

Approved as written  
**Jamestown Affordable Housing Committee Minutes**  
April 26, 2023  
5:00pm  
Small Conference Room  
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: Job Toll, Fred Pease, Joe Cannon, Bob Plain, Wayne Moore, Lisa Bryer, and Mary Meagher. Quaker Case arrived at 5:22pm. Also present: Carrie Kolb Not Present: Dave Pritchard

**II. Approval of Minutes**

1. March 15, 2023 - review, discussion and/or action and/or vote

A motion to approve the minutes from March 15, 2023 as written was moved by Toll and seconded by Pease. All in favor.

**III. Community Land Trust/Jamestown Sustainable Resident Program-** review, discussion and/or action and/or vote (20 min)

Meagher handed out the early stages of a draft Public Hearing Notice for the creation of the Jamestown Affordable Housing Preservation Program (The Program). The Program would use a Housing Restriction/purchase of development rights to maintain real estate that is affordable for rental or ownership by low- and moderate- income citizens of the State who are also residents of Jamestown. When discussing the creation of the Community Land Trust, the former idea was that the Town would buy the land and the home owner would maintain ownership of the home, but the focus has shifted. In the Program, the Town would pay people over time and the restriction would be for a certain number of years, and the current State Law states 30 years or more. Meagher gave an example of a property that is worth \$500,000 and the Town would pay \$200,000 for the Housing Restriction over 20 years. There are retired residents in town who could use \$20,000 a year to help with their expenses.

Discussion ensued regarding selling house that has a Housing Restriction. The Housing Restriction that the original home owner agreed to is for a finite number of years (99 for example) and when the house is sold, the new owners must meet the Low- and Moderate-Income criteria.

A question was asked if a Housing Restriction can be withdrawn? Meagher said “no”.

Discussion ensued regarding inheritance. A home with a Housing Restriction can be inherited by someone who does not fit the affordable housing criteria. When the home is sold, the new owners must meet the criteria and the home can not be sold at market rate.

Discussion on how deeds are flagged ensued. Bryer will speak with Christian Belden of Church Community Housing Corporation regarding this issue because he has stated in the past that deed restrictions get lost in the sale. Meagher said that there needs to be a quality deed restriction.

Cannon said that once the program is created, we will need to run a model/example to discover any cracks/problems.

Questions that need to be answered:

- Could they put an ADU on the property?
- What if someone wants to buy their way out of a Housing Restriction?

**IV. Report/White Paper on Affordable Housing in Jamestown** - review, discussion and/or action and/or vote (10 min) to send to Town Council in May

Case said that this is a new draft and the plan is to present to the Town Council on May 15<sup>th</sup>.

Discussion ensued on the crisis in the schools listed within item #4.

Discussion ensued regarding #5. The first was on the water impact fee example. This would not work in Jamestown due to the budget for water and sewer. It was agreed to remove the word “water” and use “impact fee”. The second was Meagher suggested a tiered tax system.

Currently Jamestown has a single tax system. There could be a Commercial and Residential tax.

Discussion ensued regarding the statement in the last paragraph on page 1: “...but not least significant in terms of a barrier is community opposition.” Pease suggested changing “community” to “neighborhood” or “project specific”.

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

1. Update on Planning Commission zoning ordinance updates

Accessory Dwelling Units (ADUs):

Bryer explained that there are very limited changes to the Accessory Dwelling Units (ADUs) ordinance because the legislature will be making changes to the law this session. Meagher suggested offering incentives like a tax rebate for creating Affordable ADUs. Plain said that South Kingstown has a 5-year tax abatement of property taxes on newly built ADUs. Bryer said that ADUs must be rented year-round to create affordable housing. Plain said that the cost to build right now is very high.

Cottage Clusters:

Bryer said that Cottage Clusters were discussed at the public workshop. There needs to be more education on the topic. Resident who attended were confused with the concept, but once explained accepted the idea. One resident thought that there could be a huge number of cottages built and it was explained that only 15 (per acre) are allowed. Plain said that he will write a letter to the editor on cottage clusters and Moore suggested an entire article be written. Plain said that he will talk to Jamestown Press.

**VI. Tools and Techniques for Creating Affordable Housing in Jamestown** - review, discussion and/or action and/or vote (5 min)

Incentives for tax abatement were discussed in ADUs.

**VII. Future Meetings and agenda items of Affordable housing Committee - review, discussion and/or action and/or vote (5 min)**

The next meeting will be on May 17, 2023 at 5:15pm.

Cannon shared that he found a Glossary of Affordable Housing and Development Terms. The link is: <https://siliconvalleyathome.org/resources/glossary/>

Moore shared that Crossroads is building more affordable housing in Providence.

**VIII. Adjournment**

A motion to adjourn at 6:10pm was moved by Toll and seconded by Pease. All in favor.