

**FINAL MINUTES**  
**Affordable Housing Commission – Monthly Meeting**  
**THURSDAY, FEBRUARY 27, 2014 – 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 Smith.

**2. ROLL CALL.** Members present: Chairman, Evelyn Smith, Vice Chair, Sean White, Secretary, Sandra Karasuk Puchalski, Ernest Morreira, & Town Council Liaison, Tom Gentz. Excused: Faith LaBossiere

**3. MINUTES.** Approval of minutes: January 23, 2014. Members were emailed draft minutes and it was noted to add title of "Draft Minutes" to top of document until they are approved. In addition, item 8(c) was deferred to next meeting & 8 (d) should note "no reports". Evelyn made motion to accept minutes as presented with those corrections. Sean seconded. All voted in favor. Motion carried.

**4. COMMUNICATIONS. Communications Report.** Review and brief discussion of communications and documents received since January 23, 2014, meeting. Members had been emailed the AHC Communications Report dated Thursday February 27, 2014. Communications from 1-23-2014 to 2-27-14. Members discussed communications.

**5. STAFF REPORTS on current Affordable Housing issues.** None.

**6. REPORT, TOWN COUNCIL LIAISON.** Tom Gentz reported on the Legislative Oversight Commission. They meet every two weeks. Their official name is: Housing Act Implementation & Oversight Commission. Tom had provided Evelyn with the Power Point presentation to share with AHC members of presentation documentation to date. Ernest had question on how guest or speakers were invited. Tom explained they are selected by the two co-chairs. The 3<sup>rd</sup> & 4<sup>th</sup> meetings will be Economists and Developers. Tom envisioned a "flip-chart" approach and that seemed to be acceptable to the group. Tom reported there are three homeless groups represented at the meetings, and that there are 4500 homeless people in the State of Rhode Island. Everyone thanked Tom for his insight, ideas and participation in the Oversight Commission.

**7. NEW BUSINESS:**

**a) CDBG grant application ChurchWoods.** Update on application for use of state Disaster Recovery funds to construct our elderly housing. A Public Hearing was held by the state agency responsible for the plan on February 13, 2014 at the Charlestown Town Hall. There was the Power Point presentation and supporting documents. Tom attended and George Tremblay attended from Town Council and AHC member Sandra Puchalski. Evelyn went over the letters by Ernest, Sandra & George which have been submitted via emails and reported to the AHC, as noted on the Communications Report. Evelyn felt the letters adequately supported the use of FEMA Sandy Disaster Relief Funds to help meet the need for the elderly to have affordable housing options in safe non-flood prone areas. She noted that Charlestown had one fatality during Nemo last year when an elderly citizen without power stayed at a local friend's home and became disoriented and suffered fatal injuries in a fall. Evelyn will try to speak with the Town's Emergency Services Director to see if there is additional information to warrant another letter of support. Comments will be allowed until March 18, 2014.

**b) Legislative Oversight Commission.** Discussion of potential measures Commission may undertake in support of Town's position at the legislative commission. Tom noted that when the members can share their objectives with the other commission members, he would like to present his in the form of brief bullet points. He indicated that 5 bullet points would be the goal, and would try to get the commission to agree on at least 3 bullet points as valid objectives. Tom would like to have a consensus of the AHC on the bullet points. This will be an agenda item for March meeting.

Sandra noted we are past 8:30 pm. Motion made to extend meeting 15 minutes by Sandra. Second by Evelyn, motion carried unanimously.

**c) State Housing Study.** Draft state housing needs report(s) from statewide planning has not yet been received for review. Planning had printed out Statewide planning's Housing Needs draft and Road Map report

for us, however the copies are not available this evening. Evelyn will follow up. Discussion deferred until the next meeting. Members need population data and demographic information and Growth Center facts to intelligently discuss impact on Charlestown citizens in planning housing.

## **8. OLD BUSINESS .**

**a) Commissioners' Liaison Reports.** Ernest reported he went to Conservation Commission meeting on January 28<sup>th</sup> and offered a description of what work we do , etc. They listened and assigned a liaison to our AHC. This member was Forrester Safford. There were no other reports. He also attended the Wastewater Commission, but felt that their mission, in general, was not one which had bearing on us or vice versa.

**b) Commission Goals:** There were no progress reports on subcommittee assignments.

**c) Affordable H.O.M.E.S. Follow-up:** No reports.

**d) Special Projects List/Commission Assignments** and progress reports not requiring Commission action. Any Commissioner may propose or volunteer for independent research topics, data or document compilations, or draft documents that advance the work being undertaken by the Commission. Any Commissioner may volunteer to undertake any special project not already assigned.

Ernest noted that the website is out of date. Wrong time on meeting. Evelyn will correct with Amy.

A brief discussion on the law as it relates to the accessory dwelling units raised the issues of deed restrictions and land trusts. Evelyn noted that previous research on a program without deed restrictions in Barnstable, Mass. might be of help, and she will try to dig out that information, as well as a "rental land trust" model.

**9. PUBLIC COMMENT.** None

**10. NEXT MEETING.** The next regular monthly meeting is scheduled for March 20, 2014, at 7:00 p.m..

**11. ADJOURNMENT** at 8:50 p.m.

**Respectfully submitted,**

**Sandra Karasuk Puchalski, Recording Secretary**

Attachment: February 27, 2014, Communications Report

Minutes approved at the \_\_\_\_\_ meeting of the Affordable Housing Commission.

**Affordable Housing Commission – Communications Report for Monthly Meeting  
Thursday, February 27, 2014**

**4. COMMUNICATIONS (01-23-2014 through 02-27-2014)**

**Documents**

DATE	TYPE	FROM	SUBJECT	DOCUMENT(S) INCLUDED
02-11-14	a)email	T. Gentz	ChurchWoods Hearing Thursday, February 13, 2014 in Charlestown	
02-11-14	b)email	S. Puchalski	Re: ChurchWoods Hearing Thursday, February 13, 2014 in Charlestown	
02-14-14	c)email	T.Gentz	Re: ChurchWoods Hearing Thursday, February 13, 2014 in Charlestown	
02-14-14	d)email	T.Gentz/fwd S.Puchalski	Re: ChurchWoods Hearing Thursday, February 13, 2014 in Charlestown	(Note: includes links to powerpoint and draft Action Plan)
02-18-14	e)email	T.Gentz/fwd G. Tremblay	Fw: Sandy/CDBG Disaster Relief Funds	
02-20-14	f)email	E.Morreira	Sandy Disaster Relief Funds – Church Woods low/mod senior housing	
02-21-14	g)email	E.Smith	Re: February 20, 2014 Affordable Housing Meeting	
02-24-14	h)email	E.Morreira	IN R.I. FLOOD ZONES, HOUSES RAISED TO LOWER PREMIUMS	(Note: ProvJournal story quotes Joe Warner, building official)
02-24-14	i)email	E.Smith	AHC MEETING 2-27 AGENDA	1) AHC 2014-0227 AGENDA.docx
02-27-14	j)email	E.Smith/fwd S.Puchalski	Fw: AHC January 23, 2014 minutes	2) AHC January 23, 2014 Minutes.docx
02-27-14	k)email	E.Smith/fwd S.Puchalski	Fw: RI Community Development Block Grant Disaster Recovery Fact sheet 19.24 M	3) RI Disaster Block Grant.pdf
02-27-14	l)email	E.Smith/fwd T.Gentz	Fw: Presentations	4) Flynn Rhodemap and Tondra presentations – updated 1-7-14.pptx 5) Low Mod Commission presentation 14 1 7 FINAL.ppt
02-27-14	m)email	E.Smith/fwd T.Gentz	Fw: Housing Act Implementation Oversight Commission- Power Point Presentation- Feb 26, 2014	6) Providence RI 2-26-14 – Regulation.ppt
02-27-14	m)email	E.Smith/fwd T.Gentz	Fw: Housing Act Implementation Oversight Commission- Background materials	7) Glaeser and Ward causes and consequences of regulation.pdf 8) Glaeser Schuetz- regulation & housing prices in Boston 1-06.pdf 9) Glaeser-Gyourko short piece.pdf 10) Quigley and Raphael AER 2005.pdf 11) Jerry Brown Nixes IZ in Oakland.txt
02-27-14	n)printed			12) 2014 0227 communications report.docx