

Approved as written
Jamestown Affordable Housing Committee Minutes
March 15, 2023
5:00pm in Town Council Chambers
93 Narragansett Avenue
Jamestown, RI 02835

I. Call to Order

The meeting was called to order at 5:00pm and the following members were present: Wayne Moore, Job Toll, Joe Cannon, Fred Pease, Bob Plain, Lisa Bryer, and Mary Meagher. Quaker Case arrived at 5:05 pm. Also present: Carrie Kolb, and Dave Pritchard, Jamestown resident.

II. Approval of Minutes

1. February 15, 2023 open meeting - review, discussion and/or action and/or vote
A motion to approve the minutes from February 15, 2023 meeting was moved by Moore and seconded by Toll as amended. All in favor.

III. Community Land Trust/Jamestown Sustainable Resident Program- review, discussion and/or action and/or vote

1. Update on the Town Council resolution and Affordable Housing Committee's role

The Town Council at the March 6, 2023 passed a resolution to establish a Jamestown Sustainable Resident Program, which is based on the "community land trust" created/discussed by Meagher. Town Solicitor Peter Ruggiero needed a resolution to get the work started. Meagher said that Ruggiero plans on writing a set of rules, which is the first step for substantive work to be done.

Discussion ensued on what the Committee will do. Meagher said that this committee will review and edit documents written by Ruggiero. The committee will hopefully have a draft to review at the next meeting and the committee might have to have a special meeting for review. Committee members were positive and eager to work on this project.

Discussion on the budget and process for the project ensued. Meagher explained that current budget has \$25,000 designated and the budget for the next fiscal year has another \$25,000 earmarked. The Town of Jamestown would buy the land from an applicant who meets the criteria for affordable housing. The applicant would still own the house. The questions was asked what happens when the applicant wants to sell the house? The house can be sold as affordable housing and Jamestown still owns the land within a land trust. Meagher said that there are a few interested parties already and a prototype/example will be implemented.

Discussion ensued on explaining the program out to the community was discussed.

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

Case said that she did not receive any additional comments. Plain asked what does the committee do next? Meagher said it should go to the Town Council. Case will meet with Bryer and the paper will be submitted to the Town Council and on the agenda in the April/May timeframe. Plain said that when the paper is on the agenda, the committee should attend that meeting and be in the audience.

V. Accessory Dwelling Units & - review, discussion and/or action and/or vote (10 min)

1. Proposed changes to state ADU law

A. H-6082

B. H-5599

Plain said that there are two bills that are in front in Legislature that make ADUs more permissible in Rhode Island.

Plain suggested to make no more moves on ADUs until we know where the bill is going forward.

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

1. Cottage Clusters

A. Fact Sheet

B. Zoning Ordinance update

Bryer said that Cottage Clusters will be discussed at the April 19th Planning Commission Zoning Workshop. This section was patterned off of the towns of South Kingstown and East Greenwich. Plain said that he really likes Cottage Clusters. Case asked if they had to have affordable housing? Bryer said in Jamestown, any housing built with over four units has to have 25% affordable housing.

Bryer said that Cottage Clusters are another tool to add to the toolbox for creating affordable housing in Jamestown.

Discussion of impact fees ensued. Can impact fees be used for affordable housing? Bryer believes that the enabling legislation must be changed to allow that.

VII. Future Meetings and agenda items of Affordable housing Committee - review, discussion and/or action and/or vote

The next meetings will be on April 26, 2023 and May 17 or 24, 2023 at 5:00pm.

VIII. Adjournment

A motion to adjourn at 5:45pm was moved by Pease and seconded by Case. All in favor.