



THE COMMUNITY HOUSING LAND TRUST OF RHODE ISLAND

July 24, 2025

Mr. James Rabbit, Planning Director  
South Kingstown Town Hall  
180 High Street  
Wakefield, RI 02879

Dear Mr. Rabbit,

Please accept this letter as confirmation that Mr. Jonathan Fox, of Alcamo Capital and the Lofts at Fairground LLC, has been in contact with the Community Housing Land Trust of Rhode Island with regards to the monitoring of the affordable units that would be included within the residential development that is proposed for 132 Fairgrounds Road in West Kingstown.

Should this development be approved by the Town of South Kingstown Planning Board, the Community Housing Land Trust of Rhode Island will execute a formalized Monitoring Agreement with the Lofts at Fairgrounds LLC to serve as the monitoring agent for the seventy-eight affordable rental units created in conjunction with this development. Our role will be to ensure the development's initial and ongoing compliance with Rhode Island's Low and Moderate Income Housing Act, enabling the Town of South Kingstown to receive the appropriate credit towards its achievement of the state's 10% affordability requirement.

As Monitoring Agent, the CHLT-RI will prepare the deed restriction for the property that will ultimately encumber the development and will work with the Town and developer to successfully bring the affordable units online. As the developer is proposing that the LMIH units be developed as rental units, the monitoring scope of work provides for the following: setting of the maximum monthly rental rate based on the Town approved AMI targets, screening prospective tenants to determine initial eligibility and ongoing annual eligibility of in place tenants. The CHLT-RI will monitor the development for compliance for the duration of the deed-restricted period, including any resales of the development, in addition to the submittal of any required annual reports to the appropriate State entity. Lastly, the CHLT-RI will coordinate with RIHousing staff to provide the appropriate information and documentation to ensure that the affordable units created as part of this development are included in the LMIH inventory chart.

Should you have any questions or require any additional information, please feel free to contact me at 401-721-5680 ext. 104.

Sincerely,

Melina Lodge  
Executive Director