

HOUSING RESOURCES COMMISSION

Quarterly Meeting

Rhode Island Housing

44 Washington St Providence, RI

September 9, 2005

MINUTES

The regular quarterly meeting of the RI Housing Resources Commission was called to order at 9:10 a.m.

Commissioners present were:

Susan Baxter Brenda Clement
David Hammarström Robert McDonough
Kaveh Hajian Mark Van Noppen
Valarie Voccio Peter Walsh
Marie Strauss Marie Stoeckel
Dennis Langley Barbara Fields
Joseph Caffey Kevin Flynn
Susan Bodington Angela Lovegrove
Roberta Aaronson Terence Tierney

Housing Resources Commission Staff:

Simon Kue Darlene Price
Ray Neirinckx Doris De Los Santos
Evelyn Quiñones

Noreen Shawcross

Rhode Island Housing staff:

Chris Gorham

Guests:

Karen Hagan Barbara Sokoloff

Gayle Epp Kimberly Burnett

Pursuant to Chapter 46 of Title 42 General Laws of Rhode Island, notice of this meeting was posted at the State House and at RI Housing Resources Commission offices.

1. Approval of Minutes of June 10th, 2005.

The Chair called for the approval of the Minutes from the Meeting of June 10th , 2005. Upon a motion duly made by David Hammarstrom and seconded by Dennis Langely it was unanimously voted to approve the minutes of the quarterly meeting held on June 10, 2005.

2. Report of the Chair

Susan Baxter congratulated Kevin Flynn on his position as Assoc. Director of DOA. She acknowledged the very difficult time that this is in our country that will impact on all of us in many ways and certainly on housing and homelessness. She reported that the Governor's Interagency Council on Homelessness has completed a plan to meet the needs for shelter in the coming winter which will be submitted to

the Governor this month. Since last met in June, we have secured 7.5 million dollars in funding for Neighborhood Opportunities Program that will be managed by a partnership between the Commission and Rhode Island Housing. The HRC also received additional appropriations in the budget for winter shelter (\$302,000) and a supportive services program (\$300,000). We have made the transition moving the day to day management of the Commission from Rhode Island Housing to the new state Office of Housing and Community Development

3. Election of Officers/Appointment of Office Co-Chairs

Susan Baxter nominated the following Slate of Officers:

Vice-Chair: Peter Walsh

Secretary: David Hammarstrom

Susan Baxter also appointed the following Office Co-Chairs and Executive Committee.

Office Co-Chairs:

Community Development: Jeanne Cola and Barbara Fields

Office of Homelessness: David McCreddie and Susan Bodington

Homeownership: Angela Lovegrove and Monica Staaf

Program and Performance: Roberta Aaronson and Marie Stoekel

Executive Committee:

Susan Baxter Jeanne Cola

Susan Bodington Peter Walsh

Barbara Fields David Hammarstrom

Joseph Caffey Angela Lovegrove

Brenda Clement Marie Stoeckle

Dennis Langley Noreen Shawcross, Staff

The Commission wishes to acknowledge the wonderful contributions of Richard Godfrey, who has served as Secretary, Joe Caffey who has served as Vice-Chair, and Kevin Flynn who has served as a Commissioner.

4. Budget Report

Noreen the executive director gave the report. Susan Bodington requested consideration of funding for winter emergency shelter. Two requests were :

(1.) Crossroads Family Shelter – toward renovation of new permanent facility (\$100,000)

(2.) Faith Based Shelter Support (Nov-Mar) (\$75,000).

Commissioners recommended the support of the Faith Based Shelters for \$75,000 for this year deferred the allocation of \$100,000 to Crossroads until December.

Motion Approved

5. Approval of the 2006 Budget

Accepted

6. Approval of issuance of an RFP for the Supportive Services Program

Motion Approved

7. Approval of the submission of the 2007 Budget

Discussions are underway for \$400,000 proposed shrinkage of present year's budget. It will be presented in more detail in December.

8. Recommendations to include a bond issue in the budget

More details of the \$75 million (November 2006 election ballot) for the Stronger Communities Bond will be presented on the December meeting.

9. Presentation on the State Housing Strategy

A consultant, Gayle Epp Abt Associates, presented an overview of the work to date regarding the strategic housing plan.

10. Approval of NOP funding under the Family and Permanent

Housing Funds

Resolved: That the Commission approve the allocation of \$369,600 for the Family Housing Fund and \$712,888 for the Permanent Supportive Housing Program Fund of the Neighborhood Opportunities Program for a total of \$ 1,082,488 to produce 41 units of rental housing as follows:

Sponsor	Location	Units	Funds	Amounts
Church Community Housing	Newport	20	PSH	\$125,000
(Additional request)				
Greater Elmwood Neighborhood Services	Providence	4	PSH	\$290,008
Welcome House	Peace Dale	2	PSH	\$174,880
Westerly Courts	10	PSH	\$150,000	
(Application request)				
William Woods LP	Providence	5	FH	\$369,600
(Application request)				
Total:		41		\$1,082,488

And further resolved, to set aside funding, pending the status of the project, for the Permanent Supportive Housing Fund of \$900,000 for the Church Community Housing- Anchorage Neighborhood Project to

create 36 units of affordable housing units in Middletown.

Motion: Dennis Langley

2nd: Kevin Flynn

Vote: All in favor

Abstained: Angela Lovegrove and Brenda Clement

It was further recommended by the Commission to add language to NOP contracts that would allow the historic tax credit fee to be recovered, if there is a future change in the law.

11. Approval of NOP funding under the Building Better Communities Fund

Ray Neirinckx gave the presentation. Barbara Fields was supportive of the packet but had questions regarding the capacity readiness.

Dennis Langley moved approval. Motion Approved

12. Revisions to the Lead Hazard Mitigation Act Regulations

A motion was made to amend regulations to 120% of median income and allow program income to assist higher rental homes. The motion was amended to act on the rental threshold, but the enhancement was tabled. Susan Bodington made the motion. Marie Stoeckle seconded. Motion Approved.

13. Revisions to the Lead Hazard Reduction Program Regulations

Susan Baxter suggested to amend regulations to 120% medium income and to allow program income to assist higher rental homes. Also to table the housing enhancement item and asked for the rental threshold to be acted upon.

Motion: Tabled for Future Action

14. Reports of the Office Co-Chairs

Due to time constraints, no action was taken on the Office reports.

15. Public Comment Period

Roberta Aaronson announced a new resource guide on lead.

Meeting Adjourned at 11:15 a.m.

Pursuant to the Open Meeting Law, business not included in this notice may be considered, with the consent of the majority of the Housing Resources Commission, for informational purposes only,

and not voted upon unless immediate action is required to protect the public.

If you would like to attend and require signing, please call Rhode Island Housing and Mortgage Finance Corporation TDD Number: 421-9799, 48 hours in advance.

HOUSING RESOURCES COMMISSION

Emergency Meeting

Rhode Island Housing

44 Washington St Providence, RI

October 5, 2005

M I N U T E S

The emergency meeting of the RI Housing Resources Commission was called to order at 8:30 a.m. in Conference Room B, One Capitol Hill, Providence, RI

Commissioners present were:

Susan Baxter	Brenda Clement
James Dilley	Robert McDonough
Kaveh Hajian	Mark Van Noppen
Valarie Voccio	Peter Walsh
Marie Strauss	Marie Stoeckel

Dennis Langley Monica Staaf
Joseph Caffey Kevin Flynn
Susan Bodington Angela Lovegrove
Roberta Aaronson Terence Tierney
Susan Sweet Walter Combs

Housing Resources Commission Staff:

Darlene Price

Ray Neirinckx

Noreen Shawcross

Guest:

Mike Melito, Esq. RI Housing

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Susan Baxter explained that the Governor's office has requested that the Housing Resources be a conduit so that the state can receive reimbursement from FEMA for expenses incurred by the state for housing evacuees from the hurricanes. Susan introduced Mike Melito, General Counsel at RI Housing who has been working on the Master Lease Agreement with the property management company for the Middletown property.

In a meeting earlier this week, the lease was approved by the State Properties Committee pending final approval by the Commissioners today. Mike explained that the HRC will enter into agreements with

the tenants, but that this will not be a sub lease. This is interim transitional housing and there would be a transitional housing agreement. The lease that we are signing is a basic agreement.

GMH, the management company on site, is responsible for maintenance and utilities. A task force that was coordinated by the state has been down there to ensure that services are accessible to residents.

The lease is month to month for one year. We will pay only for those units that are in use for the period of the month that they are in use. Retroactive adjustments will be made in the following month.

Walter Combs asked about the obligations of the evacuees. They are to maintain their personal area and not disturb other residents. An occupancy fee is possible, but not expected to be put in place at this time. There are concerns about payment for damages.

Brenda Clement informed us that the units need to be delivered vacant in order for Church Community Housing to proceed with their planned development (permanent mixed income housing) on the site. This is delaying their plans.

If there is a need for additional staff, the HRC could engage someone and get reimbursement.

The Attachments are still a work in progress, so were not part of the document that Commissioners received today. Mike Melito wants to make sure that any agreement signed by tenants is an occupancy agreement, not a lease.

Angela Lovegrove expressed concerns about sensitivity to race and cultural factors among on-site staff. Walter said he would follow through on finding out who is on the ground there and what would happen in the future. It seems that services are integrated into existing systems. Susan Sweet said that we need a physical presence there. There was a brief discussion of area agencies. A unit is set aside for services and Jay Burdick of DHS was assigned there.

There was a discussion of what would happen at the end of the year and the difference between this process and our long term efforts to help those who are homeless.

Commissioners would like a written report as an update of the situation there.

Joseph Caffey made a motion to approve signing of the lease with assurances that the Housing Resources Commission costs will be covered. Brenda Clement amended the motion to request that a letter to that effect from the Governor's office be delivered prior to forwarding the lease to the leasing company. Monica Staaf seconded. Motion accepted with Angela Lovegrove and Terence

Tierney abstaining.

Meeting adjourned.

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