

**FINAL MINUTES**  
**Affordable Housing Commission – Monthly Meeting (Rescheduled)**  
**THURSDAY, SEPTEMBER 24, 2015 – 7:00 P.M.**

Charlestown Town Hall, Annex Conference Room, 4540 South County Trail, Charlestown, Rhode Island

- 1. CALL TO ORDER.** Meeting called to order at 7:16 pm by Chairman Evelyn Smith.
- 2. ROLL CALL.** Present were Chairman Evelyn Smith, Vice Chair Sean White, Secretary Sandra Puchalski, AHC members Ernest Morreira and Brian McDonald. Town council Liaison Tom Gentz was travelling.
- 3. MINUTES.** Draft minutes of Sept 1, 2015 were passed out . Members agreed to come back to minutes later in meeting, after New Business.
- 4. COMMUNICATIONS. Communications Report.** There was no written communication report.
- 5. STAFF REPORTS on current Affordable Housing issues.** None.
- 6. REPORT, TOWN COUNCIL LIAISON.** None

**7. NEW BUSINESS:**

**a) Proposed Rhode Island 2016 Qualified Allocation Plan (QAP).**

Evelyn noted that she had extended an invitation to Washington County CDC, Town Administrator, Town Planner and George Tremblay to discuss Rhode Island Housing's Proposed RI 2016 Qualified Allocation Plan (QAP). The QAP determines how applications for tax credit funding are scored, and changes to the current QAP may affect the competitiveness of the application the CDC and Women's Development team will be submitting for the Shannock project, either positively or adversely. The team is currently preparing a statement to be submitted to RIH during the public comment period. She also noted that there was a small window of opportunity for comment, and that she would convey the Commission's findings to the team and to Town staff in the hope that the Town could join in the submission of comments that reflect the Town's interests.

Members agreed that presently we do not get credit for our unique character as a rural community in the QAP. Members reviewed the proposed revisions to Rhode Island Housing's QAP for affordable housing projects in 2016, and discussed the impact on tax credit applications from rural communities in general and the Shannock Falls project in particular. The commission considered what would be in the Town's interest to submit during the public comments prior to the scheduled public hearing on October 2, 2015. Members went over the particular portions of the QAP that determine how applications are scored, and discussed what provisions were weighted against rural communities in general and the Town of Charlestown in particular,

AHC members agreed that there were several parts of the QAP that would best be modified or amended. Members agreed that QAP is complex and unlikely to change unless we make our suggestions and try to provide specific language to help with our rural and unique qualities. The Commission identified several areas to be addressed:

1. *Financing Points/ Total Development Cost per new affordable homes (pgs. 26 and 31, Total Cost scoring category.)* Create language addressing relief for rural communities where public transportation is minimal. Create language to exclude the costs of wells and OWTS in projects that are located in communities that are minimally, perhaps less than 25%, serviced by water and sewers. Noting that rural communities have unique challenges that go unrecognized and cannot compete equally with communities provided with such amenities, under current Total Cost scoring . For projects in municipalities lying outside the Urban Services Boundary, infrastructure development (public well, OWTS, street construction) costs should be excluded for the calculation of points for Total Housing Development Cost.
2. *Financing Points / Leveraging of competitive housing resources (Page 26.)* Municipal funding and private grants should also be recognized for
3. *Points for fully permitted development (Pages 27 & 32.)* For projects undergoing Comprehensive Permit subdivision/ land development review, create language to specify the prorated points for partial approval: 3 points for Master Plan approval, 2 points for Preliminary Plan approval and one point for final approval.
4. *Good Homes, Public Infrastructure and Transportation (Page 28.)* The Town should express to RI Housing its interest in having discussions regarding over-arching needs in rural and unique communities lacking

certain basic infrastructure. It was suggested that a joint meeting of the rural communities may help to bring about these needs and a better way to provide housing in rural communities.

**3. MINUTES.** Members came back to review Draft minutes of Sept. 1, 2015. Ernest made motion to accept minutes as presented. Brian seconded motion. All voted in favor of motion. Motion carried.

**8. OLD BUSINESS.** All items were deferred to the next regular meeting.

**9. PUBLIC COMMENT. None**

**10. NEXT MEETING.** The next regular monthly meeting is scheduled for October 15, 2015, at 7:00 p.m.

**11. ADJOURNMENT.** Motion made and seconded to adjourn.

Respectfully submitted,  
Sandra Karasuk Puchalski, Secretary

Approved at the November 19, 2015, meeting of the Affordable Housing Commission.