

Approved as amended
Jamestown Affordable Housing Committee Minutes
October 18, 2023 at 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, Lisa Bryer, Quaker Case, Wayne Moore, Mary Meagher,
Susan Gorelick and Fred Pease.

Also present: Carrie Kolb and Richard Doyle

II. Approval of Minutes

1. September 20, 2023 - review, discussion and/or action and/or vote

A motion to approve the minutes of September 20, 2023 as amended was moved Moore and seconded by Case. All in favor.

III. Accessory Dwelling Units (15 min) Review, discussion, and/or action and/or vote

- a. Review of draft letter to Town Council

Discussion of the draft letter ensued. A correction to be made is add: (JAHC) after Jamestown Affordable Housing Committee.

Discussion of the Commercial Downtown District (CDD) ensued. Bryer said that she is opposed to allowing ADUs in CD district because it is already allowed mixed use. She doesn't want a commercial building to add an ADU because it should be part of the planning process. Meagher said that there are about a half dozen existing houses. Bryer said that she is okay with allowing ADUs in CD for residentially developed properties. This language will be amended.

A motion was moved by Toll and seconded by Case to approve the letter as amended. All in favor.

Plain said that he will send the letter to the Town Council and ask to be put on the agenda. Bryer said that the combined public workshop for the Zoning Ordinance is on November 1, 2023 for Town Council and Planning Commission. Plain said that he would like members of the JAHC to be at the meeting. Bryer said that the public workshop will be the first meeting and then there will be a public hearing at a later date.

IV. Funding Mechanisms of Affordable Housing - review, discussion and/or action and/or vote (5 min)

a. Discussion on permanent source of funding for affordable housing in Jamestown Discussion ensued regarding a budget ask to the Town Council. Last year, the appropriated \$125,000 was cut to \$100,000.

Meagher said that the Town has a \$400,000 line of credit. Bryer said some of the money dedicated to Carr Lane.

Discussion of taking out a bond to fund affordable housing ensued. A bond approval is not subject to 4% cap like the budget. The debt service starts out smaller. The bond would be added to the operating budget. What do we use the bond for? As part of the ask, the JAHC needs to go in with a way how to spend the money not just ask for the money. Bryer has language from her budget that she will give to Plain. Meagher recommends asking for \$2 million. A question was asked if a bond would hold the budget harmless? Meagher will find that out.

Discussion ensued regarding creating a permanent funding source with impact fees. Bryer met with Statewide Planning for impact fees and all we would need ask the legislature. The ask would be the impact fee on building permits over a certain threshold, \$2,000,000 was given as an example. Meagher said to bring the threshold down to \$1,500,000. It was discussed that \$500,000 is too low of a threshold because we do not want to impact people who are trying to stay in Jamestown. The legislators will not work on creating an impact fee just for Jamestown without the Town Council support. Toll asked if we could look at building permits for the last few years to see if we are looking at a little or a lot in terms of an impact fee.

Discussion ensued regarding the Affordable Housing Trust Fund. Approximately, \$299,000 is earmarked for 91 Carr Lane commitment and \$274,000 is in the Trust in addition to CCHC earmark. Plain asked if the fund can be invested in Real Estate Investment Trust (REIT). Meagher said that is asking too much for a small finance department.

Discussion ensued regarding the Real Estate Transfer tax. It is a continuous flow of funds from the sale of property in Jamestown.

Discussion ensued regarding the ask to Town Council. Plain said to ask to pass a bond, ask for a percentage of transfer tax with no less than a certain dollar amount (TBD), and impact fees. Plain will work on a letter and the committee will discuss further at the next meeting.

V. Tools and Techniques for Creating Affordable Housing in Jamestown - review, discussion and/or action and/or vote (5 min) - none

VI. Member Reports (5 min) - none

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 November 15, 2023 at 5:15pm.

Town Council / Planning Commission workshop on Nov 1.

VIII. Adjournment

A motion to adjourn at 6:19pm was moved by Pease and seconded by Moore. All in favor.

Affordable Housing Committee Minutes
October 18, 2023
Page 3 of 3

Attest:

Carrie Kolb