

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

FEBRUARY 17, 2022 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Pat Hackett, Abeth Slotnick, Mary Close Oppenheimer and Jim Dresser. Absent: Tiffany Riva and Vivian Garfein. Pom Shillingford arrived at 6:30pm. J. Kronholm Clark welcomed all attending the meeting, thanked potential candidates for their interest in the SAHC and explained the structure of the meeting tonight.
2. **Approval of the Agenda. So Moved** by A. Slotnick, seconded by M. Close Oppenheimer and unanimously **Approved**.
3. **Approval of the Minutes of January 20, 2022. So Moved** by M. Close Oppenheimer, seconded by J. Dresser and unanimously **Approved**.
4. Coordinator's Report – In response to the notice in the Lakeville Journal, there were 9 people interested in joining the SAHC. There were 2 inquiries from people looking for housing which were referred (Jocelyn Ayer mentioned later that there have been other inquiries, but has sent them directly to Tammy Broderick at CREM). The POCD survey was mentioned which can be found on the Town website at: <https://www.salisburyct.us/>.
5. Community Engagement Mini-Grant Program, Litchfield County Center for Housing Opportunity, Jocelyn Ayer, Director.
Ms. Ayer introduced herself as the new Director in Litchfield County for the CT Center for Housing Opportunities: <https://cthousingopportunity.org>. She explained that there is \$45k available for 9 towns; Salisbury is eligible to apply. She summarized the details of the program, types of organizations that are eligible and the different types of activities that would qualify. The funds need to be spent this year; the time to apply is now and then a plan can be updated later. The Commission discussed different ideas for using the grant money, including video interviews about housing needs. M. Close Oppenheimer may be able to work on an application proposal form, with input from the members. Ideas discussed included paying stipends to people for interviews, paying someone to write articles for the monthly Town email newsletter and social media posts, hiring someone to work on the website update, and spending on promoting the website. J. Ayer will send the proposal form to M. Close Oppenheimer and J. Kronholm Clark will connect with her on it, as well.
6. Introduction to SAHC – An Overview
M. Close Oppenheimer mentioned that she had sent basic information on the history of the SAHC to all interested candidates. J. Dresser mentioned the SAH Fund which administers small

grants to help with various AH project applications. J. Kronholm Clark reminded everyone that this is a public Commission, appointed by the Board of Selectmen; she explained the public process for all regular meetings and subcommittees. J. Dresser mentioned that time is also spent identifying properties for AH. J. Kronholm Clark reminded all of the time commitments involved, through participation at monthly meetings and on subcommittees. She added that there will be at least 2 special meetings to interview the individual candidates.

7. 2022 Goals and Subcommittees

- Holly Place – no update at this time
- Pope property – A. Slotnick reported that there will be a meeting of the Pope Land Design Committee on March 3, 2022 with the consultant to work on further details.
- Perry Street lot – J. Kronholm Clark reported that the Salisbury Housing Trust is talking to Land Use Administrator, Abby Conroy, about a possible site plan.
- Community Support for AH – J. Kronholm Clark reported that Pom Shillingford will be wrapping up her work soon and will attend the March 17, 2022 SAHC meeting to give her final update. She added that she likes the idea of using the mini-grant to help with postings to the website, Facebook posts and driving traffic to the website. She would like to have some new members on this subcommittee, as well. J. Dresser suggested having monthly articles on housing topics in the Lakeville Journal. S. Slotnick asked if hiring a publicist to write those articles was more important than changing the website; M. Close Oppenheimer suggested using letters to the Editor instead.
- 414 Millerton Road – J. Dresser will be in touch with A. Slotnick about possibly using ARPA funds to finish the duplex.
- Fundraising/Alternative Funding Sources – J. Dresser noted that David Berto suggests doing as much local fundraising as possible; he also suggested that the 3 Housing organizations get together and talk about what is needed.
- Explore Additional Properties – on hold, needs subcommittee members.
- Nominating Committee – A. Slotnick reported that they will try to schedule people using a Doodle poll very soon.

8. Chairman's Comments –J. Kronholm Clark expressed how excited she is about all of the people attending this meeting who are interested in joining the SAHC. She noted that people can volunteer to work with the subcommittees, without being a Commission member.

9. Public Comment

- Claudia Kotek asked about income thresholds for AH; J. Kronholm Clark answered that there is an income Table in the 2018 Salisbury Affordable Housing Plan on the Town website. AH rentals relate to income; Housing Trust home buyer applicants must qualify for a mortgage.
- Jon Higgins asked J. Dresser if people's objections to AH were in general or site specific; he also asked about coordination between the 3 Housing organizations. J.

Kronholm Clark responded that the other Housing organizations are invited to the SAHC meetings to participate. J. Dresser answered that the AH objections were in general, not site specific.

- Katie White asked what the characteristics and needs are that the SAHC wants in a new member; J. Kronholm Clark suggested that the subcommittees could use skills in public outreach follow through, help in finding new properties, and having good connections in Town to create some positive buzz about AH projects. P. Shillingford emphasized outreach to the community, getting to a group or circle of people to get them involved and engaged in AH projects.
- Jou-Yie Chou asked how projects are developed and funded; are they considered public/private partnerships. J. Kronholm Clark replied that funding comes from different sources such as Town-owned land and then various government funding is sought by the Salisbury Housing Committee for developing the property for rental units. She noted that the Housing Trust is a private organization that relies on private donations for developing or buying houses.
- Barbara Friedman asked about the purpose of the site walk on the Pope property; A. Slotnick answered that it is an introduction for the consultants.

J. Kronholm Clark thanked everyone for attending and noted that she and A. Slotnick will be in touch soon.

10. **Adjournment. So Moved** by P. Hackett, seconded by J. Dresser and unanimously **Approved**.