

Rhode Island Housing Resources Commission
Draft Minutes of October 24, 2014
Quarterly Meeting



I. ATTENDANCE

1. Commissioners Present:

Cola, Jeanne, Chair
Tondra, Michael, Director
Brophy, Michelle

Cullen, Sandra
Deary, Gene Michael
DeLuca, William
Freese, Carleton
Garlick, Joseph
Haley, Corrie
Hannifan, Chris
Imondi, Deborah
Johnson, Jean
Rainone, Amy
Raymond, Joseph
Ryczek, Jim
Schultz, Gregory
Sneesby, Frederick

Valliere, Albert
Vanderslice, Bob
Wallin, Erik B.

Local Initiatives Support Corporation (LISC)
RI Office of Housing and Community Development
Representing Craig Stenning, RI Behavioral Healthcare,
Developmental Disabilities & Hospital
Senior Housing Advocate
Representing David Devault, RI Bankers Association
Representing Paul McGreevy, RI Dept. of Business Regulation
Representing the Homeless
NeighborWorks Blackstone River Valley
Green & Healthy Homes Initiative
Housing Network of Rhode Island
RI Mortgage Bankers Association
House of Hope
Representing Cortés, Andrew, Building Futures
Town of Burrillville
RI Coalition for the Homeless
Representing Peter Kilmartin, RI Attorney General's Office
Representing Sandra Powell, RI Department of Human
Services
RI Builders Association
Representing Michael Fine, RI Department of Health
Operation Stand Down

2. Members Absent

Hartford, Steven T.
LaFontaine, Nicole

Martin, Robert
Reed, James
Newton, Charles
Pires, Antonio

RI Department of Administration
Representing Jonathan Reiner, North Kingstown Planning
Department
Representing RI Association of Realtors
Housing Authority of Newport
Representing Fair Housing
Representative of Insurers

Zaslow, Carrie

Local Initiatives Support Corporation

3. **Staff Present**

Army, Melanie
Bray, Mary
Dennehy, Peter
Kimes, Charles
Kue, Simon
Neirinckx, Ray
O’Kane, Siobhan
Price, Darlene
Rhodes, Jared
Sullivan, Laura
Witcher, Pheamo
Vittorioso, Dawn

RI Statewide Planning
RI Office of Housing and Community Development
RI Department of Administration
RI Office of Housing & Community Development
RI Office of Housing & Community Development
RI Office of Housing & Community Development
RI Statewide Planning
RI Office of Housing & Community Development
RI Statewide Planning
RI Office of Housing & Community Development
RI Office of Housing & Community Development
RI Division of Planning

4. **Guests**

Archambault, Laura
Burn, Leanne
Clarke, Amanda
Kelly, Nate
McDonough, John

RI Housing
RI Coalition for the Homeless
United Way RI
Horsley Witten Group, Incorporated
Operation Stand Down RI

II. **AGENDA ITEMS**

1. **Call to order**

The meeting was called to order by Jeanne Cola, Chair at 9:00 a.m.

2. **Welcome and Introductions**

Jeanne took a moment to welcome and introduce new members, Sandra Cullen who represents Senior Housing and Erik Wallin who represents Operation Stand Down RI.

Next, Jeanne announced that the agenda items would be presented out of order; noting that the action items would be presented first.

3. **Continuum of Care, Ranking of Projects** – *For vote*

Jeanne referred to the Rhode Island Continuum of Care HUD Homeless Assistance, 2014 Ranking document as shown in (attachment 1) and asked Laura Archambault to provide a brief summary and background to benefit the new Commissioners in which she did so. Laura then asked if anyone had any questions or comments. Chris Hannifan suggested adding the requesting agency/sponsor’s name next to the project. Mike said that he would.

There being no further comments or questions, Jeanne asked the Commissioners for a motion to approve the submission of the 2014 RI Continuum of Care ranking recommendations to HUD Homeless Assistance.

The following Commissioners voted aye Brophy, Cola, Cullen, Deary, DeLuca, Imondi, Rainone, Raymond, Ryczek, Schultz, Sneesby, Valliere, and Vanderslice to approve. Commissioners Freese, Garlick, Hannifan, Johnson, Wallin and designee Haley abstained. There were no nay votes or further discussion.

4. Housing Funding/Budget Request – For vote

Next, Jeanne referred to the letter submitted to The Honorable Lincoln D. Chafee dated November 15, 2013 (attachment 2). Jeanne explained that this was the letter that was submitted last year to Governor Chafee and said that a similar letter will be sent this year. She then asked Mike to explain this year's request.

Mike referred to the memos from Rhode Island Housing (RIH) dated October 17, 2014 (attachment 3) and October 22, 2014, which was an amended version (attachment 4) and then asked Amy Rainone to provide a summary. Amy explained that RIH estimated how much of the investment is needed to implement Opening Doors RI. She then discussed the activities implemented to date and those in the pipeline, as well as the estimation of the investment to date and the remaining investment needed.

Michelle Brophy first asked if the universal waiting list is being used and if there is a map available that indicates where the units are located throughout the state. Jeanne said that we are working towards targeting individuals on the universal waiting list. Amy said that the mapping information which indicates where the units are located can be provided.

Jim Ryczek asked if this year's letter will be similar to last year's format where it is not solely for Opening Doors RI content. He gave the example that the general assembly specified the Lead Program as part of the dedicated funding stream, which is not part of Opening Doors RI. Mike said that this year's letter will be more detailed than it was in prior years.

Next, Jim reminded the Commission that the amount being requested from the state is a substantial amount, which cannot be fought by just one agency and therefore he asked the Commission to advocate for the homeless as well.

Chris Hannifan pointed out that the \$12.5 million for capital expenses will be for new affordable units, which is needed for workforce housing.

Bob Vanderslice said that the HRC has an opportunity to share this issue with the transition team. Bob indicated that the Governor asked the Department of Health (DOH) to share the department's successes, obstacles and ongoing activities, which will then be shared with the transition team. Bob noted that this item would quantify under all three categories. Jeanne expressed her appreciation and indicated that she would generate a letter to include it as part of DOH's response back to the Governor.

There being no further questions or comments, Jeanne asked for a motion to approve the creation and submission of the letter to the Governor utilizing the RIH memo as a basis. Al Valliere moved to approve and was seconded by Bill DeLuca. The following Commissioners voted aye Brophy, Cola, Cullen, Deary, DeLuca, Freese, Garlick, Hannifan, Imondi, Johnson, Rainone, Raymond, Ryczek, Schultz, Sneesby, Valliere, Vanderslice and Wallin to approve. Designee Haley abstained. There were no nay votes or further discussion.

5. RhodeMap RI Draft Housing Plan – *for discussion*

Jeanne introduced Nate Kelly who provided a general overview of the Draft RhodeMap RI Housing Plan's Goals, Policies and Strategies as shown in attachment 5.

The Commission then split into two groups to discuss the content and answer the following questions:

1. What do you feel is missing?
2. What do you like? What resonates with you?
3. What do you feel are the top priorities?

6. Housing Policy/Program Discussion – *For discussion*

Jeanne began by reminding the Commission that at the last meeting, the discussion to form a subcommittee to assign them to further discuss the definition of creation and preservation thereafter reporting the recommendations back to the HRC for further discussion and approval. She said that the Working Group provided a summary of comments and directed the Commission to the Affordable Housing Program Policies document as contained in the Commissioner's packets. Mike summarized the comments made by the Working Group and then asked if anyone had any questions or comments.

Carrie Zaslow was part of the Working Group and pointed out that the group reviewed the regulations so that they could have a better understanding of what changes could/couldn't be made; in turn, the Group then analyzed the impact that the changes would have with the remaining bond money and then made the recommendations set forth.

Deborah Imondi questioned if an appraisal would be conducted prior to disbursing funds. Mike indicated that it wouldn't be required before the application process; however, an appraisal would be done prior to signing a contract and disbursing the money.

Next, Deborah asked if there will be exclusion for previously flooded properties. In response, Mike said that the Group did not go that far in depth to discuss because there are few properties that will fall under that category. Jeanne said that the Group also didn't want to deter anyone from looking at existing projects and potential improvements that needed to happen because they could be close to the water or flood zone. Mike added that if it is a property that has repeatedly been flooded, that would protect the public resources from reinvestment. Lastly, Deborah said that the flood maps changed after the 2010 flood and asked if the most recent maps are being utilized. Mike indicated that the Group will work with the RI Emergency Management Agency to ensure the maps that are being used are the most current for the analysis.

There being no further comments or questions, Jeanne moved to the next item on the agenda.

7. Public Comment Period

There were none.

8. Announcements

Jeanne announced that the NeighborWorks Blackstone River Valley hosted a Construction Kick Start event on October 23rd to celebrate the start of development at the former Mulvey's Hardware store on South Main Street in Woonsocket, which will be a mixed use project that will have six affordable units that were funded by the HRC.

Next, Jeanne announced that on November 21st, Childhood Lead Action will hold a conference at the Crowne Plaza in Warwick at 8:30 a.m. to eliminate childhood lead poisoning in RI.

Erik Wallin announced that there will be a ribbon cutting ceremony on November 10th at the Pierce Street Apartments in Westerly, which is the first development dedicated to providing permanent supportive housing for veterans in Westerly.

Jeanne said that the RI Coalition for the Homeless continues to seek volunteers for the Zero 2016 campaign to end veteran and chronic homelessness. She encouraged the Commission to participate.

Greg Schultz said that Attorney General, Peter Kilmartin announced that Green & Healthy Homes will receive a \$500,000 Grant to provide energy efficiency and indoor air quality intervention for at least 135 low-income RI families as part of the Green & Healthy Homes Initiative to keep RI families healthy, safe and warm.

Lastly, Mike announced that the Department's Legal Counsel, Peter Dennehy will retire from State Government in December.

9. Adjourn

There being no further discussion, Commissioner Hannifan motioned to adjourn. The motion was seconded by Commissioner Zaslow. The following Commissioners voted aye Brophy, Cola, Cullen, Deary, DeLuca, Freese, Garlick, Hannifan, Imondi, Johnson, Rainone, Raymond, Ryczek, Schultz, Sneesby, Valliere, Vanderslice and Wallin to approve. Designee Haley abstained. There were no nay votes or further discussion. The meeting adjourned at 10:46 a.m.