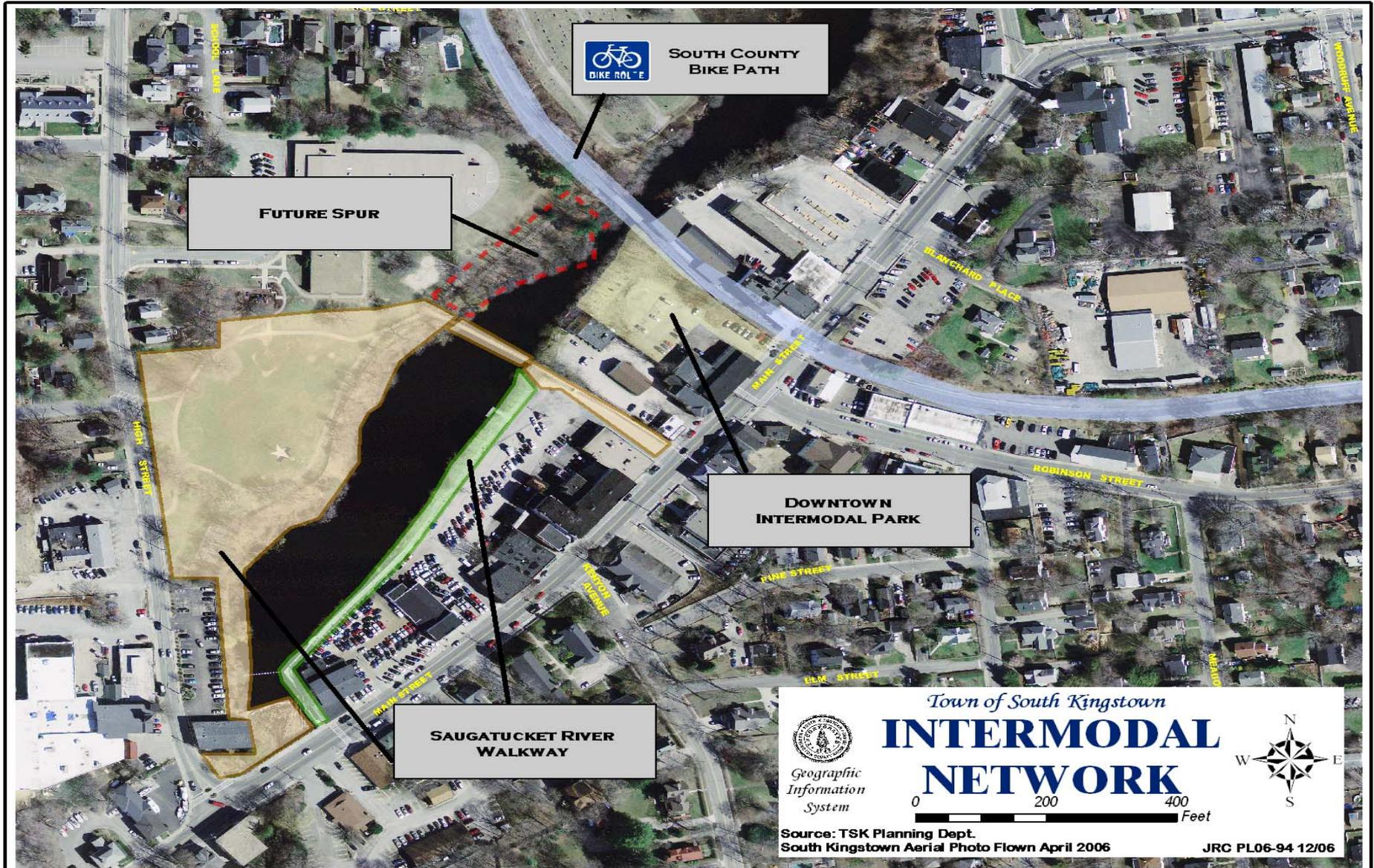
- Federal SAFETEA-LU

- Funding Unsecured

Saugatucket River Greenway Program Budget Detail

Saugatucket River Greenway Program	
Income	FY 2014
DOT Enhancement Grant - Pending Funding Release	\$175,000
PW Improvement Fund	\$50,000
Total Income	\$225,000
Expenses	
Main Street Parking Lot - Paving	\$225,000
Total Expenditures	\$225,000

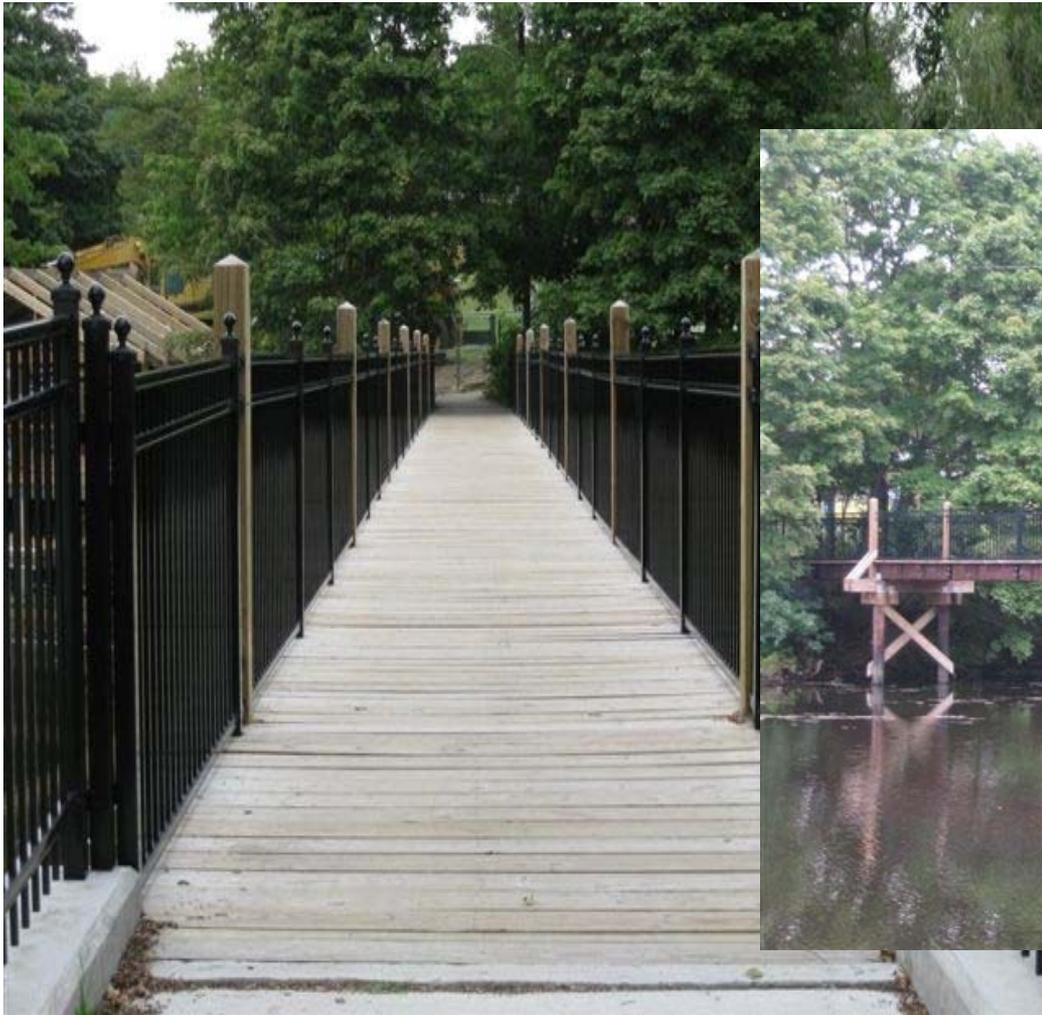
Saugatucket River Greenway Program



Pedestrian Bridge Reconstruction



Pedestrian Bridge Reconstruction



OUTDOOR CLASSROOM



Main Street Intermodal Park

Project

Phase I

- Remediation Action Plan
Removal of Buildings
 1. Encapsulation of soil
 2. Purchase of Property
(2003)

Phase II – Intermodal Park

- Preliminary Design
- Finished Design
- Construction
Start/Completion
 - (Pending Future Funding)

Timeline

Completed

Estimated Construction

FY 2005-2006

FY 2006-2007

Undetermined ??



**SOUTH COUNTY
BIKE PATH**

FUTURE SPUR

**DOWNTOWN
INTERMODAL PARK**

**SAUGATUCKET RIVER
WALKWAY**



*Geographic
Information
System*

Town of South Kingstown
**INTERMODAL
NETWORK**

0 200 400
Feet



Source: TSK Planning Dept.
South Kingstown Aerial Photo Flown April 2006

JRC PL06-94 12/06

Main Street Intermodal Park Budget Detail

Main Street Intermodal Park	
Income	FY 2012
Recreation Impact Fees	\$150,000
DOT Intermodal Grant FY 2000	200,000
DOT Intermodal Grant FY 2011	260,000
Total Income	\$610,000
Expenses	
Comfort Station Fall 2011	\$600,000
Contingency	10,000
Total Expenditures	\$610,000

Main Street Intermodal Park View From Main Street



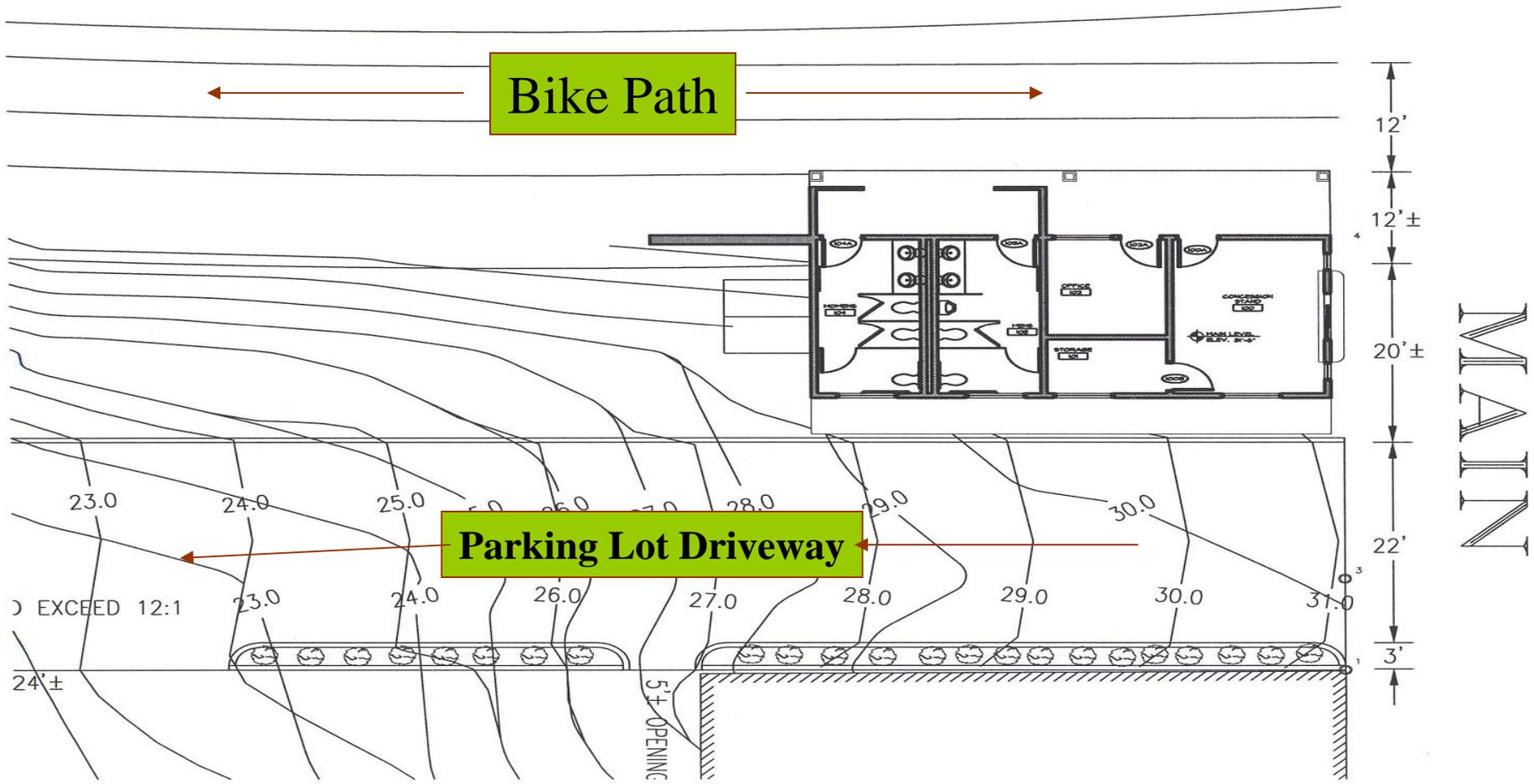
Main Street Intermodal Park

View from Parking Lot toward Main Street

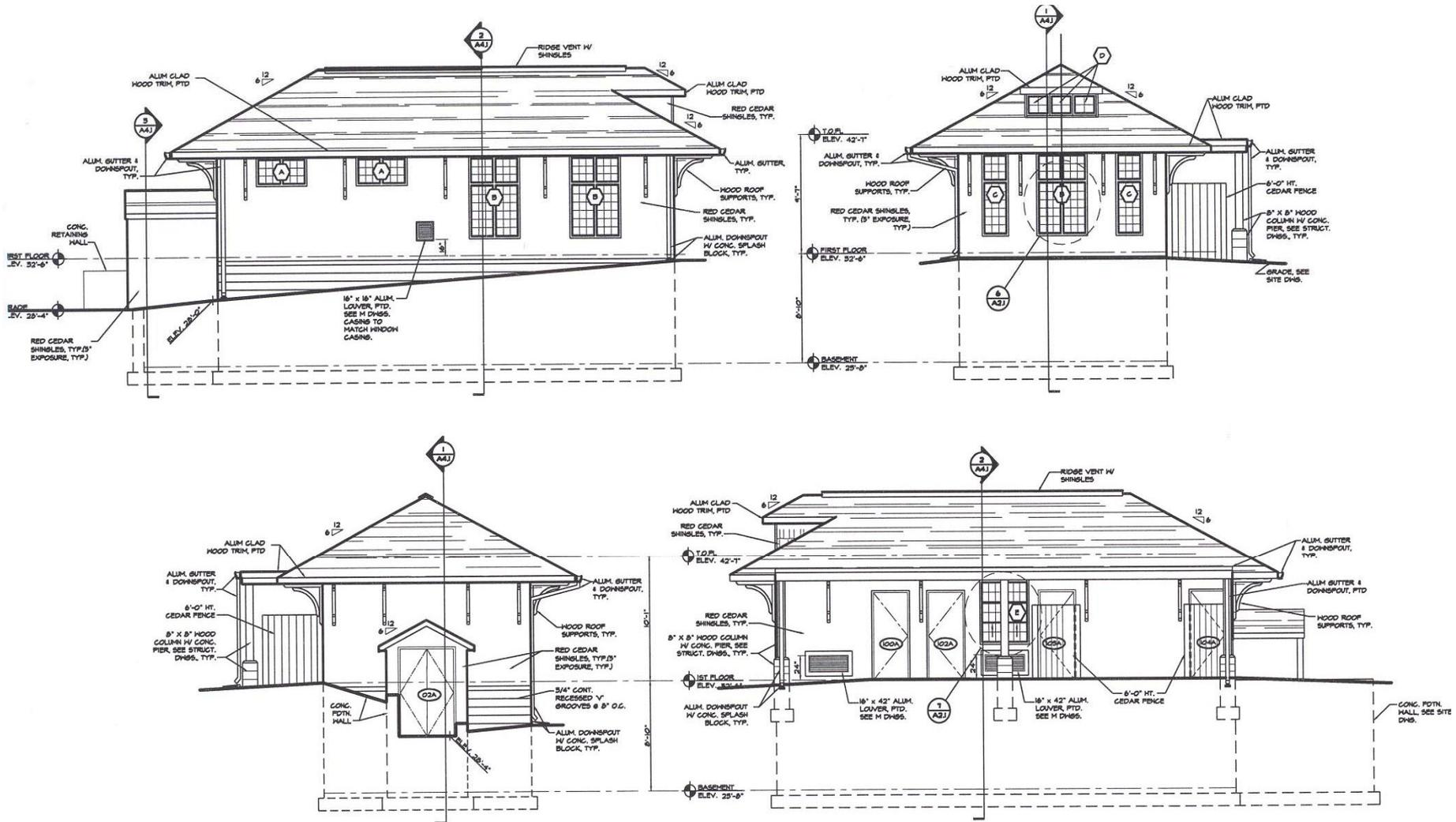


Main Street Intermodal Park Site Location

MAP 57-4/LOT 204
LAND N/F
ARTHUR ARNOLD

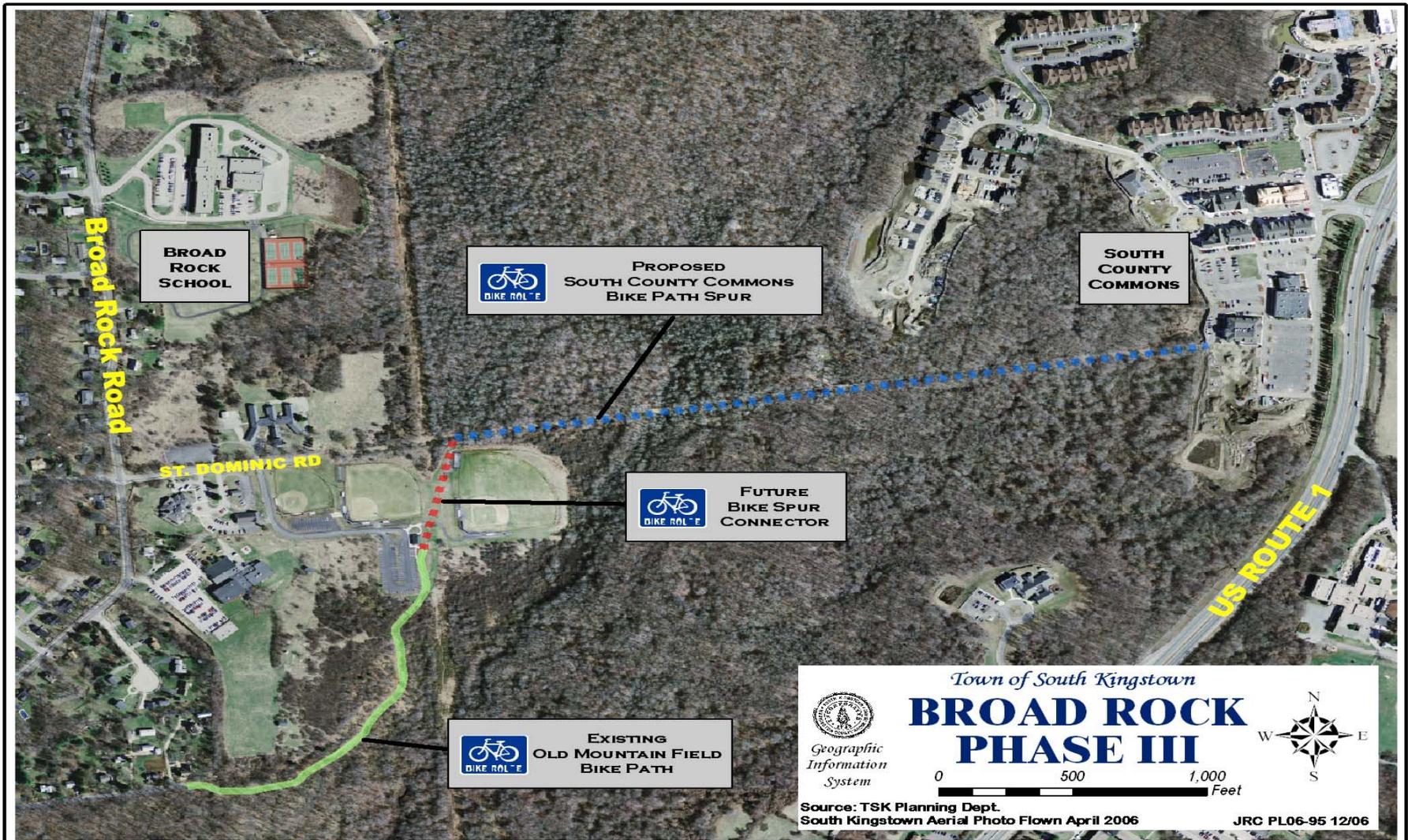


Main Street Intermodal Park Architectural Exterior View



Bike Path Connector

Broad Rock Playfields to SC Commons



Bike Path Connector

Broad Rock Playfields to SC Commons

Project

Timeline

Completed Project Design

FY 2007-2008

DEM Approval

August 2007

Proposed Funding

Unscheduled

(Impact fees/DEM Grant/
Third Party Revenues)

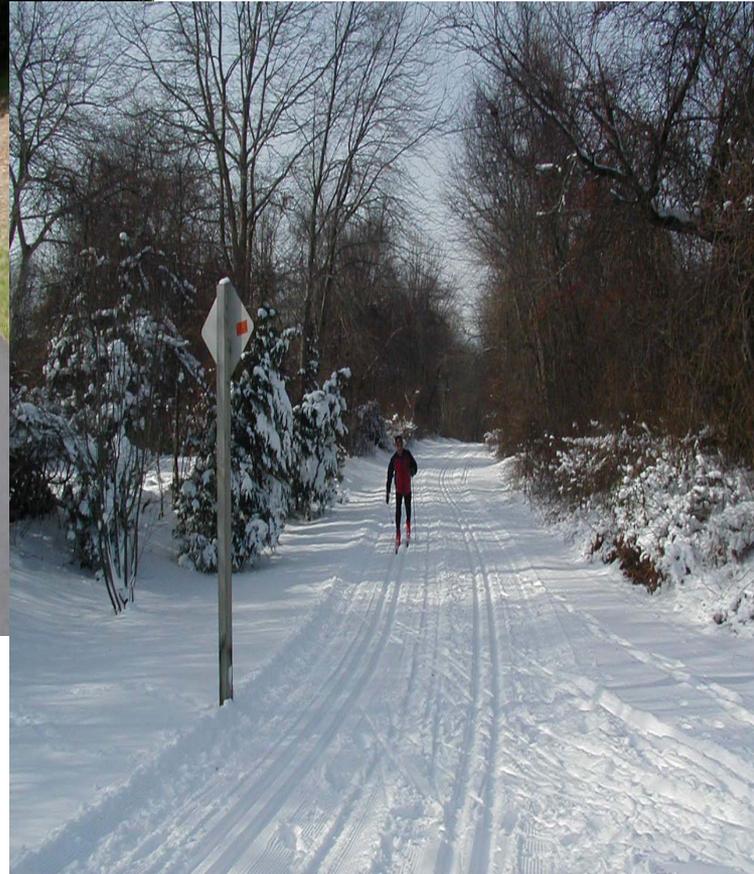
Proposed Construction

FY 2011-2012

Bike Path Connector Project Funding

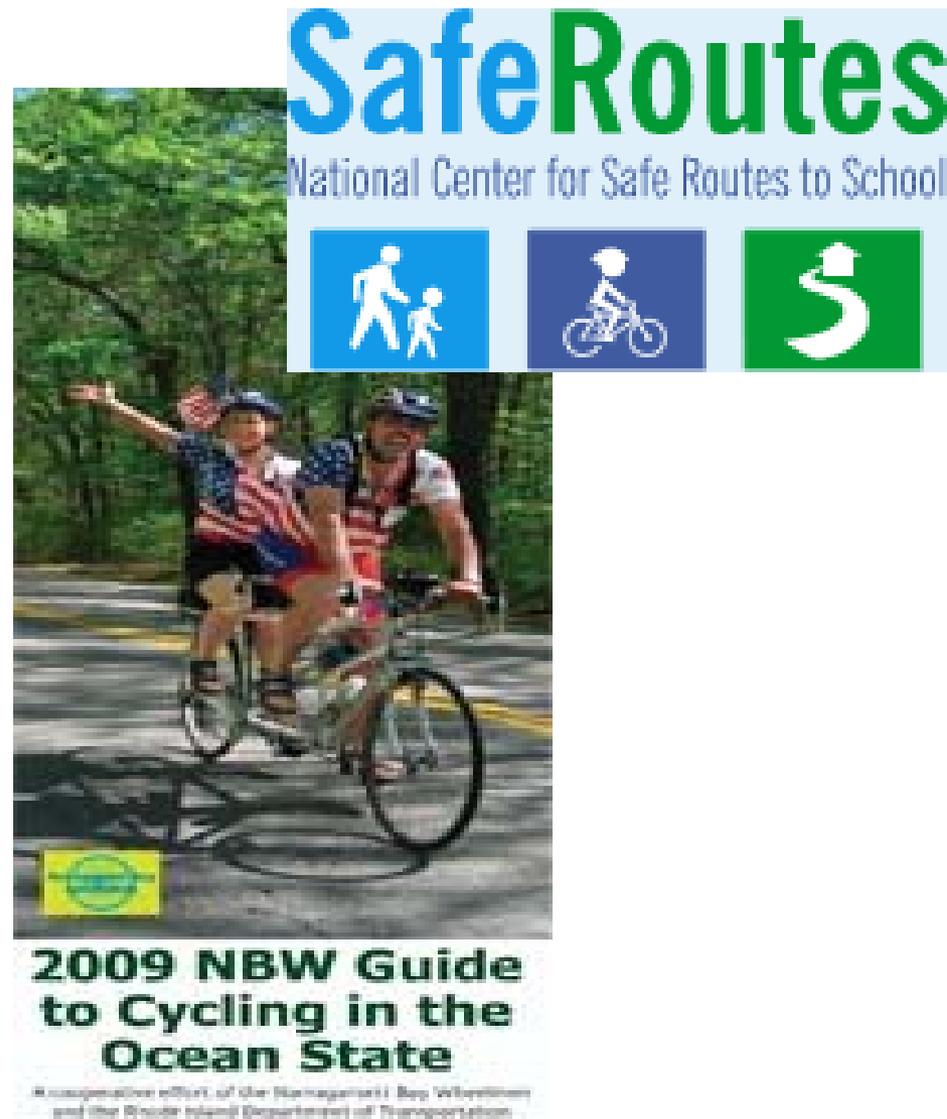
Bike Path Connector - Broad Rock	
Income	FY 2012
Recreation Impact Fees	\$350,000
Third Party Revenues	230,275
DEM Grant Greenway Program	169,725
Total Income	\$750,000
Expenses	
SC Commons Bike Path Spur	\$700,000
Contingency	50,000
Total Expenditures	\$750,000

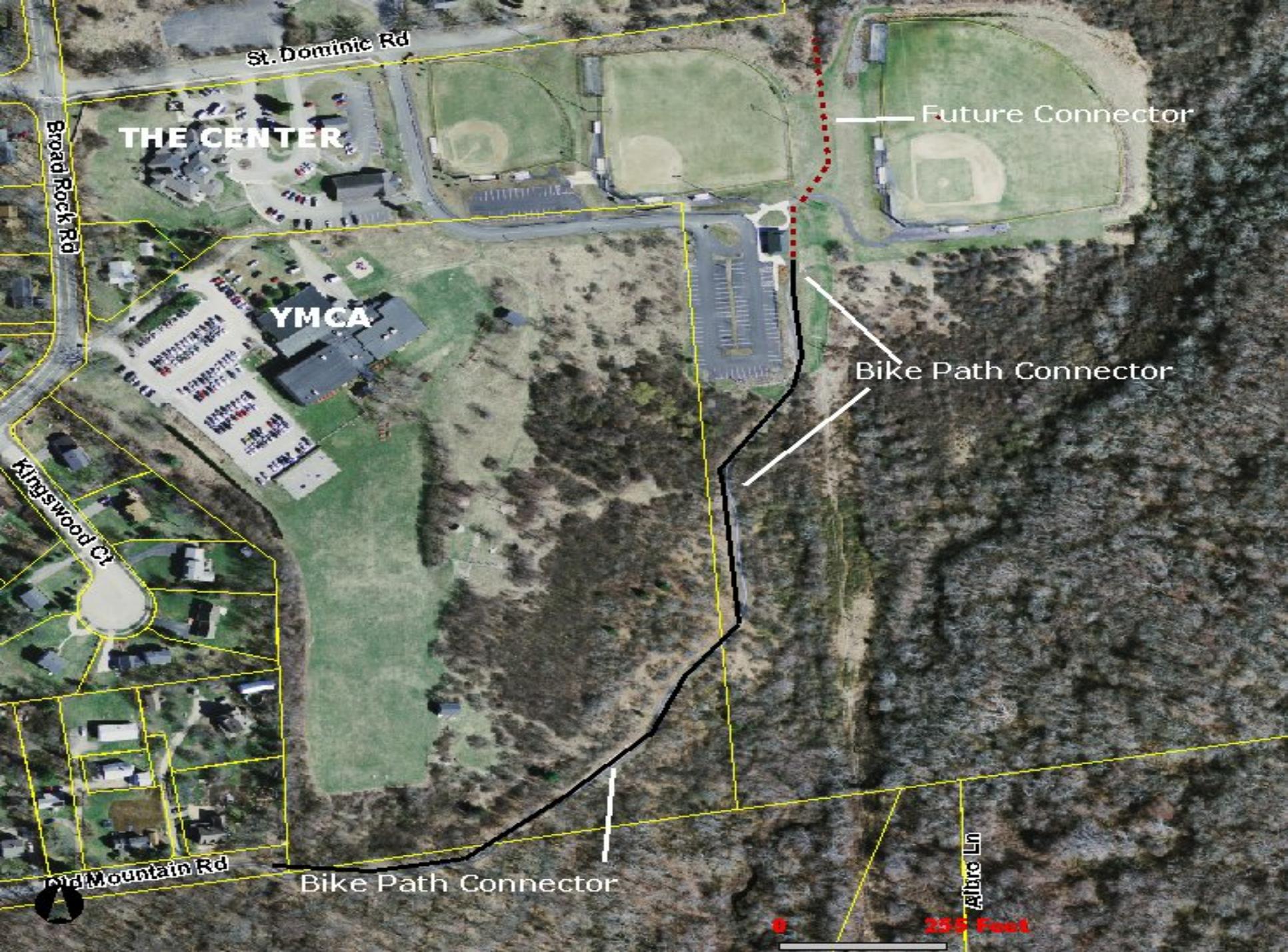
Recreational Opportunities & Access



Bike Path Connector Benefits

- ❑ Allow residents safe, non-vehicular access to Special Management District (SMD)
- ❑ Allow SMD residents access to Broad Rock Playfields, The Center, YMCA, Broad Rock School and Old Mountain Field via alternate travel route
- ❑ Allow access to entertainment, shopping and necessities





St. Dominic Rd

Broad Rock Rd

THE CENTER

YMCA

Kingswood Ct

Old Mountain Rd

Bike Path Connector

Future Connector

Bike Path Connector

Albino Ln

0 250 Feet



South County Commons Proposed Bike Path Spur



Geographic Information System

0 200 400 600 800 Feet

April 2008
Map Date: JIM Survey

2011 04 08 10:04

Broad Rock
Middle School

South Kingstown
Senior Center

Old Mountain
Field

The Preserve
at the Commons
(Under
Development)

Grandville
at the
Commons

B

A

Pump Station

Stedman
Government
Center

**Future Connector
300 l.f**

**A: Direct to Commercial Area
Approximately 3100 l.f.**

B: Egress/Entry in Residential Area

Bike Path	
	Existing
	Propose
Hiking Trail	
	Existing
	Propose

Bike Path Connector View Towards SC Commons



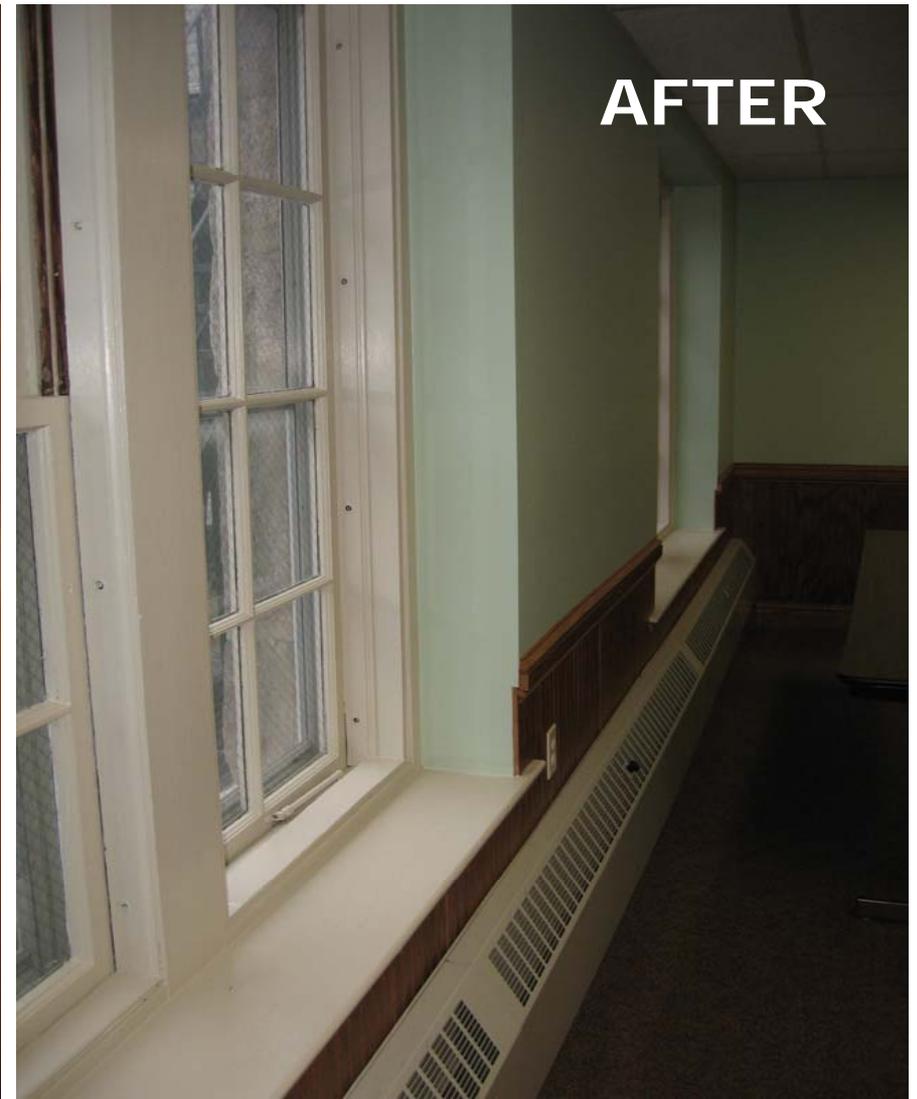
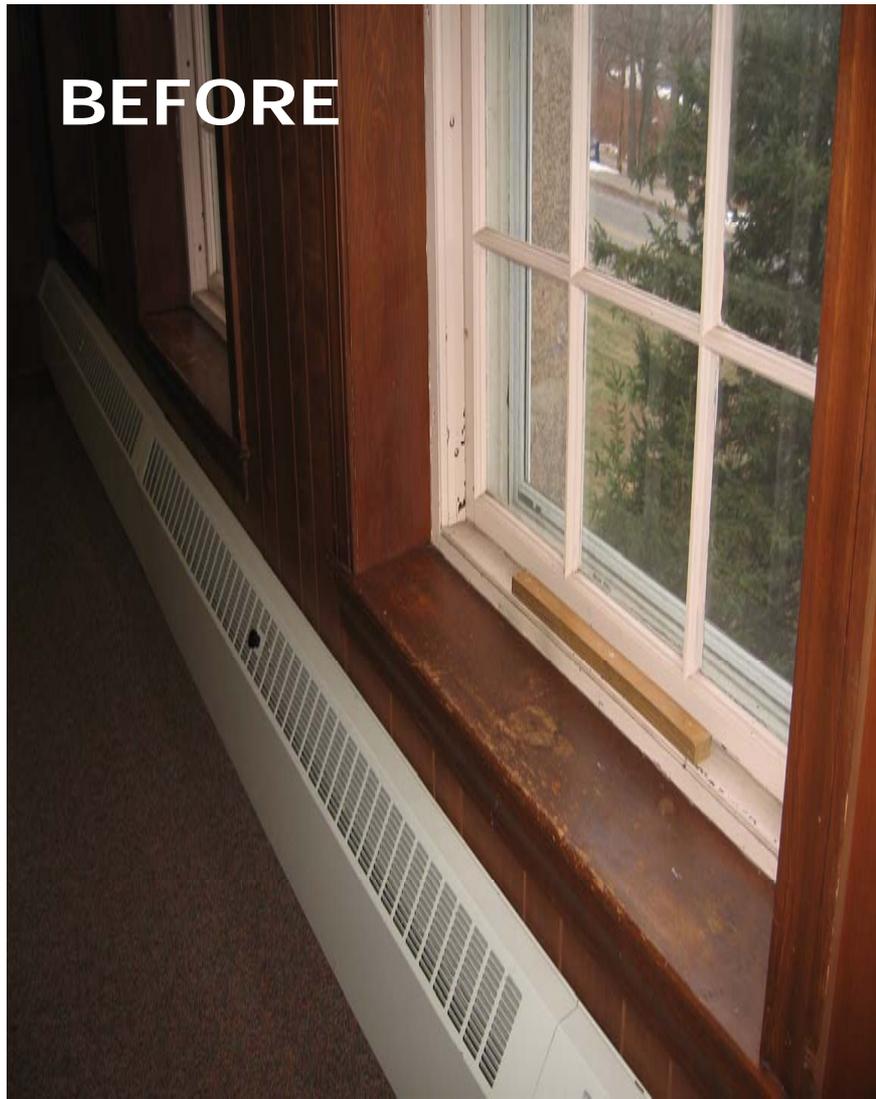
Neighborhood Guild Improvements



Neighborhood Guild Improvements

Neighborhood Guild Improvements	
Income	FY 2014
Municipal Bond	\$1,000,000
Total Income	\$1,000,000
Expenses	
Window Replacement	\$350,000
Air Conditioning Installation	250,000
Interior Renovations	150,000
Exterior Renovations	25,000
Electrical/Plumbing Improvements	50,000
Design and Architectural Services	25,000
Contingency	150,000
Total Expenditures	\$1,000,000

Neighborhood Guild Improvements Ceiling and Lighting Upgrades



Neighborhood Guild Improvements

Third Floor Winterization



Recreation Center Project Conceptual Design



Recreation Center Capital Costs

Community Recreation Center	
Income	FY 2016
Municipal Bond #1 - 11/04 Approval	\$650,000
School Bond #1 - 11/04 Approval	900,000
Municipal Bond #2 - 11/06 Approval	1,600,000
Recreation Impact Fees	850,000
Total Income	\$4,000,000
Expenses	
Building (24,000 Sq. Ft. @ \$130/SF Cost)	\$3,120,000
Furnishings	188,000
Design Services - (9% of Construction Cost)	280,000
Contingency - (10% of Construction Cost)	312,000
Parking (50 Spaces @\$2,000 per unit cost)	100,000
Total Expenditures	\$4,000,000

Recreation Center Benefits

- ❑ Address indoor facility deficiencies by reducing overcrowding at existing program sites
- ❑ Centrally located in town and to bike path
- ❑ Programming access by Town and School Departments
- ❑ Provide increased diversity in programming
- ❑ Provide outreach programs for teens and underserved disadvantaged youth
- ❑ Create opportunities for health-related initiatives
- ❑ Support physical education, athletic, health and special- event programming in the schools



Broad Rock Middle School

Arbor Way

Pedestrian Connection from Broad Rock Middle School

Approximate Wetland Edge and Acreage

Phase 1 +/- 25K sq ft

0.55 ac

Soccer Field

Phase 2 +/- 25K sq ft

125 spaces

100 spaces

215'

1.01 ac

St. Dominic Rd

Town of South Kingstown Senior Center

Town of South Kingstown Broad Rock Playfields

South County YMCA

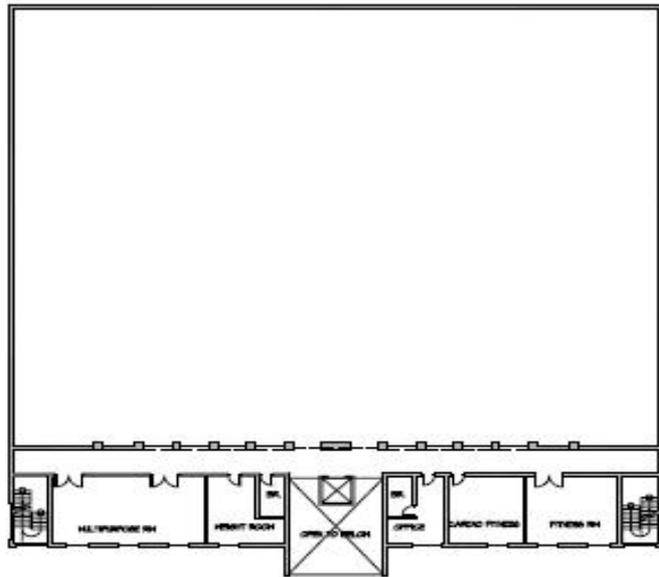
Penny Ln

Broad Rock Rd

Conceptual Site Plan Layout

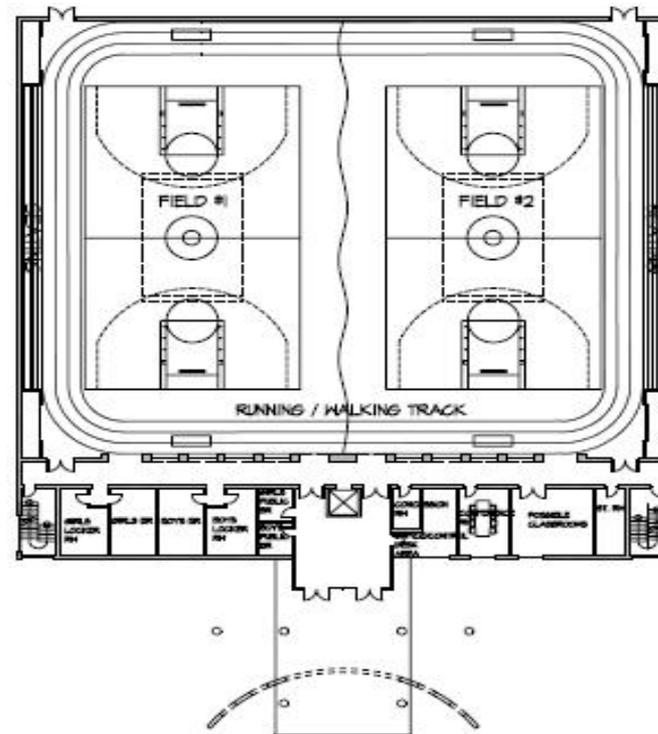


Recreation Center Conceptual Floor Plan



GROSS SQFT 4436

MEZANINE LEVEL



GROSS SQFT 22956

MAIN GROUND PLAN



TORRADO
ARCHITECTS

76 DORRANCE ST.
PROVIDENCE, RI 02903
401.269.1111 FAX 401.269.1111

KEY PLAN



CURTIS CORNER
ROAD
RECREATION
CENTER
SOUTH KINGSTON,
RI

FLOOR PLANS

DATE: REV. & DESCRIPTION
REVISED

SCALE: AS SHOWN
DRAWN BY: LAC

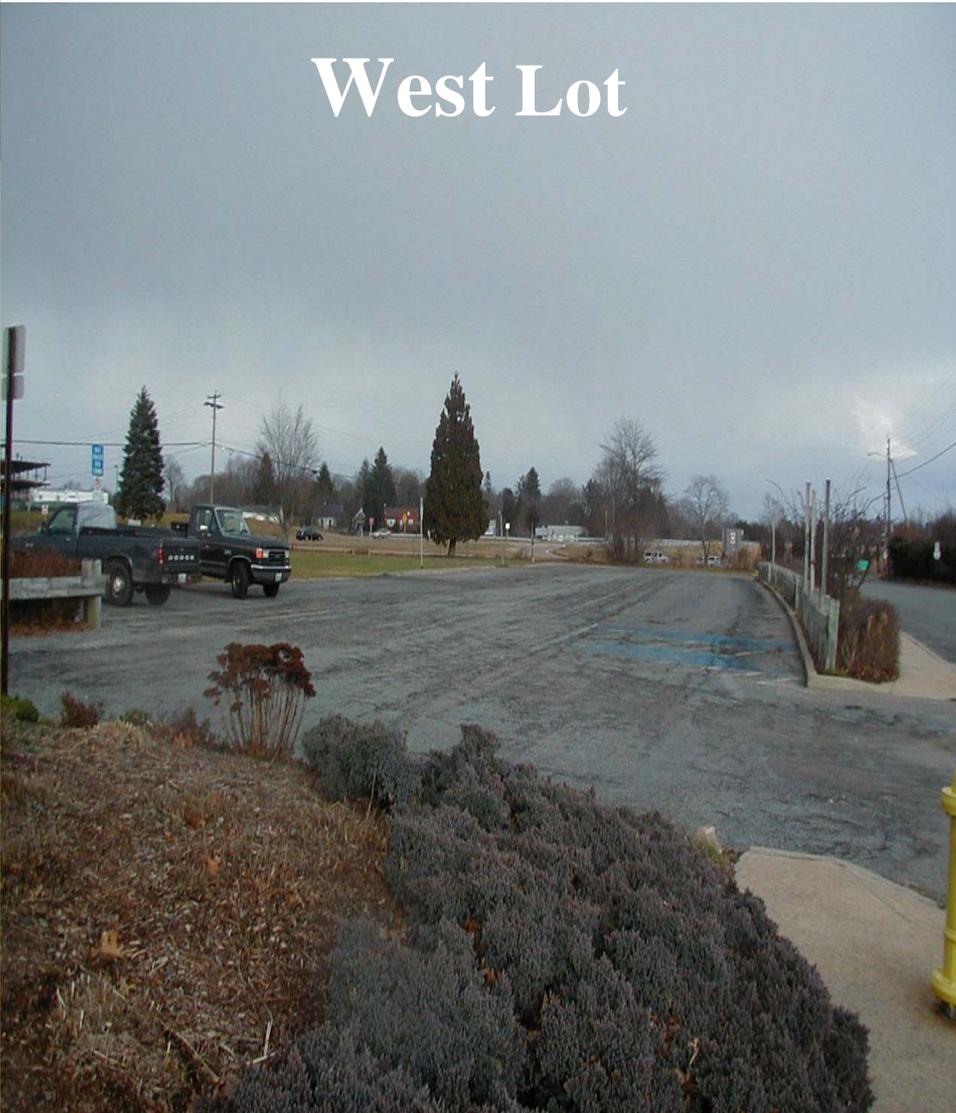
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Marina Park Improvement Program

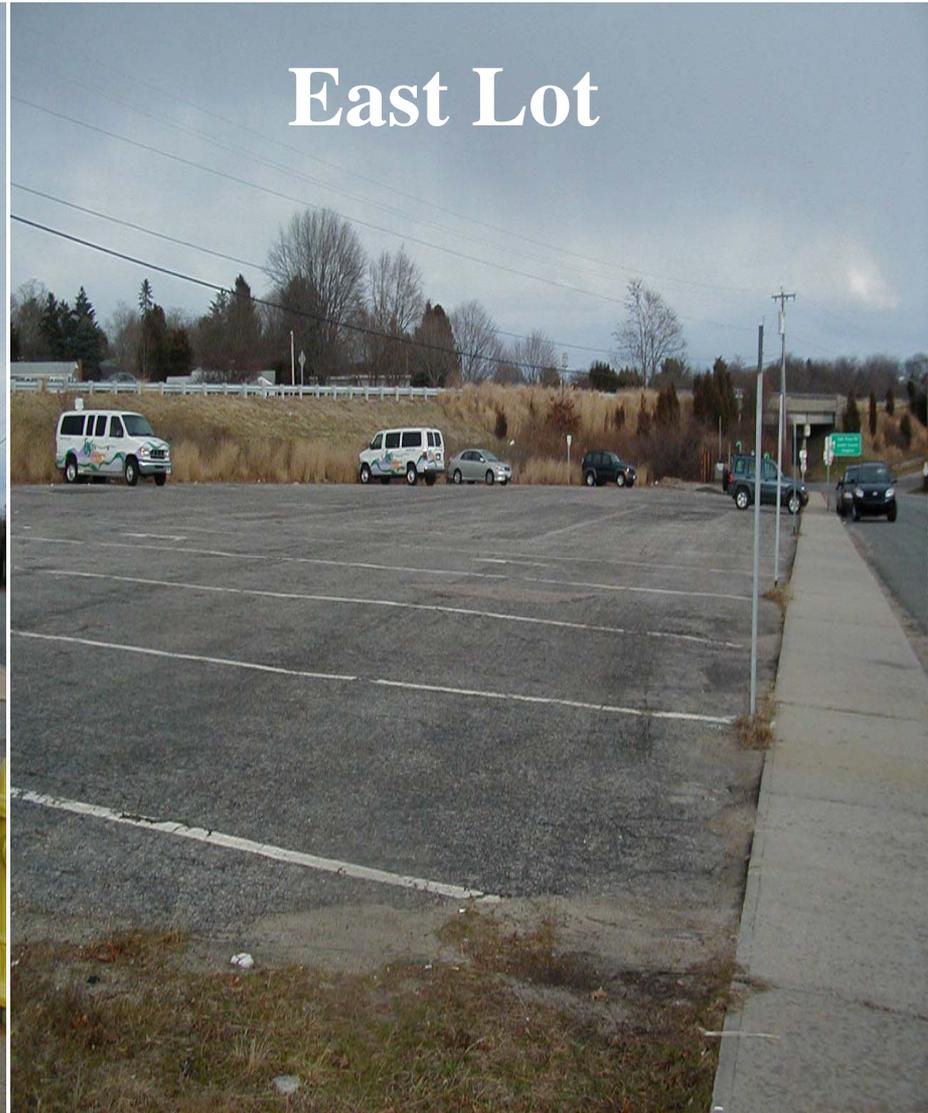
Marina Park Improvement Program	
Income	
Funds Held in Reserve - 6/30/09	\$47,335
FY 2014 CIP Transfer	10,000
FY 2015 CIP Transfer	10,000
Total Income	\$67,335
Expenses	
Resurfacing of Parking Lots - FY 2011	\$45,000
Public Dock Reconstruction - FY 2014	\$10,000
Boat Ramp Reconstruction - FY 2015	10,000
Total Program Cost	\$65,000

Marina Park Improvements Parking Lot Resurfacing

West Lot



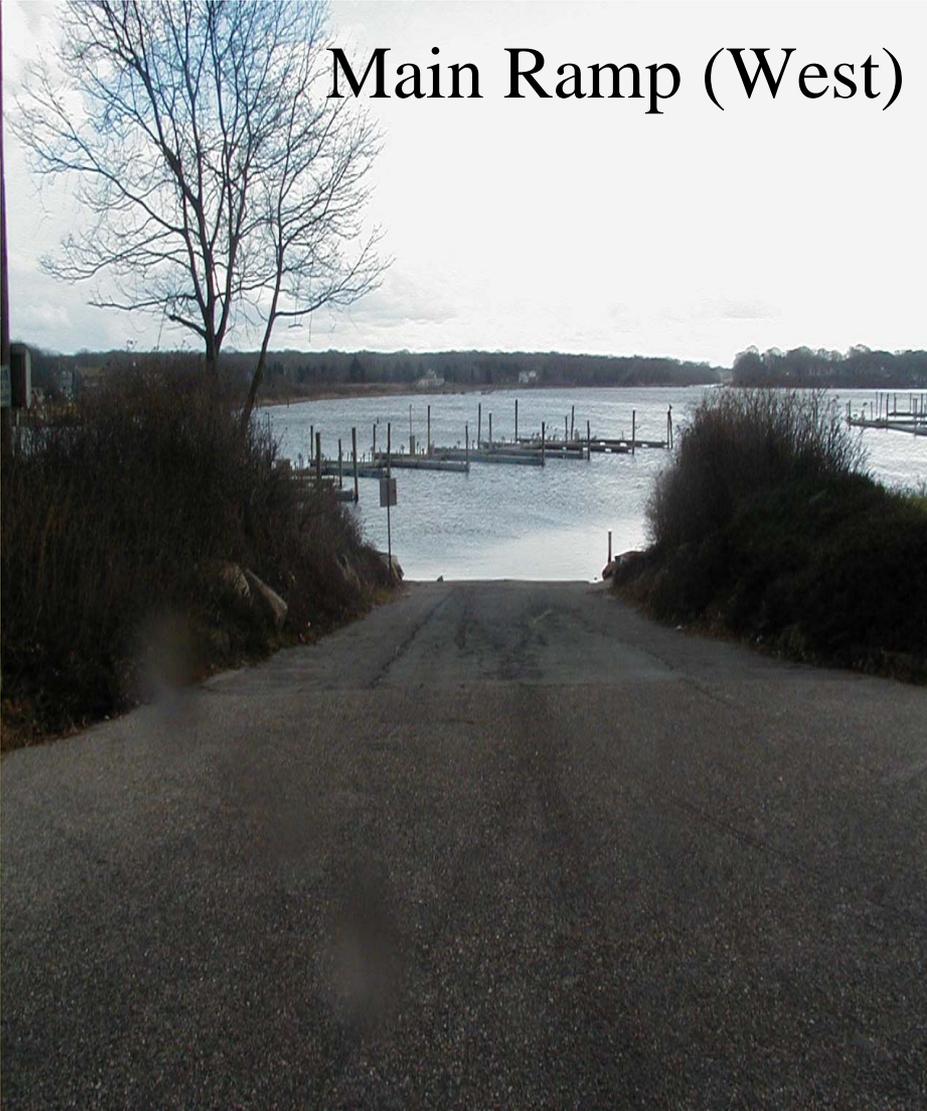
East Lot



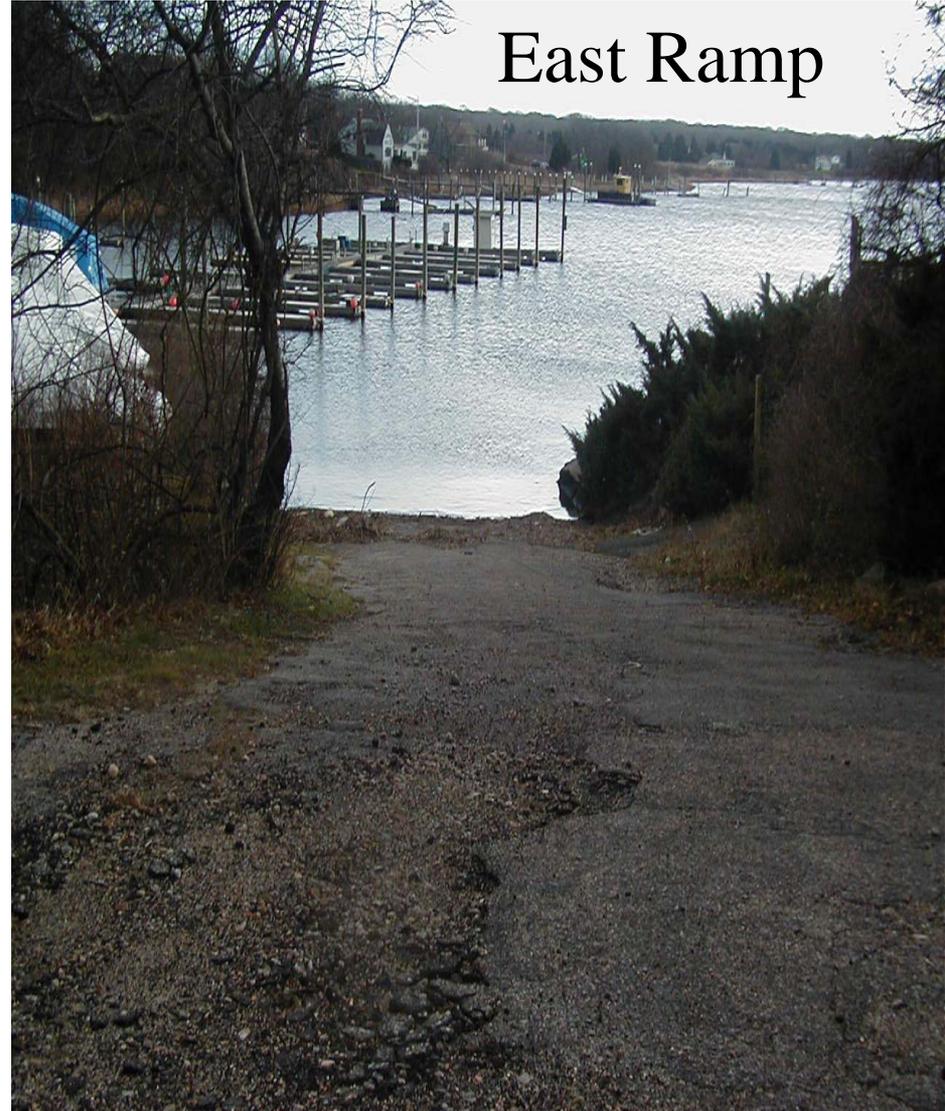
Marina Park Improvements

Boat Ramp Improvements

Main Ramp (West)



East Ramp

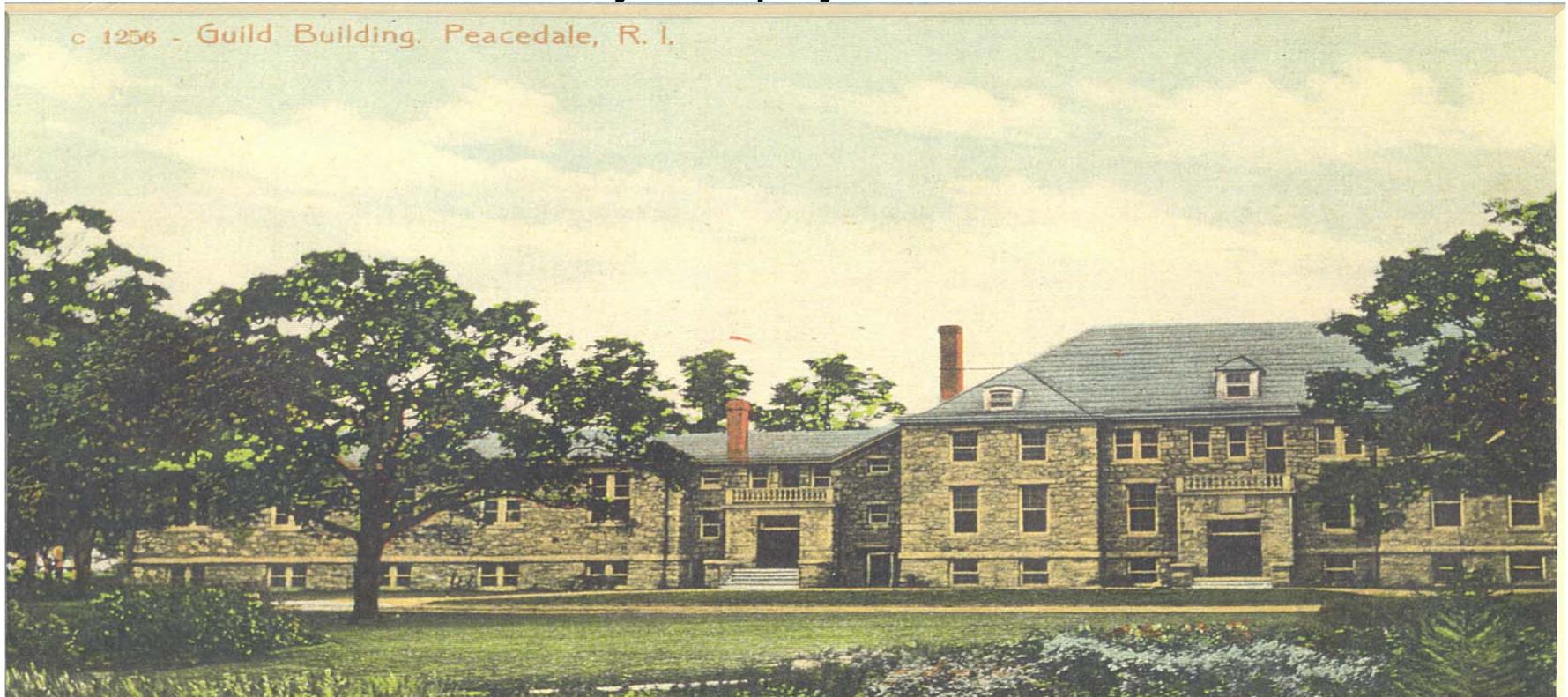


Marina Park Improvements

Dock Enhancements



South Kingstown Parks and Recreation 2010-2011 Through 2015-2016 Proposed Capital Improvement Program Terry Murphy, Director



Pay – As – You – Go Park Rehabilitation Program

- Park Rehabilitation is an ongoing program providing for the development, maintenance, and repair of the existing park system, recreation facilities, athletic fields and playground components.

Projects: Proposed Total Cost ~~\$90,000~~ – Reduced to \$60,000.

1. Road/Parking Lot/Bike Path Improvements
3. Baseball Field Dug-out Improvements
4. Softball Field Lighting Improvements
5. Beach Improvement Program
6. Parking/Entryway Improvements
7. ~~Basketball Court Improvements~~
8. Restroom Building Improvement

Curtis Corner Playfields Road/Parking Area Improvements

- Project Scope:

Total Project Cost: \$15,000

FY2010-2011:\$5,000 Requested

FY2015-2016:\$10,000 Future Request

- Involves seal coating and line striping of park and bike path surface areas within Curtis Corner Playfields complex.

Curtis Corner Playfields Parking Area Improvements



Curtis Corner Playfields Road Improvements



Curtis Corner Playfields Baseball/Softball Field Dug-out Improvements

- Project Scope:

Total Project Cost: \$20,000

FY 2009-2010	\$10,000	Approved
FY 2010-2011	\$10,000	Requested

- Second of two phase project involves construction of two roof covers in two existing player dug-out areas. Project will use a combination of in-house and outsourced services.

Curtis Corner Playfields

Baseball/Softball Field Dug-out Improvements



Curtis Corner Playfields

Baseball/Softball Field Dug-out Improvements



Curtis Corner Playfields

Baseball/Softball Field Dug-out Improvements



Old Mountain Field Lighting Improvements

- Project Scope

Total Project Cost: \$60,000

FY2010-2011:\$30,000 Requested

FY2011-2012:\$30,000 Future Request

- Project involves replacement of five of six wooden upright poles and all lighting fixtures

Old Mountain Field Lighting Improvements



Town Beach Improvement Program

- Project Scope

Total Project Cost: \$30,000

FY2010-2011:	\$10,000	Requested
FY2012-2013:	\$10,000	Future Request
FY2014-2015:	\$10,000	Future Request

- Reserve Fund is designed to provide future funding support in anticipation of maintenance improvements including but not limited to beach restoration and damage remediation.

Town Beach Improvement Program



Town Beach Improvement Program



Town Beach

Roadway/Parking Improvements

- Project Scope

Total Project Cost: \$5,000

FY2010-2011:\$5,000

Requested

- Project is designed to reconfigure beach entryway and develop a drop-off area adjacent to the pavilion, eliminating the circular drive and adding through access to second parking area.

Town Beach Improvement Program

Parking/Entryway Improvements



Town Beach Improvement Program

Parking/Entryway Improvements



Treaty Rock Park Basketball Court Improvements

- Project Scope

Total Project Cost: ~~\$5,000~~

**Project Deleted
due to State
Funding Loss.**

FY2010-2011:\$5,000

Requested

- Treaty Rock Park court is in need of crack repair and complete resurfacing

Treaty Rock Park Basketball Court Improvements



Tuckertown Park

Restroom Bldg. Improvements

- Project Scope

Total Project Cost: ~~\$25,000~~

**Project Deleted
due to State
Funding Loss.**

FY2010-2011:\$25,000 Requested

- Project will include replacement of restroom partitions, interior repainting, replacement fixtures and ceiling installation. For further cost savings and improved sanitary conditions, automatic door locks and automatic valves will be added on all fixtures.

Tuckertown Park Restroom Bldg. Improvements



Equipment Acquisition/Replacement Program

This program is designed to ensure that the Town has the necessary equipment to effectively manage public buildings, park facilities, park system grounds and to provide administrative services.

Projects:

Proposed Total Cost \$90,000

1. $\frac{3}{4}$ Ton Pick-up Truck
2. Toro 12 ft. Mower
4. Front Mount Mower Replacement

¾ Ton Pick-up Truck Replacement

- Project Cost: \$27,000
 - Replacement of a 2002 ¾ Ton Pick-up Truck
 - Recommended 7-year turnover cycle
 - Vehicle is used on a daily basis in support of general park and building maintenance; and plowing



Twelve Ft. Mower Replacement

- Project Cost: \$45,000
 - Replacement of a 1999 TORO-Groundmaster 455 with 5-year turnover cycle
 - Equipment used on a seasonal basis 4-5 days per week in maintenance of medium to large sized park sites
 - Equipment is used to support grounds maintenance program and special projects



Front-Mount Mower Replacement

- # Project Cost: \$18,000
- # Equipment acquisition is scheduled for replacement on a 3-year turnover cycle
- # Replacement of a 2003 John Deere 1145 mower with
- # Equipment used in support of general mowing operations at small to medium sized park sites.



Fair Share Development Fees

- **A. Educational Facilities**

An Educational Fair Share Fee, which provides limited reimbursement of capital costs associated with the development of new school facilities, is imposed at the time of issuance of building permits for all new residential structures. Revenues from Fair Share Fees are used to pay down the cost of debt service associated with general obligation bonds issued for new or expanded school facilities.

- **B. Open Space, Conservation, Park, and Recreational Land**

- This component provides for the acquisition of open space and/or conservation land to meet Town open space standards as described in the Comprehensive Community Plan. The Plan identifies a need to acquire land for active recreation facilities, for beach, salt and freshwater access, for aquifer and ground water recharge area protection, for the development of a greenway system, and for other special use activities.

Educational Fair Share Fee

- **Methodology for Computing School-Related Fair Share Development Fees**
- It is proposed that a revised methodology be used to set the School Related Fair Share Development Fee for FY 2010-2011. In prior years, establishing the value of the fee required detailed analysis of existing and projected student populations and forecasting the need for additional school building construction associated with predicted space needs. This method was a valid exercise when school enrollments were increasing and the planning and financing of additional school buildings was critical to the long term economic viability of the Town Capital Improvement Program. Subsequent to the construction of the Broad Rock Middle School, enrollments began to decline and the size of the school systems facilities are now believed to be more than adequate to meet anticipated future enrollments over the next ten years.

Educational Fair Share Fee

- Recognizing that seated enrollment space requirements will no longer require additional school construction and the capital costs associated with such construction, the method of calculating School Related Fair Share Fees can be revised to more accurately reflect the cost per student seat housed at the Broad Rock Middle School over the useful life of the facility.
- The cost of land acquisition and facility construction for the Broad Rock Middle School is summarized below. The proposed methodology revises the cost allocation to be recovered from Fair Share Fees to 50% of the net program costs that are the responsibility of the community to pay. In addition, the net cost to be recovered from fees is proposed to be discounted by 25%.

Educational Fair Share Fee

Middle School Construction Program			
Middle School Program	Middle School Construction Cost	Recovered Cost by Fees - 50%	Recovered Cost by Taxes - 50%
Land Acquisition	\$400,000	\$200,000	\$200,000
Facility Construction	10,076,724	5,038,362	5,038,362
Athletic Fields Phases 1 & 2	1,040,000	520,000	520,000
Building Equipment/Supplies	590,876	295,438	295,438
Total Facility Cost	\$12,107,600	\$6,053,800	\$6,053,800
Less: Bond Investment Income	(65,359)	(32,680)	(32,680)
Less: Power Company Rebate	(11,365)	(5,683)	(5,683)
Recoverable Capital Cost	\$12,030,876	\$6,015,438	\$6,015,438
Less State School Construction Aid	(3,609,263)	(1,804,631)	(1,804,631)
Bonding Required by Component	\$8,421,613	\$4,210,807	\$4,210,807
Cost Distribution Percentage	100%	50.0%	50.0%
Bond Interest Costs - 5.68%	\$5,022,650	\$2,511,325	\$2,511,325
Total Non Reimbursed costs over 20 year Term	\$13,444,263	\$6,722,132	\$6,722,132
25% Discount and Cost Transfer		(\$1,680,533)	\$1,680,533
Net Cost Share	\$13,444,263	\$5,041,599	\$8,402,665

Educational Fair Share Fee

Fair Share Development Fees - Education Related	
Cost Recovery: Broad Rock Middle School	
Middle School Building Capacity (Seats)	600
Less 50% Students from Housing Constructed Prior to 1999	(300)
Students from Housing Constructed after 1999 - Use Maximum - Per Year	300
Assumes 15 year use before Major Renovations	4,500
Individual Student Years in Middle School Program	3
Maximum # of Students over Expected Use Term	1,500
Recoverable Cost	\$5,041,599
School Related Fair Share Development Fee	\$3,361

Educational Fair Share Fee

Educational Fair Share Fee - FY 2010-2011			
	Adopted 2009-2010	Proposed 2010-2011	Decrease in Fee
All Single & Duplex Household Units	\$3,389	\$3,361	(\$28)
Multi-Household Units - With 2 Bedrooms or more.	\$1,695	\$1,681	(\$14)
Accessory Apartments & Multi-Household Units With one bedroom	\$847	\$840	(\$7)

Educational Fair Share Fee - FY 2009-2010		
	Adopted FY 2008-2009	Proposed FY 2009-2010
Single & Duplex Unit Fee	\$3,342	\$3,389
Apartment Unit Fee	1,671	1,695
Multi-Household Structure - Per Unit	836	847

Educational Fair Share Fee

Fair Share Fees Collection/Expenditures		
<i>10 Year Term</i>	Income	Expended
2000-2001	\$226,961	(\$700,000)
2001-2002	339,750	(250,000)
2002-2003	397,354	(360,325)
2003-2004	505,515	(400,000)
2004-2005	312,907	(400,000)
2005-2006	273,976	(400,000)
2006-2007	116,738	(400,000)
2007-2008	94,846	(200,000)
2008-2009	83,282	(100,000)
2009-2010	75,000	(80,000)
	\$2,426,329	(\$3,290,325)

Recreational Fair Share Fee

- The fee per dwelling unit for open space, conservation, park, and recreation land and/or facilities is proposed at \$3,763 per dwelling unit during the 2010-2011 fiscal year, which is the same rate as the past three years. Based on US Census 2000 Data documentation of the “average household size” in South Kingstown, the average number of persons residing in each residential unit in the community is presented at 2.56 persons.
- This fee is based on the following assumptions:
- The purchase and development of new municipal parkland will cost on average \$140,000 per acre. This cost per acre is based on the estimated “Market Value” for all vacant lots of at least 10,000 sq. ft. that have sold in Town over the past year.
- The Comprehensive Community Plan identifies the Town-wide need for recreation land to be 10.50 acres per 1,000 persons.
- The average residential unit in South Kingstown will have 2.56^[1] persons per unit.
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^[1] US Census Bureau, Profile of General Demographic Characteristics 2000 – South Kingstown, Rhode Island, May 2001.

Recreational Fair Share Fee

Recreational/Open Space Fees		
Estimated Value of Land Per Acre		\$140,000
Land (Acre) Needed per 1,000 persons		10.50
Persons Per household Unit		2.56
Proposed Recreation Fee for FY 2010 -2011		\$3,763
FY 2009-2010 Recreation Fee		\$3,763
Increase in Fee		\$0
Percentage Increase		0.0%

Fee Exemption For Affordable Housing

Assumptions		RI Housing	RI Housing
Median Family Income		80% of MFI	120% of MFI
Single Family Dwelling		3 Bedrooms	3 Bedrooms
Interest Rate:		6.00%	6.00%
Term in Years:		30	30
Hazard & Mortgage Insurance:		variable	variable
2009-2010 Tax Rate Per \$1000 of Property Assessment		\$12.09	\$12.09
Wash. County Median Household Income - 2008		68,300	68,300
Percent of Median Household Income - (80%, 120%)		54,640	81,960
30 percent Available for Housing		16,392	24,588
Monthly Housing Expense 1/12 of above		1,366	2,049
Property Taxes (monthly)		164	264
Hazard & Mortgage Insurance (monthly)		173	222
Available for Mortgage Payment		\$1,029	\$1,563
Maximum Total Sales Price		\$171,000	\$275,000
Mortgage Payment - 30 Year Term		\$1,025	\$1,649

In Lieu Fee Requirements For Affordable Housing

- Pursuant to amendments adopted on October 22, 2007 relative to Section 502.6 of the Zoning Ordinance, “Inclusionary Zoning,” Section H “Off-site exactions,” this section outlines the methodology and determines the amount that would be required where the Planning Board permits a fee to be paid in-lieu of providing affordable housing units in a major subdivision or land development project.
- Under the Town’s inclusionary zoning requirements a developer of a major subdivision or land development project (≥ 6 units) would be required to provide 20% of such units as “affordable” under RIGL 45-53-3. In consideration of this requirement, the developer is afforded a zoning incentive of 20% over the basic maximum number of units that would be permitted under the development parcel’s zoning classification.

In Lieu Fee Requirements For Affordable Housing

- Section 502.6 H. 5. (a.) details the methodology for calculation of the in-lieu fee as follows: “The in-lieu fee per affordable unit required shall be the difference between the median sales price for a single-family home in South Kingstown and the maximum affordable sales price of a single-family home for a South Kingstown family of four earning 80% of the area median income (AMI).” The ordinance requires that the fee be updated annually in the Capital Improvement Program (CIP) using data sets from the Town of South Kingstown Department of Assessment, the Warren Group (for median sales price data) and RI Housing and Mortgage Finance Corporation (for determining the maximum sales price of a single-family home for a family of four (4) at 80% AMI).

In Lieu Fee Requirements For Affordable Housing

South Kingtown Average Sale Price	282,500
Maximum Purchase Price for Affordable Unit	171,000
In-Lieu Fee Requirement (Per Unit)	\$111,500

Year	Single Households	Average Sale Price	Average Assessment	Tax Levy	\$ Increase	% Increase
1999	7,808	\$153,000	\$151,959	\$3,057	\$132	4.50%
2000	7,969	165,000	153,065	3,176	119	3.88%
2001	8,125	200,000	200,584	3,590	414	13.05%
2002	8,249	265,329	201,907	3,840	250	6.96%
2003	8,374	321,500	204,679	4,075	235	6.12%
2004	8,477	355,000	336,825	4,237	162	3.98%
2005	8,586	374,500	339,037	4,452	214	5.06%
2006	8,663	365,000	341,957	4,668	216	4.86%
2007	8,707	355,000	418,672	4,820	152	3.26%
2008	8,731	316,000	420,516	5,033	213	4.43%
2009	8,753	282,500	421,521	5,095	62	1.23%
Ten Year Increase	945	\$129,500	\$269,562	\$2,038	\$2,038	5.25%

Source: RILiving.com