

Approved as written  
**Jamestown Affordable Housing Committee Minutes**  
August 16, 2023  
5:15pm  
Small Conference Room  
93 Narragansett Avenue  
Jamestown, RI 02835

**I. Call to Order**

The meeting was called to order at 5:15pm and the following members were present: Bob Plain, Dave Pritchard, Job Toll and Lisa Bryer. Also present: Carrie Kolb  
Not present: Quaker Case, Wayne Moore and Mary Meagher

**II. Approval of Minutes**

1. July 19, 2023 - review, discussion and/or action and/or vote  
A motion to approve the minutes of July 19, 2023 as written was moved Pritchard and seconded by Toll. All in favor

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

- a. Update
- b. Take aways from Zoom with Julie Brunner of OPAL, the Orcas Island Community Land Trust

Discussion of take-aways from Zoom meeting with Julie Brunner of OPAL, the Orcas Island Community Land Trust ensued. Bryer said that it is helpful that OPAL has a very dedicated executive director. Quaker Case, not present at the meeting, provided a memo that pointed out that OPAL raises money. Plain said that it is worth exploring. Bryer brought up that it is easier to raise money when there is not a location determined and it is not contentious.

Plain said that the idea of “go big or go home” stuck out to him from the discussion with Brunner. Pritchard said that “move quickly” and Bryer said “don’t talk about it, get it done” were also take-aways. One item brought up on the Zoom that Plain didn’t necessarily like, but understood, is that people do not trust the government. Pritchard brought up that things in Town can change with a new council and a new council may not want to fund programs anymore.

Discussion of no interest loans to build ensued. Pritchard brought up the idea of no interest loans to build and the build must be affordable for a certain number of years. Plain said that South Kingstown does something similar with ADUs. In South

Kingstown, deed restricted affordable ADU, are not taxed on the improvements. Market rate ADUs are not taxed for 5 years and no one has built a deed restricted ADU and there have been 12 market rate ADU built. Bryer said that Jamestown has had an affordable dwelling unit Ordinance in place since 2009 and no one has built a deed restricted affordable unit and there have been 25 AFDUs built through that separate provision. Bryer explained that the town is currently updating the Zoning Ordinance. The State Legislature did not make any changes to the ADU law in the last session. Plain would like to be notified when the ADUs goes before the Town Council so he can bring up the no-tax rate for affordable units.

Discussion ensued regarding Community Land Trust/Jamestown Sustainable Resident Program. Questions were raised if the program should be town-run or private? Plain and Bryer will speak with Meagher about the next steps and including the Town Council. Purchasing property and paying the owners for the land is one piece of the Community Land Trust and just one tool in toolbox. The Conanicut Island Land Trust (CLT) that we serves a different function., with land conservation. Could CLT help with affordable housing? Pritchard will speak to Quentin Anthony, president of the CLT.

**IV. Funding Mechanisms of Affordable Housing** - review, discussion and/or action and/or vote

a. Discussion on permanent source of funding for affordable housing in Jamestown  
Bryer spoke to the State about impact fees and how they don't include affordable housing. She asked for a cut-out for Jamestown to dedicate towards affordable housing. The State is going to come up to language for Jamestown to obtain an impact fee on building permits valued over \$1 million dollars.

**V. Jamestown Senior Center** - review, discussion and/or action and/or vote

On August 10, 2023 the town held a Senior Services Programming Meeting. The town is working with a consultant to figure out the needs of the seniors. A future senior center could be a place for affordable housing. The town of Portsmouth is the example, where CCHC is helping rebuild senior center with senior housing.

**VI. Tools and Techniques for Creating Affordable Housing in Jamestown** - review, discussion and/or action and/or vote - None

**VII. Member Reports** - None

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

The next meeting will be on September 20, 2023 at 5:15pm.

**IX. Adjournment**

A motion to adjourn at 6:18pm was moved by Toll and seconded by Pritchard. All in favor.