



TOWN OF JAMESTOWN
P.O. Box 377
93 Narragansett Ave.
JAMESTOWN, RHODE ISLAND 02835

Planning Office (401) 423-7210

Approved as written

Jamestown Affordable Housing Committee Minutes

December 18, 2024 at 5:00pm

Small Conference Room

93 Narragansett Avenue, Jamestown, RI 02835

I. Call to Order

The meeting was called to order at 5:00pm and the following members were present: Bob Plain, Fred Pease, Job Toll, Susan Gorelick, Dave Pritchard, Mary Meagher, Lisa Bryer, and Quaker Case

Not present: Wayne Moore

Also present: Carrie Kolb

II. Approval of Minutes

a. November 20, 2024 - review, discussion and/or action and/or vote

A motion was moved by Susan Gorelick and seconded by Fred Pease to approve the minutes from November 20, 2024 as written. All in favor.

III. Public Comment - none

IV. 2025 Comprehensive Plan - review, discussion and/or action and/or vote

a. 2015 Comprehensive Plan review and update of Housing Element

b. Review and update Housing Action Plan

This item did not need to be further discussed. Two members were absent at the meeting where this was discussed and the Town Planner will gather their input.

V. 2025-26 Town Budget - review, discussion and/or action and/or vote

1. Memo to Town Council dated December 4, 2024

Discussion ensued regarding the draft memo. Toll said it is what we have been discussing for a while. Pritchard asked if this budget request is independent of the bond? Meagher said yes. Plain asked if the Town Council will give more than last year in the budget? Meagher said it is unlikely but the Jamestown Affordable Housing Committee still needs to ask. Plain indicated that Housing Works define an affordable housing trust fund as a dedicated fund. In Jamestown, the Town Council makes the decision each year and it is not dedicated so it is technically not a Trust Fund. Meagher said to ask to make it a dedicated source of funding. Bryer said to ask for consistent dedication of funding. Enterprise fund has a source of funds – RI Real estate conveyance tax. A push for a bond is needed. This memo will go to Town Council for January 6, 2025 meeting. Other ideas that have been discussed are to: 1) create an impact fee on building permits over \$1million (or \$2 million) and 2) create a tax abatement for “affordable” Accessory

Dwelling Units, similar to what was done in South Kingstown, which is an abatement for 40 years, not permanent.

VI. RI Housing Fact Book 2024 -

https://d337wih8hx5yft.cloudfront.net/images/Publications/HWRI_HFB24.pdf

Discussion of the publication of the RI Housing Fact Book 2024 ensued. Job Toll said that Jamestown is in the middle of meeting the State's 10% mandate for affordable housing units at almost 5%. Two towns that have very little affordable housing close to Jamestown are Portsmouth and Little Compton. Newport, Providence, Block Island and Central Falls have all met 10% affordable housing mandate. Bryer explained that Block Island went through a process to find out what their percentage of year-round residents are. Block Island was given a piece of land that they built affordable housing units on and that helped them meet their 10%.

VII. Member Reports (5 min) - review, discussion, and/or action and/or vote

Bryer reported that the CDBG applications are moving forward. Town Council approved both the Affordable Lot Program and Sustainable Resident Program and authorized Purchase and sales agreements between owners and the Town. They have not been drafted or signed yet.

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

Next meeting January 15, 2024 at 5:00pm

IX. Adjournment

A motion to adjourn at 6:11pm was moved by Fred Pease and seconded by Susan Gorelick. All in favor.

Attest:

Carrie Kolb