

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

NOVEMBER 17, 2022 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Lee Sullivan, Vivian Garfein, Abeth Slotnick, Jim Dresser, Katie White, Jon Higgins, Pat Hackett and Hannah Pouler (Communications Consultant). Absent: Mary Close Oppenheimer.
2. **Approval of Agenda. So Moved** by L. Sullivan, seconded by V. Garfein and unanimously **Approved**.
3. **Approval of Minutes of October 12, 2022.** J. Kronholm Clark noted that M. Close Oppenheimer had been present at the October 12 meeting. A **Motion to Approve the Minutes of October 12, 2022, as amended**, was made by J. Dresser, seconded by L. Sullivan and unanimously **Approved**.
4. Coordinator's Report. One inquiry about rental housing was received. The Schedule of 2023 Meeting Dates was approved. The SAHC will continue to meet on the third Thursday of the month at 5:30pm.
5. Proposal from Salisbury Housing Trust Requesting Funding / 70 E. Main Street
An application for a \$10k grant was received from the Salisbury Housing Trust (SHT) for renovation of the house they recently purchased at 70 E. Main Street. Leo Gaffney and John Harney (SHT) described the project as mostly interior work, plumbing and electricity. There were brief comments from the Commission. **Motion: To Approve a Recommendation to the Board of Selectmen (BOS) for the \$10k Grant Request for the Salisbury Housing Trust Renovation at 70 E. Main Street.** The Motion was made by J. Dresser, seconded by A. Slotnick and **Approved** with one abstention. J. Kronholm Clark recused herself from the vote, as she is a member of the SHT.
6. Application from the Salisbury Housing Committee (SHC) for Funding / Sarum Village III
Jocelyn Ayer, SHC, explained the increased construction costs, due to inflation and delays in actually receiving the funding from the Dept. of Housing (DOH). She explained that the DOH wants the SHC to help close the gap between the original amount approved and the cost increases; they are concerned about the high cost per unit as being precedent-setting. She added that the SHC may also take out a \$200k loan, to help close the gap. L. Sullivan concurred that construction costs are up. P. Hackett pointed out that the cost per unit is so high because of the small number of units in 4 different buildings. J. Dresser and A. Slotnick recused themselves from voting, as they are members of the SHC. **Motion: To Approve a Recommendation to the Board of Selectmen for the \$20k Grant Request for the Salisbury**

Housing Committee to help with Construction Costs at Sarum Village III. The Motion was made by L. Sullivan, seconded by V. Garfein and unanimously **Approved** with 2 abstentions.

7. SAHC Communications Consultant Update – Hannah Pouler. She reported that her short term work had been on the Green Homes webinar and postings on Facebook. Her next direction will be creating a comprehensive communications plan build-out, with more regular communications, not just event-specific. She will be working on the newsletter template and a document to set it all out. She suggested the timing for the newsletter to go out the 4th Thursday of the month every month, unless there was nothing new to report. K. White suggested that the newsletter start up in January 2023. Ms. Pouler commented that the newsletter could wait until then or start on December 8, 2022, to include the BOS decisions from their December 5, 2022 meeting. There are now about 215 people on the email list. She asked that any information, updates or comments be sent to her.
8. Discussion: 2022 Goals and Subcommittees
 - Holley Place – No update
 - Pope Property – designs may be presented to the Land Use Commissions in January
 - “Housing Trust Properties” (formerly Grove St. & Perry St. Lots) – Leo Gaffney commented that he is trying to get a better understanding of the recent reports.
 - Community Support for Affordable Housing – (Hannah Pouler update)
 - 414 Millerton Road – No update (on hold, will decide in January, if still a goal)
 - Fundraising/Alternative Funding Sources – J. Dresser commented that there are on-going efforts; he noted that the Housing Fund is not being funded as much and the administrative budget rollover is down. He suggested possible fundraising for the Housing Fund; J. Kronholm Clark commented that this could be planned in 2023.
 - Explore Additional Properties – No update
 - Sustainability – The Green Homes webinar is at 6:30 this evening.
9. Chairman’s Comments – None
10. Public Comment – None
11. **Adjournment. So Moved** by L. Sullivan, seconded by J. Dresser and unanimously **Approved**.