

Approved as amended  
**Jamestown Affordable Housing Committee Meeting**  
**December 13, 2022**  
**9:00 a.m.**  
**93 Narragansett Ave.**  
**Jamestown RI 02835**

**I. Call to Order**

The meeting was called to order at 9:01 am and the following members were present: Joe Cannon, Bob Plain, Lisa Bryer, Quaker Case, and Job Toll

Also present: Carrie Kolb

Not present: Fred Pease, Mary Meagher, Town Council Liaison

**II. Approval of Minutes November 2, 2022 - review, discussion and/or action and/or vote**

A motion to approve the minutes from November 2, 2022 meeting as amended was moved by Cannon and seconded by Toll, as amended. All in favor.

A motion to approve the Executive Session minutes from November 2, 2022 meeting was moved by Case and seconded by Cannon. All in favor.

**III. Executive Session**

1. Town-owned land – Review, discussion and/or action and/or vote

A motion to enter into Executive Session at 9:06am was moved by Case and seconded by Toll. All in favor.

**IV. Adjournment of Executive Session**

A motion to adjourn Executive Session at 9:25am was moved by Bryer and seconded by Cannon. All in favor.

A motion to seal the minutes from Executive Session was moved by Case and seconded by Bryer. All in favor.

The Chair reported that no votes were taken during Executive Session.

**V. Rentals & Accessory Dwelling Units (ADUs) - review, discussion and/or action and/or vote**

1. Review of Planning Commission discussions, legal opinions, and next steps.

Discussion ensued regarding the new ADUs law. Bryer explained that the new ADUs law has left most of the towns in the State confused because of poor wording and undefined terms. She has spoken with a couple of Towns, the Planning Commission and Plain. The most prudent way to deal with ADUs seems to be amending the AFDUs ordinance that we have now. Currently most of the AFDUs are being used as intended due to our current ordinance.

Discussion ensued regarding rentals. How does Jamestown incentivize long-term rentals (LTR) over short-term rentals (STR)? What will help increase big “A” affordable housing and little “a” affordable housing? Plain said that even if the breakdown in the ADUs rental market is 70% STR and 30% LTR, it is still additional rental housing for Jamestown. Plain mentioned that it is a good idea to allow separate ownership of ADUs and primary units. Plain said that this is the AHC’s opportunity to convince the Planning Commission that ADUs are a good idea and the committee agrees.

**V. Report/White Paper on Affordable Housing in Jamestown** - review, discussion and/or action and/or vote.

Discussion on crafting white papers ensued. The first paper will give the current state of affordable housing in Jamestown. The second paper will detail how to get to 10% affordable housing. Bryer said that two good resources for data are the Jamestown Comprehensive Plan, which has affordable housing data from the last 3 decades and the Housing Fact Book, which is published yearly by HousingWorks RI. Case, Cannon and Plain will form a subcommittee to further discuss. Plain asked that members bring information to the next meeting.

**VI. Stand Alone Housing Projects** - review, discussion and/or vote and/or action

1. report from Joe Cannon.

Book recommendation from Cannon: “Survival of the Richest” by Douglas Rushkoff, a professor at Queens College.

Cannon presented his idea for smaller affordable stand-alone housing project, which entails multi-unit (from 2 to 6 units) houses in which some units are owned and others rented at or similar to HUD fair market rental rates. The project would be on town-owned land, where the ownership of the land is retained by the town, and the Jamestown Housing Authority (JHA) would manage the project. Both Toll and Case said that the public opinion of how JHA manages its projects at this time is not highly regarded. They do not currently have the capacity to manage other projects.

Discussion ensued regarding the similarity of what he is proposing to how Church Community Housing Corporation (CCHC) manages its programs. Plain explained that the Town would get more bang for the buck in partnering with CCHC because of their experience in building and managing housing projects. Cannon said how it would bring the project in-town and be an exclusive project for fire, police and Town/public works employees.

Cannon explained how he spoke with Police Chief Ed Mello and Fire Chief Jim Bryer about their workforces not living on-island. Only Chief Mello and one other police officer live on-island. Around 36-38 members of the volunteer fire department live on-island.

Discussion ensued regarding town employees living on-island. The question was raised: are we correct in assuming that employees want to live here? Should there be overnight facilities for fire and police? There are overnight facilities upstairs at the fire department and there are plans to create a few units at the EMS Barn. The committee will support the Fire Department creating units at the EMS Barn. The committee can be allies with Fire, Police and town employees. Other allies could be the Chamber of Commerce, boat yards, McQuades, and major employers in Town.

**VII. Tools and Techniques for Creating Affordable Housing in Jamestown - review, discussion and/or action and/or vote**

None

**VIII. Member Reports**

None

**IX. Future meetings and agenda items of Affordable Housing Committee**

The next meeting will be on January 10, 2023 at 9:00am. Date and time of future meetings in 2023 will be discussed at next meeting.

**X. Adjournment**

A motion to adjourn at 10:52am was moved by Cannon and seconded by Case. All in favor.

Attest:

Lisa Bryer      and      Carrie Kolb  
Town Planner      Planning Assistant