

FINAL MINUTES
Affordable Housing Commission – Monthly Meeting
THURSDAY, MARCH 17, 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 at 7:23 PM.
- 2. ROLL CALL.** Chairman, Evelyn Smith, Vice Chair, Sean White, Secretary, Sandra Puchalski, AHC members Ernest Morreira and Brian McDonald. Town Council Liaison Tom Gentz was unable to attend.
- 3. MINUTES.** *Approval of minutes for the February 25, 2016, Regular Meeting.* Copies of draft minutes were handed out. Members reviewed. Upon review, Ernest made motion to accept minutes as presented, Brian seconded. All voted in favor. Motion carried.
- 4. COMMUNICATIONS.** *Communications and documents received since February 25, 2016.* Evelyn noted that Ernest has kept AHC members informed on recent newspaper articles via email, and has found and shared three land trust models for us to consider. Evelyn noted she has forwarded all our goals and comments on the Housing Element to the Town Planner and they will be shared with the consultants. She also noted that Jane Weidman has provided a Land Use Element draft for our review and comments. Evelyn noted she also talked to her about the tabulation chart from RI Housing and Jane will follow up with them on that and reevaluate. Evelyn noted that Tom reported at the Town Council meeting that the Shannock Village Cottages property has closed, and that the Town did co-sign the guarantee on the loan. Evelyn noted that was the report.
- 5. STAFF REPORTS on current Affordable Housing issues.** Evelyn noted this update was reported under communications as Jane is not present.
- 6. REPORT, TOWN COUNCIL LIAISON.** Evelyn noted this update was reported under communications as Tom is not present.

7. NEW BUSINESS:

a) Comprehensive Plan Land Use Element. *Preliminary discussion of Growth Center considerations in consultant's 2/22/16 draft element, and QAP standards, consistent with commission goal #5.* Evelyn reported that she was present at the March 2nd meeting of the Planning Commission, at which the draft Land Use Element of the Comprehensive Plan was presented. She noted that although microphones and camera were in use, the video of the meeting is not online for members to review. She did point out to the Planning Commission and consultants the importance of growth center planning to affordable housing funding programs. We will review this draft element tonight.

The consequential parts for us are the growth centers because they are being directed there by state guidelines. Evelyn passed out a copy of the future land use map and members discussed the Village Zones of Cross' Mills being identified as a mixed-use zone, and that this is all within the SAM Plan. Members noted we should discuss this because of the constraint it places on new development. The map was cut off and the commission was not able to review the Carolina and Shannock areas, but Evelyn noted that they, too, were identified as future mixed-use zones, but very limited in size.

Also discussed was the funding for affordable housing projects and what the funding agencies look for based on the point allocation summary. AHC members discussed the Road Map RI and social engineering planning that will all be part of the the state's guide plan, including Land Use 2025. Evelyn noted certain parts of the state are developed and support dense development. Carolina Village was brought up and discussed, many of the areas there will stay green and open space. Shannock Village and Carolina Village areas are shared with Richmond and are compact settlements of homes. Kenyon Village was also discussed. Evelyn passed out strategic pages of the Future Land Use Element of the draft Comprehensive Plan, pages 9 and 10 for discussion. AHC members discussed the Future Land

Use mapping and that it is inconsistent with the description of the existing villages as they exist. Members felt that it is inconsistent with itself and we need to address this with the consultants. Members went on to review the Goals and Policy and Action parts. Discussion on Policy 2-3 and 4. Noting that Policy 4 is inconsistent with Future Land Use Element. Evelyn will put together the comments and suggestions and forward along to the Town Planner and the Consultants, noting that we have done what we were charged to do.

b) Barrington Affordable Housing Trust Fund Ordinance: *Review of Barrington ordinance, consistent with commission goal #3.* Evelyn passed out Barrington ordinance for review and noted we have three models for funding to look at. Barrington has an affordable Housing Trust Fund. The other model is the Louisville, Kentucky. Evelyn passed out the Executive Summary which allows for mandatory inclusionary zoning. Evelyn passed this out- 3 pages to review. The other model was passed out and this is Columbus, Ohio Housing Task Force Executive Summary.

c) Proposed Commission Goal #6: deferred to future meeting. (Discussion of the need for a comprehensive database of pertinent information on existing and proposed Charlestown LMIH units and corresponding procedures necessary for timely updates.)

8. OLD BUSINESS

a) Comprehensive Plan Housing Element. deferred to future meeting.

b) Commission Goals 2016 (time permitting): deferred to future meeting.

9. PUBLIC COMMENT. None.

10. NEXT MEETING. The next regular monthly meeting is scheduled for April 21, 2016, at 7:00 p.m.

11. ADJOURNMENT. With no other business to discuss, a motion was made and seconded to adjourn at approx.. 9:30 PM. Motion carried.

Respectfully submitted,
Sandra Karasuk Puchalski, Secretary

Minutes approved as presented, with one typo correction, at the April 21, 2016, Regular Meeting of the Affordable Housing Commission.