

**FINAL MINUTES**  
**Affordable Housing Commission – Monthly Meeting**  
**THURSDAY, March 28, 2013 – 7:00 PM**

Charlestown Town Hall Annex Conference Room, 4540 South County Trail, Charlestown RI

**1. CALL TO ORDER**

Meeting was called to order at 7:12 PM by Evelyn Smith, Chair. Sandra Puchalski volunteered to take minutes.

**2. ROLL CALL**

**Present**

Evelyn Smith, Chair  
Sean White, Vice Chair  
Ernest Morreira  
Sandra Puchalski  
Tom Gentz, Council Liaison

**Excused**

Cecelia (Cely) O'Brien  
Faith LaBossiere  
Ashley Hahn-Morris, Town Planner

**3. MINUTES**

Minutes of the February 28, 2013, Regular Meeting were unanimously approved as presented, on a motion by Sean, seconded by Ernest. The Chair advised the Commission that the Minutes of December 13, 2012, and December 20, 2012, remain in draft form awaiting approval by a majority of those on the Commission at that time. In the interim, she and Sean can attest to the minutes, and she will ask Suzanne and Faith to do so as well.

**4. COMMUNICATIONS**

Evelyn distributed the Communications Report listing the communications and documents received by the Commission members since the last meeting, and requested that the Communications Report be attached to the minutes and identified as Document #15. Members went over the list of communications from 2-29-13 to 3-28-13 which have been forwarded to all Commission members. The communications and documents noted in the report, and any additional documents received at this meeting will be placed on file. Motion made by Ernest and seconded by Sandra to place Communications report on file. All voted in favor of motion.

**5. STAFF REPORTS on current Affordable Housing issues.**

Town Planner Ashley Hahn Morris was not able to be present.

**6. REPORT, TOWN COUNCIL LIAISON**

Mr. Gentz reported on the current status of the ChurchWoods project (Senior rental housing.) State funding for this project is under negotiation between legal counsel for the applicant and RI Housing, and is ongoing at this time. Evelyn asked about Edwards Lane. Tom reported he has executed the funding agreement. Members expressed their satisfaction to know that the project was now able to move forward, and noted how impressed they were with the ground lease concept. Evelyn noted that she will ask the Town Clerk to provide the Commission with a copy of the executed funding agreement when it is recorded. She also noted that the Town Solicitor has been receptive of the Commission's concerns, and that he has commended the collaborative efforts of all parties that culminated in a good result.

**7. NEW BUSINESS:**

**(a) Legislative Priorities for 2013.**

Members discussed the affordable housing legislative recommendations at the request of the Town Council. Members discussed how to prioritize them into a report to be submitted to the Town Council. Tom explained that he has asked for a study group and Sen. Algieri and Representative Walsh are on board. Commission members discussed the moratorium already proposed by the Town Council's earlier resolution and its pros and cons. Evelyn explained that "moratorium" is a very loaded term, but that it relates to for-profit comprehensive permits only. Members discussed why it is important that land use not be arbitrarily

overridden, and that the proposed moratorium would be negotiable, with applications being permitted to go forward by mutual consent. Members agreed this is less of a loaded term and would use the term “negotiable moratorium” as we move forward, but that this remains the number-one legislative priority to level the playing field while the review process is proceeding.

Evelyn said that with or without the negotiable moratorium, we are charged with the task of proposing parameters for the review, with the highest priority being to reconvene the study group. The Town Council has asked that we prioritize for them the issues raised with regard to needed revisions in the LMIH Act. Members went over the regional planners’ recommendations, the Planning Commission’s list and Mr. Gentz’s list, and designated the priorities as “high,” “medium” or “low.”

MOTION made at 9:10, by Ernest, seconded by Sandra, to extend the meeting to 9:30, unanimous approval.

Discussion continued on the planners’ document, which was organized as “short-term,” “medium term” or “long-term” based on how long it would take for the issue to be resolved. Applying a priority ranking to all three documents’ recommendations, based on how important the Commission felt it was that the issue actually be seriously discussed and resolved, resulted in a very long list of “high” priorities, with a lot of overlap and conflicting recommendations:

Document	High	Medium	Low
Regional planners	S1,S2,S4,M1,M4,L1,L6, L7,L10,L11,L12	S3,M2,M3,L2,L4,L9	M5,L3,L5
Planning Commission	1,2,4,5,6	3	
Gentz	1,2,3,4		

The Commission was unable to give a priority ranking to Regional Planners’ M6, Planning Commission’s 7,8,9 as they were either uncertain of what was being suggested, or felt the recommendation was beyond the scope of the legislative review.

MOTION made at 9:30, by Ernest, seconded by Sandra, to extend the meeting to 9:45, unanimous approval.

In further discussion, the Commission explored ways to clarify the high priorities they had identified, so that the most critical elements they shared could be recognized. There was agreement by the Commission to authorize the Chair to compile this into a cover letter and report. Commission will meet again next week, April 4th to go over the draft. Tom noted this will work if draft is approved by AHC for the April Town Council Meeting.

**b) Resignation:** Evelyn reported that Suzanne Ferrio has submitted her written resignation as of March 13, 2013. Members signed card of thanks to present to Suzanne. Motion made for Chair to send letter to Town Council to acknowledge Suzanne’s resignation with regrets. Sandra made motion and Sean seconded. Motion carried.

**The remaining** agenda items will be carried over to April agenda.

**9) Public Comment** - none.

**10. Next Meeting.** –Special meeting to be scheduled for April 4, 2013. Next regular meeting to be held on April 25, 2013, at 7:00 PM.

**11. Adjournment.** Meeting adjourned at 9:45 PM

**Attached:** Communications Report March 28, 2013

Respectfully submitted,  
Sandra Puchalski, Acting Secretary

**Approved at the April 25, 2013, meeting of the Affordable Housing Commission.**



**Affordable Housing Commission – Communications Report for Monthly Meeting  
THURSDAY, MARCH 28, 2013**

**4. COMMUNICATIONS (2-29-2013 through 3-28-2013)**

*\*Sent to all Commission members*

*\*\*Forwarded to all Commission members*

**Documents**

			<u>Subject:</u>	
a)03-04-2013	*email	B.Beauchaine	"Documents for review" (scanned docs from Feb. meeting: RIH "Your Path to Home Ownership, PowerPoint – Susan Bodington)	*1)SKMBT_42313030410340.pdf
b)03-04-2013	email	A.Weinrich**	"misc correspondence"	**2)Senate LMIH Commission cor- respondence.pdf
c)03-22-2013	*email	A.Hahn	"Planners AH List"	*3)Planners suggestions for Affordable Housing changes 3-20-2013.doc
d)03-25-2013	email	A.Weinrich**	"FW: Foreclosures in RI: Q4 2012 Report" (HousingWorksRI e-news)	
e)03-25-2013	email	A.Weinrich**	"FW: Program funding announced; more" (HousingWorksRI e-news)	
f)03-25-2013	email	A.Weinrich**	"Affordable Housing Commission resignation"	**4)SFerrio AHC resignation 3-13-13.pdf
g)03-25-2013	email	T.Gentz**	"LMIH Priorities"	**5)Gentz_LMIH_Prioritized_ Changes.doc
h)03-26-2013	*email	E.Smith	"AHC MAR 28 AGENDA"	*6)AHC 2013-0328 AGENDA.doc
i)03-27-2013	email	A.Hahn**	"FW: Message from KMBT_423"	**7)SKMBT_42313032709210.pdf
j)03-28-2013	email	G.Tremblay**	"Old Cross Mills Firehouse"	
k)03-28-2013	email	A.Hahn**	"PC Advisory"	**8)PC Legislative changes to LMIH 3-28-13.doc
l)03-28-2013	email	A.Weinrich**	"FW: Unemployment and Housing; RICH Awards Luncheon; more" (HousingWorksRI e-news)	
m)03-28-2013	*email	E.Smith	"Fw: AHC DOCUMENTS FOR TONIGHT"	*9)AHC 2013 RULES OF ORDER.doc
n)03-28-2013	*email	E.Smith	"Fw: Draft Minutes – February 28, 2013"	*10)AHC 2013-0228 DRAFT MINUTES.doc

Provided in print at March 28, 2013, meeting:

11) 2013 0328 communications  
report.doc