

# **Jamestown Affordable Housing Committee Minutes**

November 28, 2023 at 9:00am

Small Conference Room

93 Narragansett Avenue, Jamestown, RI 02835

## **I. Call to Order**

The meeting was called to order at 9:00am and the following members were present: Job Toll, Wayne Moore, Susan Gorelick, Bob Plain, Quaker Case, Mary Meagher, Fred Pease, and Lisa Bryer. Also present: Carrie Kolb  
Not Present: Dave Pritchard

## **II. Approval of Minutes**

1. October 18, 2023 - review, discussion and/or action and/or vote. Amended with Susan Gorelick present.

A motion was moved by Pease and seconded by Moore to accept the minutes as amended. All in favor

## **III. Accessory Dwelling Units (ADUs) Review, discussion, and/or action and/or vote**

a. Review of Joint Workshop between Town Council and Planning Commission, Planning Commission meeting and next steps

Since we last met, there have been two meetings discussing ADUs. The Joint Workshop between the Town Council and Planning Commission and a Planning Commission Meeting. The Planning Commission accepted the three changes that were proposed in a letter sent to both Planning Commission and Town Council from the Jamestown Affordable Housing Committee.

Meagher said that there is concern with having a Public Hearing in December and the Zoning Ordinance Public Hearing will be in January. Kolb will email the committee once the date has been determined.

Discussion of Short-Term Rentals (STR) in ADUs ensued. STR are not allowed in ADUs. ADUs can be rented for long term. Owners are allowed to move into ADU and rent the main dwelling unit.

Further discussion will be had on JAHC to work on property tax rebate. Case said we need to make sure people don't lose their homes and this may be the way that people can afford to do this.

Bryer said that the newly formed tax committee will be asking other committee chairs to attend meetings to foster committees working together.

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

- a. Letter to Town Council asking for funding source from impact fees, real estate transfer tax, and bond

The Town needs to address housing as it is getting to an emergency level. The Town has preserved 40% of the land in Jamestown. The bond payments made for preserving the farms will be paid for by 2027 and that cost about \$225,000 per year. Now is the time to invest in the community for the economic diversity of the community and a case needs to be made for that. Case asked if the Town Council would agree to this? Meagher said that language would need to be written so it could not be cancelled.

Meagher asked about maybe adding to the Affordable Housing Preservation program to the letter?

Plain asked what would be the reasons for asking for a \$2 million bond? Bryer said that there are pieces of property to but that we can't do anything without land and we need money first.

Gorelick asked if we can do both, the bond and preservation program? Case said yes. Discussion ensued on strategies and amounts to ask for.

Plain will bring a draft letter to the December meeting.

**V. Carr Lane** – Update on lawsuit and next steps. Review, discussion, and/or action and/or vote.

Plain recuses himself from discussion.

Bryer informed the committee that the Town prevailed in the Carr Lane lawsuit. Church Community Housing Corporation (CCHC) is buying the land from the Town, selling the existing house and using the proceeds to build the two affordable units. There is not a schedule or timeline for all this happening. Case asked if the ruling can be appealed? Bryer said that there isn't a time period that an appeal has to be filed by. However the planning decision was solidly written and the court recognized that.

Meagher said that Looking Upwards got the approval for water for their 12 units. The 2 units at Carr Lane bring the total affordable housing projects in the works up to 14.

**VI. Jamestown Affordable Housing Preservation Program** – Update on the community land trust proposal. Review, discussion, and/or action and/or vote

Meagher gave a handout, which will be discussed at the next meeting.

Gorelick asked if questions that will be discussed at the next meeting can be emailed out in advance so committee members have time to think about them? Meagher said yes.

**VII. Tools and Techniques for Creating Affordable Housing in Jamestown** - review, discussion and/or action and/or vote (5 min) – discussed with Funding Mechanisms

**VIII. Member Reports** (5 min) – Susan – sustainability is environmental, social and economic facets intersected and inter-connected. Gorelick would like to see a town-wide multi-

committee platform where committees work together to discuss: water, shore line resilience, affordable housing, conservation, bike path, harbor, etc. A sustainability coordinator can help with this. Plain said that he thinks it would be a dis-service to JAHC and handicap economic diversity because he felt that Conservation Commission was not interested in the goal of this committee. Meagher said that they objected to Carr Lane.

**IX. 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 December 13, 2023 at 5:15pm.

Future agenda items in January, talk about Long Term Rentals.

**X. Adjournment**

A motion to adjourn at 10:00am was moved by Pease and seconded by Case. All in favor.

Attest:

Carrie Kolb