

SALISBURY AFFORDABLE HOUSING COMMISSION

SPECIAL MEETING

NOVEMBER 18, 2021 – 5:00PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Vivian Garfein, Abeth Slotnick and Jim Dresser. Absent: Mary Close Oppenheimer, Pom Shillingford, Pat Hackett and Tiffany Riva.
2. **Approval of Agenda. So Moved** by J. Dresser, seconded by V. Garfein and unanimously **Approved.**
3. **Approval of Minutes of October 20, 2021. So Moved** by V. Garfein, seconded by A. Slotnick and unanimously **Approved.**
4. Coordinator's Report. There was one inquiry forwarded from the www.salisburycthousing.org website, which was handled. There were no updates from the other housing groups.
5. Discussion: Update the Town's Affordable Housing Plan
J. Kronholm Clark invited Janet Graaff, Salisbury Economic Development Committee (SEDC), to talk about the update to the 2012 Salisbury Plan of Conservation and Development (POCD) currently underway for 2022 and the 2018 Salisbury Affordable Housing Plan (AHP) due for an update in 2023. Ms. Graaff mentioned having more inter-commission communication; the PZC will provide opportunities for other Commissions and Committees to participate in the process of the POCD update. J. Kronholm Clark asked if there was any information the SAHC could provide to the SEDC; J. Graaff replied that she will convey that to the SEDC. She may become the SEDC liaison person to give input to the PZC on the POCD, when asked. J. Kronholm Clark liked the idea of having more communication with other Commissions. J. Dresser explained the SAHC ordinance which is to assist the Housing groups in the actual building and maintenance of properties; only designated Affordable Housing has government financing behind it. In general, the SAHC supports developing a mix of housing types. A. Slotnick mentioned that Affordable Housing is income-qualified, but the median income may be higher than people expect. J. Kronholm Clark noted that 2017 statistics are used in the 2018 AHP; it is still a good plan. She mentioned talking to Jocelyn Ayer, one of the original contributors to the AHP, who suggested having another community forum, in the future. J. Dresser suggested that the AHP update for 2023 is soon enough, in order to include newer data and completed projects. A. Slotnick agreed because not a lot has changed; the numbers are the same as presented in the AHP. V. Garfein mentioned getting some existing projects completed. J. Kronholm Clark agreed that the update should not be rushed; 2023 should be the year for public forums and new data.

6. Administrative Discussion

- Schedule – 2022 Meeting Dates. At the October meeting, the SAHC had discussed moving the meeting dates in 2022 to the third Thursday of the month at 5:30pm. J. Kronholm Clark will send an email reminder to all members to confirm and approve this change.
- Commission member appointments – A. Slotnick gave an update on conversations with potential new members, 2 of them are not available, at this time. Other previous candidates will be contacted. Residency requirements for serving on the SAHC will be obtained. A. Slotnick requested that any possible names be sent to her and P. Shillingford; J. Dresser offered his help, also.

7. Discussion: 2021 Goals and Sub-Committees

- Holley Place – J. Dresser mentioned a conversation with Curtis Rand; there is dialogue going on with the State Historic Preservation Office (SHPO). Regarding certain blocks of stone which may be an issue; A. Slotnick had heard that some of the historical stones might be able to be re-used somewhere in the foundation and be adequate.
- Pope Property – A. Slotnick and V. Garfein gave an update: the Pope Land Design Committee (PLDC) met; RFP's (Request for Proposals) will be going out to 5 planning firms; interviews with selected firms will be scheduled; the process may include discussions with other Commissions and groups. The timeline, through Spring 2022, could include presentation at public forum(s). V. Garfein asked at what point a Town vote would be taken; J. Dresser answered that eventually the Board of Selectmen would have to be given permission to lease the land, for the project to move ahead. A. Slotnick mentioned that the first presentation is just Phase 1, input from other Commissions and the public would be needed.
- Grove Street School and Perry Street Lots – J. Kronholm Clark indicated that the Salisbury Housing Trust (SHT) is working closely with Curtis Rand to move forward with water testing and clarity about the issues in order to move forward with planning.
- East Railroad Street – J. Dresser had good news from the Salisbury Housing Committee (SHC); they agreed to the "turnover" of the property and will explore the opportunity to proceed, including the access issue. J. Kronholm Clark asked for information to be brought to the SAHC, when available, in the future.
- Community Support for AH – J. Kronholm Clark gave an update: website changes are being discussed, they may recommend paying for a technical update, per Jocelyn Ayer and they will stay in touch with her. She also mentioned the discussion of getting more information out on the Town monthly newsletter.
- 414 Millerton Road – No update.
- Fundraising/Alternate Funding Sources – No members on this Sub-Committee yet. A. Slotnick asked if David Berto could help identify funding resources; let them know.
- Explore Additional Properties – J. Dresser has reached out to Ethan Watt to get back original documents and any work that was done.

- J. Kronholm Clark reviewed the Goals list; J. Dresser suggested continuing the discussion in December for the 2022 list.

8. Chairman's Comments – None

9. Public Comment – None

10. **Adjournment. So Moved** by V. Garfein, seconded by J. Dresser and unanimously **Approved.**