

Rhode Island Housing Resources Commission
Draft Minutes of January 21, 2016
Quarterly Meeting



ATTENDANCE

1. Commissioners Present:

Santos, Mat, Chair	Chair
Brophy, Michelle	Representing Maria Montanaro, RI BHDDH
Bryer, Lisa W.	Local Planner, Jamestown
Caldwell, Jr., David	Rhode Island Builders Association
Deary, Gene Michael	Representing RI Bankers Association
DeLuca, Bill	Representing Macky McCleary, Dir. Of Business Regulations
Fields, Barbara	Representing Nicolas Retsinas, RI Housing
Fuerte, Elizabeth	Advocate for Racial Minorities
Garlick, Joseph	NeighborWorks Blackstone River Valley –Non Profit Developer
Guedes, Margarita Robledo	Representing Lead Poisoning Agency
Johnson, Jean	House of Hope
Lodge, Melina	Ex. Dir. Housing Network of RI
Raymond, Joseph	Local Building Official
Rogers, Allison	Representing Michael DiBiase, Dir. Of Administration
Schultz, Gregory	Representing Peter Kilmartin, Attorney General
Schwartz, Rhonda	Representing Charles Fogarty, Dept. of Elderly Affairs
Sneesby, Fred	Representing Melba DePena, Dept. of Human Services
Ryczek, Jim	RI Coalition for the Homeless
Tedesco, Philip	Representing Bruce Lane, Pres. RI Realtors Assoc.
Vadnais, Steve	RI Association of Ex. Directors for Housing
Wallin, Erik	Exec. Dir. Operation Stand Down
Zaslow, Carrie	Local Initiatives Support Corporation

2. Members Absent

Alexander-Scott, MD, Nicole	Director, RI Dept. of Health
Cullen, Sandra	Senior Housing Advocate
DeCubellis, David	Rhode Island Mortgage Bankers Assoc.
Newton, Charles	Representative of Fair Housing
.Pires, Antonio	Representing Insurers

Staff

Tondra, Michael	RI Office of Housing & Community Development
Bray, Mary	RI Office of Housing & Community Development
House, June	RI Office of Housing & Community Development
Kue, Simon	RI Office of Housing & Community Development
Neirinckx, Raymond	RI Office of Housing & Community Development
Price, Darlene	RI Office of Housing & Community Development
Witcher, Pheamo	RI Office of Housing & Community Development

Guests

David Spink	RI Dept. of Health
Adam Schultz	Crossroads
Jeanne Cola	LISC
Jessica Mowry	EOHHS
Amy Rainone	RI Housing
Laura Jaworski	House of Hope
Dean Harrison	Women's Development Corp.

1. Call to Order

The meeting was called to order at 2:33 p.m. by Chair Mat Santos. A quorum was noted for today's meeting.

2. Welcome and Introductions

Chair Santos welcomed all in attendance and all Commission members and designees introduced themselves.

3. Prior Meeting(s) Minutes

Motion was made by Jim Ryczek and seconded by Michelle Brophy to approve the minutes of the November 12, 2015 meeting. Motion passed unanimously with Lisa Bryer abstaining.

4. Appointment of Vice Chair

Erik Wallin and Carrie Zaslow had submitted their names for consideration. Erik then withdrew his name and Carrie Zaslow was confirmed as Vice Chair on a voice vote.

5. Report of the HRC Chair/Director

Mike Tondra reported on the following:

- Budget Discussion
 - Revenue Estimated Conveyance Tax significantly lower than the anticipated amount for the current fiscal year. The numbers projected for FY17 are just slightly different. Our obligated funds for this year fall within the \$3.4M adjusted figure.
 - The HRC revenue estimates are right on target.

- **Resolutions approved at November 12, 2015 HRC meeting**
 - Turning Point II modification to Operation Stand Down has been completed.
 - Housing Market Analysis conducted by Housing Innovations is nearly complete.
 - Veteran's Subsidy going out to full RFP as part of the Consolidated Homeless Fund RFP.
 - Crossroads contract has been revised in order that they can continue to operate Rhode Island Family Shelter.
 - An allocation of \$20,000 has been made available to support emergency winter shelter hotel/motel subsidies for families through approved CHF providers.
 - The existing homeless systems contracts of RICH and Crossroads has been extended through June 30, 2016.
 - Continuum of Care application has been submitted.
 - Dept. of Business Regulations and Healthy Housing have decided to sign an MOA between DBR & Healthy Housing concerning the Lead Hazard Mitigation Training. Parties decided a letter was not necessary.
 - A letter of support has been sent to the Governor's office regarding the Affordable Housing Bond.

- **New Items for Discussion**
 - Letter of support for a new program, "Pay for Success" that the State will be submitting which provides Permanent Supportive Housing to the homeless population who a history of incarceration. RICH will be the main applicant.
 - Consolidated Homeless Fund RFP is to be issued early in February.
 - Formal Regulations will be promulgated regarding the Rental Subsidy Program.
 - A request was received from the Housing Network for funds for their Counseling Program and their Ready to Rent Program. This was received too late and therefore is here for discussion only. This may be rolled into the CHF RFP process. After discussion, the HRC endorsed moving this forward with the suggestion of adding it to the CHF RFP.
 - A letter was received praising staff member Ray Neirinckx for his help with their housing crisis and helping them stay in their home. This is only one of many.
 - Update report from Rhode Island Housing on NOP for FY14 & FY15.

6. **Healthy Housing**

- A Healthy Housing overview presentation was given by Darlene Price. Lead Housing Mitigation Act which is overseen by the HRC. This is the preventive portion of lead in the State. Whereas the Dept. of Health handles the problem of children who have become lead poisoned. DOH also trains the Inspectors.
Handouts were given to all members.
- A request was made of any HRC members interested in serving on the Healthy Housing Committee to reach out to Darlene.
- Motion was made by Joe Garlick and seconded by Erik Wallin that the HRC partner with Rhode Island Housing and underwrite the cost of the Essentials for Healthy Homes Practitioners Course up to \$4,700.00. Motion passed unanimously. Barbara Fields and Allison Rogers abstained.

7. **Continuum of Care**

- Mike Tondra gave an update on the CoC and discussions that Rhode Island Housing and the State have been having with HUD regarding some procedural changes.

- Michelle Brophy, Chairperson of the CoC, gave additional information on how the CoC is working on various challenges and barriers that have arisen and how best to address those issues more efficiently.
- Michelle also spoke about changing membership from 51 to 35.
- Barbara Fields reported that Rhode Island Housing was in the process of posting for the position of a CoC planner.

8. Winter Emergency Shelter

Mike Tondra gave an update on the shelters in general. There has been an added strain put on the system due to increased enforcement by the City of Providence to eliminate Tent Cities, Harrington Hall had a received notice from the State Fire Marshall that there capacity was limited to 112. Trying to work with other providers to increase their number of available beds. Housing of sex offenders has also added to the burden.

Potential new facilities are being explored. Jim Ryczek encouraged more diversion take place.

9. Women's Development Corporation

A lengthy discussion took place regarding the request to restructure. Motion was made by Joe Garlick and seconded by Carrie Zaslow that the modification request be accepted contingent on legal review and their being approved in the next round of Low Income Housing Tax credits from Rhode Island Housing. Motion passed with Barbara Fields, Allison Rodgers, Philip Tedesco, Erik Wallin, David Caldwell, Jr. & Margarita Robledo Guedes abstaining.

10. Rhode Island LISC Proposal

After discussion motion was made by Jim Ryczek and seconded by Michelle Brophy that the proposal be an eligible activity to be included in the larger upcoming Consolidated Homeless Fund RFP. Motion was passed unanimously with Carrie Zaslow abstaining.

11. Other Business

None

12. Public Comment

No Public Comment

Meeting adjourned at 4:31 PM