

Jamestown Vision
Summary of Realtor Stakeholder Group

V1: 10/18/07

Scribed by New Commons

Jamestown desirability

- The Island is one of the top 10 places in the country where people have a desire to own a second home.
- There is some demand for artisan retail to be available to them by potential homeowners.
- Realtors get a steady demand for in-law apartments or as accessory buildings in the 400 square foot range.

Culture and places

- It is different winter population than 10 to 20 years ago...who is renting or buying in the village...War College...URI staff?
- Four corners has become a mini-mall...keep it auto dependent, but make it more pedestrian friendly.
- The “wallets” control.

Affordability

- The larger and larger houses are paying more taxes than previous large houses and thus, indirectly, subsidizing affordable housing (with a small a).
- Ordinance for high ground water requirement affects development and with a lower requirement could create one and two bedroom houses that are affordable.
- How many units can we get on an oversized lot?

Funding affordable housing

- Use the sale of land from tax deed foreclosures as restricted funding for affordable housing.
- Develop some kind of local universal funding mechanism on Jamestown for affordable housing.

Zoning

- How to make zoning work so it is economical?
- In the CL zone it is hard to determine future use – commercial or residential – for specific buildings because it is a matter of interpretation. Thus, it is viable to consider turning CL to mixed use.
- Being too stringent on lot lines hampers development.
- Differentiate assessments: in town with amenities and out of town without them.