

Approved as amended

Jamestown Affordable Housing Committee Minutes
June 26, 2024 at 5:15pm
Small Conference Room
93 Narragansett Avenue, Jamestown, RI 02835

I. Call to Order

The meeting was called to order at 5:17 p.m. The following members were present: Quaker Case, Bob Plain, Dave Pritchard, Lisa Bryer, Mary Meagher, and Susan Gorelick, Fred Pease
Not present: Wayne Moore and Job Toll
Also present: Carrie Kolb, Richard Doyle, Katy Koken, John Preece, Ed McGuirl and Mary Forman.

II. Approval of Minutes

A. May 15, 2024 - review, discussion and/or action and/or vote

A motion was moved by Gorelick and seconded by Case to approve the minutes from May 15, 2024, as written. All in favor.

III. Policy proposals – review, discussion, and/or action and/or vote (20 min)

A. CLT/Jamestown Sustainable Resident Program

This program is based on a community land trust model. Persons applying must: own real estate and qualify as low-and-moderate income housing. The Town will buy the land and the owner keeps ownership of the home. The land goes into a land trust and Town rents it to the owner of the home for nominal amount per year.

Discussion on how to move forward ensued. The Town Council told Town Solicitor to come up with rules. Meagher said it is her understanding from the Town Administrator that the Town Solicitor was going to come up with rules, but Town Solicitor said that projects are easier. Bryer thinks we should move forward with pilot program, learn from the experience, and it will be easier to come up with the rules. Meagher said that we have interest in both the CLT/Jamestown Sustainable resident Program and Affordable Lot Program. Case believes that we could learn a lot in a pilot program and set things up for more funding in the future. Gorelick said we have a great idea. It's a project to start the program and not undermine the value. Bryer said the Town Council and the public do not understand how the Sustainable Resident Program works, and by doing a pilot program we will show them how it works.

Meagher believes that there is \$825,000 in the Jamestown Affordable Housing Trust, of which \$300,000 is for the Carr Lane affordable housing. There is a \$400,000 that can be taken from the reserves. Bryer, Meagher and Plain met about the CDBG program to discuss grant opportunities. Plain said that when CDBG funding opens, time is of the essence and there must be rules in place. Plain expressed concern that a pilot project is not a long-term program. Meagher explained

the she gave the rules and criteria to the Town Council and they were passed. The Town has an Affordable Housing trust and the Town Council makes the decision on how to spend the money.

A motion was moved by Bryer and seconded by Plain to proceed with applications/letters of interest that we have right now and have the town council authorize proceeding with the Program and bring it back to the affordable housing committee once an agreement is reached for recommendation to town council at which time we will ask them to work with solicitor to formalize the ordinance for the Sustainable Resident Program. All in favor.

Discussion on advertising the Sustainable Resident Program in the Jamestown Press ensued. A motion was moved by Pease and seconded by Pritchard to put an ad in the Jamestown Press to advertise the Sustainable Resident Program and collect letters of interest. All in favor.

B. Senior Housing – no new items to discuss

C. Affordable Lot Program

Meagher said the Town Solicitor said a project is the way to go because there is already a Town Ordinance on the books. Individual projects can proceed through town mechanisms, not this committee.

D. Affordable ADU Program

Meagher said at a future meeting, we should look at incentives that we can propose to Town Council. Some examples would be a tax abatement or creating a duplex if the second unit is affordable.

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

Bryer, Meagher and Plain met about the CDBG program to discuss grant opportunities. It is the hope that the Town can apply for both CLT and Affordable Lot Program funding. Discussion ensued regarding income eligibility.

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)

Next meeting July 17, 2024 at 5:15pm

VIII. Adjournment

A motion to adjourn at 6:15pm was moved by Case and seconded by Pritchard. All in favor.

Attest:

Carrie Kolb