

FINAL MINUTES
Affordable Housing Commission - Monthly Meeting
THURSDAY, JANUARY 21, 2016 - 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 by Chairman Evelyn Smith.

2. ROLL CALL. Chairman Evelyn Smith; Secretary Sandra Karasuk Puchalski; AHC members Ernest Morreira and Brian McDonald. Vice Chair Sean White was excused. Town Council Liaison Tom Gentz was present. Evelyn noted that Tom had to leave early, and that she would entertain a motion to move item 7a to the top of agenda. Ernest made a motion to move item 7a to top of agenda, Brian seconded. All voted in favor of motion. Motion carried.

7(a). New Business- Occupancy Report Edwards Lane Project. Report and discussion on Edwards lane project outcomes. Tom Gentz had shared copies of three letters from Gerard Bertram, of the WCCDC: one dated November 17, 2015, and two letters dated January 21, 2016. The letters were in response to his request as Town Council President for a report on the status of occupancy, so that the Town could review outcomes based on the \$1M taxpayer bond money spent. Tom noted he will bring a breakdown of the bond expenditures as he did not have that on hand.

Members reviewed the letters detailing the current occupancy of the Edwards Lane project. Evelyn noted that the this project was a low-income home ownership project that was rescued by our taxpayer bond. It has resulted in 7 single-family homes on land held in affordable housing land trusts that ensure affordability for at least 99 years. Brian noted the Town's success in securing 7 new low-income housing units.

There was discussion to revisit the land lease agreements, and the Town's notification required within the agreements. Tom will provide the breakdown between bond and how we sent it when he meets with Town Treasurer on this. Members had questions on how the information with monitoring agency was shared and that we need to connect on that process. There needs to be notification guidelines for Town and for AHC.

After a robust discussion on the Edwards Lane project outcomes, in summary, Evelyn noted, we will review the land trust lease agreements on Edwards Lane to make sure we are prepared to act on any notifications that are due to us and the need to see that there is a policy manual / housing handbook on monitoring agency and other notifications to the Town and AHC inclusion in such notifications and review. All thanked Tom for his efforts in bringing us up to date.

Before his leaving, Evelyn wanted to let him and Members know that the RIH Board minutes, for the meetings at which the 2016 QAP was amended and adopted, are now available on the Secretary of State's website. In the minutes are noted the net outcomes of the changes made, as well as a discussion in the minutes of our contributions for amendments. Members may also be interested in reading minutes of RIH governmental relations subcommittee, to better understand the institutional opposition to any effort to change or undermine the State AH law.

Tom left at this time.

3. MINUTES. Approval of minutes: December 17, 2015, Regular Meeting. Copy of minutes were distributed and reviewed. Upon review, Motion made by Brian to approve minutes as presented, seconded by Ernest. All voted in favor of motion. Motion approved.

- 4. COMMUNICATIONS. Communications Report.** None to report.
5. STAFF REPORTS on current Affordable Housing issues. None .
6. REPORT, TOWN COUNCIL LIAISON. Tom reported under item 7a above.

7. NEW BUSINESS:

b) Commission Goals 2016: Project-based information / education. ChurchWoods information and education program, including potential partnering with Senior Commission. This will be deferred to next meeting.

8. OLD BUSINESS items on agenda regarding Commission Goals 2016 deferred to next meeting.

9. PUBLIC COMMENT. None present.

10. NEXT MEETING. The next regular monthly meeting is scheduled for February 25th, at 7:00 p.m.

11. ADJOURNMENT. With no other business before AHC, motion and second to adjourn, carried unanimously.

Respectfully submitted,
Sandra Karasuk Puchalski, Secretary

Minutes approved as amended, at the February 25, 2016, Regular Meeting of the Affordable Housing Commission.