

Approved as written

Jamestown Affordable Housing Committee
March 20, 2024 at 4:45pm
Meeting Hall
Jamestown Philomenian Library
26 North Road
Jamestown, RI 02835

I. Call to Order

The meeting was called to order at 4:49pm and the following members were present: Job Toll, Bob Plain, Dave Pritchard, Susan Gorelick, Lisa Bryer, Quaker Case, and Wayne Moore. Also present: Mary Meagher, Town Council Liaison, Carrie Kolb and Regina DelBonis
Not present: Fred Pease

II. Approval of Minutes

a. February 26, 2024 - review, discussion and/or action and/or vote
A motion was moved by Toll and second by Gorelick to approve the minutes. All in favor.

III. Affordable Housing Bond

a. Debrief of presentation to Town Council on March 7, 2024 from AHC asking for increased funding and next steps - review, discussion and/or action and/or vote (10 min)

Discussion ensued regarding \$3 Million bond. No bonds were included in the Town Administrators budget. Plain asked if bond for this committee could still go before the Town at the Financial Town Meeting? Meagher said that it must be done 30 days in advance and depends how it was presented. Pritchard raised concern that many people may feel the senior center will take precedence. Meagher said that there is not much appetite for a bond right now and does not see a warrant being put forth for the Senior Center, meaning it will not be voted on at the Financial Town Meeting. Meagher said that the Bond Council told the Town Solicitor that they would have a hard time writing the bond for a preservation program. Meagher said that a group consisting of Eric Brine, herself, Ed Mello and Tina Collins will be meeting with the auditor to explore how to bypass the 4% cap on municipal budgets. Bryer said that there is still time to get the bond as a referendum item to be voted on during the next election. Moore summarized a 3 point strategy: 1) pressure on the \$3 million bond and/or annual allotment of \$225,000; 2) start doing something with money we have 3) who do we talk to within the budget committee. Also talk with Police Chief and Fire Chief about their staff that could benefit from a created program and ask for their support.

IV. Policy proposals

Jamestown Affordable Housing Preservation Program, Affordable Non-Conforming Lots

Program and Affordable ADU Program. Update, refine these policy proposals – review, discussion, and/or action and/or vote (20 min)

Discussion of annual allocation ensued. The annual allocation that the committee is asking for is \$225,000. \$100,000 was included in budget.

Discussion ensued regarding the Affordable Housing Trust. Meagher said that there is \$724,000 in the housing trust account and we need to set up the preservation program now to use those funds. Case said if we have two people who are willing, we should move forward with them. Meagher said that we can advertise in the newspaper to have a public forum about the program. Bryer said that the Town can take out the ad and we need to find out who is interested in the program.

Discussion ensued on communications and groups to speak with for support. Meagher would like Marla Romash, a local resident with a communications background, to come to the next meeting. Moore would like to put together an article with both the police chief and fire chief because their staff and volunteers would benefit from created programs. Plain, Moore and Pritchard will work on communications. Gorelick said there will be an Earth Day event that the Conservation Commission is holding on April 20, 2024. Toll said that the Chamber of Commerce and Rotary Club are groups to reach out to.

Plain said that Randy White gave a really nice compliment about the committee, that he wishes he could bottle our energy of the committee.

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

Nothing at this time

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

Nothing at this time

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

Nothing at this time

VIII. Member Reports (5 min)

Nothing at this time

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

Plain will have Meagher bring the one-pager without CCHC referenced. This committee will re-vote on it.

Next meeting April 17, 2024 at 5:15pm

X. Adjournment

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

Attest:

Carrie Kolb & Lisa Bryer