

Draft Minutes
Affordable Housing Commission – Monthly Meeting
THURSDAY, JUNE 21, 2018 – 7:00 P.M.

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

Draft Minutes

1. CALL TO ORDER. Meeting called to order by Chairman Evelyn Smith at approx. 7:15 PM.

2. ROLL CALL. Chairman Evelyn Smith, Recording Secretary Sandra Karasuk Puchalski, AHC Member Ernest Morreira.

3. MINUTES. Approval of minutes: May 17, 2018 Regular Meeting. Members reviewed minutes and Ernest moved to accept minutes as presented with any typo corrections, Evelyn seconded. All voted in favor of motion. Motion carried.

4. COMMUNICATIONS. Communications Report. Review and brief discussion of communications and documents received since last meeting. Evelyn provided copies of the State enabling legislation for Accessory Dwelling Units. Also passed out for discussion under 8(a) are AHC member Ernest Morreira Affordable Housing Trust Proposal format and section outline dated 6/21/18 & copies of his Affordable Housing Trust Proposal Draft Narrative. Evelyn noted she had done research on the Accessory Dwelling Units to provide to the committee. Also provided is the copy of our Zoning Ordinance 45-24-37. Evelyn noted this is a work in progress. We will be introducing the IRADU (Income restricted Accessory Dwelling Unit) in our ordinance.

5. STAFF REPORTS on current Affordable Housing issues. 2017 LMIH unit count; current LMIH project discussions, Comprehensive Plan, Municipal Subsidy Ordinance. There are not staff reports.

6. REPORT, TOWN COUNCIL LIAISON. There is no liaison report.

7. NEW BUSINESS.

a) Chair Report. Report of June 19, 2018, Public Forum: The Future of Housing in South Kingstown. Evelyn reported she attended and there were about 50 people in attendance. Focus was on the future need for housing, demographics and growing population. Evelyn noted there are a number of areas we have in common. 1) Affordable year around housing needs. 2) Process of awareness through social media and outreach to begin the conversation. Universities, Hospitals, business communities with employees.

8. OLD BUSINESS.

a) Commission 2018 Goal #3: Guided Review of Affordable Trust Models. Ernest Morreira led discussion of analysis of key components of existing Affordable Trust models for Commission review. Ernest passed out his proposal format and outline that we have been working on for a few years now. Ernest noted that over the last 18 months, we have reviewed several Affordable Trust Models and had discussions on many during our work in 2015 and 2016. Ernest noted we liked the Barrington, Rhode Island model the best and continued to work on the Affordable Housing Trust Proposal format, outline, and DRAFT narrative for presentation to the Town Council in subcommittee with Evelyn. The cover letter to Town Council will give a brief overview of proposal/recommendation to establish an Affordable Housing Fund. Address establishing funding and require action to coincide with the submission of State Comprehensive

Plan. Suggestion for Town Council to establish an CAHTF (Charlestown Affordable Housing Trust Fund ad hoc committee. Discussion on transfer tax or remaining bond monies for start up funding. Cover letter will also have introduction to Affordable Housing Trust need and rationale with definitions/purpose/programs. Establishing the AHT through Zoning Ordinance and Governance/Administration management. Members went over the draft narrative which included introduction, need in Charlestown, limitations to achieving the 10 percent inventory, standing at 2.8 percent, and our experience with bond funds and projects created in town for our present count of units. Members went over the dedicated sources of funding to support the production and preservation of affordable homes and housing options for low and moderate income households, noting these models have been widely adopted by municipalities large and small throughout the country, including Rhode Island. It was noted in report that Charlestown would collect dedicated revenues from a variety of sources including developer fees through inclusionary zoning in-lieu fees and impact fees, hotel and short term rentals, recording and real estate transfer taxes, land sales & bond revenues, as well as grants, donations and other sources. Copies of the format and outline and draft narrative as a product of the subcommittee will be attached to the minutes.

9. PUBLIC COMMENT. none

10. NEXT MEETING. The next regular monthly meeting is scheduled for July 19, 2018 , at 7:00 p.m.

11. ADJOURNMENT. With no other business to come before committee, motion and second to adjourn at approx. 9:00 PM.

Recording Secretary - Sandra Karasuk Puchalski