

Approved as written

Jamestown Affordable Housing Minutes

July 5, 2022

4:30 p.m.

93 Narragansett Ave.

Jamestown, RI 02835

I. Call to Order

The meeting was called to order at 4:30pm and the following members were present:

Joe Cannon, Job Toll, Nick Radesca, Quaker Case, Lisa Bryer, Bob Plain, Fred Pease, Mary Meagher

Also present: Carrie Kolb, Greg DiGasper

Not Present: Mike Liebhauser

II. Approval of Minutes June 14, 2022 - review, discussion and/or action and/or vote

A motion to approve the minutes from June 14, 2022 as amended was moved by Case and seconded by Cannon. All in favor. So unanimously voted. Fred Pease abstains from voting because he was not present at the meeting.

III. Accessory Dwelling Unit and Multifamily Zoning - review, discussion and/or action and/or vote

1. Copy of Senate Bill S 2623 SUBSTITUTE A -passed 6/28/22

Bryer stated that the Town Solicitor will update the Planning Department, once the passed bill is signed into law. The bill does not address: short term rentals; year round housing stock; and length of stay.

Plain reached out to Senator Meghan Kallman, who is one of the sponsors of the bill. Kallman emailed Plain that the Bill is intended to streamline laws and zoning governing ADUs across the state. She originally wanted the bill to allow the building of ADUs by right, but the House didn't agree with that. So now the bill states that if a city or town permits ADUs then they have to be governed consistently. The aim is it to make it easier to build or safely maintain them.

Plain asked how will this change the way the Planning Commission approaches ADUs when re-looking at the town's ordinances?

Bryer stated that she needs to talk with the Town Solicitor first.

Meagher stated that the ordinance can no longer differentiate between affordable and family dwelling units.

Discussion ensued regarding short term rentals. The bill does not state that ADUs can not be used for short term rentals.

2. Draft Ordinance January 2020 – Article 12 (Bed & Breakfast section not applicable to this committee)

Not discussed at this time.

3. Draft letter to Planning Commission

Discussion ensued to send a letter to the Planning Commission now or at a later date?

Water was discussed as one of the constraints in Jamestown and ADUs would stress our water system. Meagher brought up to Town Council that water use could be based on the number of bedrooms allowed per house to discourage overdevelopment.

ADUs were discussed. Plain stated ADUs are experiencing a moment right now and he feels that ADUs are a real winnable fight in affordable housing. Radesca stated that we do not want ADUs to be short-term rentals or Airbnb. Plain feels that new ADUs will be for affordable housing. Because anyone who can afford to buy a house will buy. Most people do not want other people vacationing in their back yard. Meagher and Bryer disagreed with Plain. Bryer said that why have someone renting all year when you can make the same amount in just the summer months? Plain said that short term rentals are a very labor-intensive way to rent.

Discussion ensued in regards to ADUs for affordable housing. Case stated that we already have the data on this because not one ADU was built for affordable housing purposes. Bryer stated that no one wants to put the deed restriction on the ADU. Cannon asked if there was a way to bypass the deed restriction. Bryer stated that there are three parts to having an affordable housing ADU: Permanently affordable (deed restriction for 30 years), rented to an income eligible tenant and having a subsidy from Federal, state or local government. Plain said that the State wants to ensure that there is affordable housing for more than just one year and the deed restrictions make them long term.

Discussion ensued about a tax break for affordable housing. Should there be a larger tax break for affordable housing and a smaller tax break for workforce housing? Meagher stated that people are unclear what "affordable" is. People think that "affordable" is \$400 per month but it is really \$1,200 per month. The home owner would have to show documentation, and it needs to be very clear what information needs to be provided, to get the tax break.

Discussion ensued regarding sending a letter to the Planning Commission. Plain drafted a letter. The point the letter should accomplish is that the AHC supports ADUs and would like the Planning Commission to support them as well. This letter should focus on ADUs since there is legislation that will become law in the future.

Discussion ensued editing the draft letter. Plain will revise and send letter to Planning Department to hand out to the Planning Commission. A motion moved by Radesca and seconded by Toll to revise and send the letter as discussed. All in favor. So unanimously voted.

IV. 91 Carr Lane, Plat 4 Lot 52 – 3 lot Subdivision, Comprehensive Permit for Affordable Housing - review, discussion and/or action and/or vote on recommendation to Planning Commission

Plain and Bryer recused from discussion. Church Community Housing Corporation (CCHC) has submitted a Preliminary Application. AHC sent a letter of support to the Planning Commission at Master Plan stage. The Preliminary Stage of Review is next and will be on the agenda in August. Pease stated that he has been asked questions about what can happen if this project falls through and he has told people that you could end up with a large single family home with no restrictions.

V. Review dates for East Greenwich Cottage Clusters field trip

1. HUD Case Study: East Greenwich, Rhode Island: Cottages on the Greene's Innovative Approach to Infill

https://www.huduser.gov/portal/casestudies/study_07022012_1.html

Discussion ensued about having a field trip to East Greenwich. Should AHC invite the Planning Commission and Town Council? Do we need to provide transportation? Bryer stated if it is a joint meeting it needs to be posted on the Secretary of State website. Pease stated that they should be invited. We can set a date for the Affordable Housing Commission and invite others to attend. Meagher suggested inviting Looking Upwards, who is developing Hammett Court, as well. Further discussion is needed.

VI. Discuss working with partners on future projects

This agenda item not fully discussed. Case stated that she would like to sit down with the Conservation Commission to look at land that the Town owns to discuss affordable housing options.

VII. Future meetings and agenda items of Affordable Housing Committee

Cannon would like to have a subcommittee to discuss special funding and special applications for

affordable housing. Bryer stated that a subcommittee can be formed for different topics but if it is 2 or more members, they must post an agenda on Secretary of State website (agenda must be posted 48 hours before the meeting).

VIII. Adjournment

A motion to adjourn at 5:55pm was moved Pease and seconded by Toll. All in favor

Attest:

Lisa Bryer and Carrie Kolb
Town Planner Planning Assistant