

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

JANUARY 19, 2023 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Mary Close Oppenheimer, Lee Sullivan, Jon Higgins, Vivian Garfein, Jim Dresser, Abeth Slotnick, Pat Hackett and Hannah Pouler (Communications Consultant). Absent: Katie White
2. **Approval of the Agenda. So Moved** by A. Slotnick, seconded by V. Garfein and unanimously **Approved.**
3. **Approval of the Minutes of December 15, 2022. So Moved** by L. Sullivan, seconded by J. Dresser and unanimously **Approved.**
4. Coordinator's Report. There were no inquiries from the website this month.
5. SAHC Communications Consultant Update – H. Pouler worked on the Communications Plan which J. Kronholm Clark will share with Jocelyn Ayer's group. She is planning on reaching out to Maria Horn's team, as well. The timing is on the Plan document, using all channels of communication, guidance for the monthly newsletter and an appendix on "how to do." Also, she is making email templates. The FAQ list used some of Pom Shillingford's work; J. Kronholm Clark is updating the webpage which is under construction. The newsletter is going out on January 26; mail chimp responses go to H. Pouler now.
6. Discussion: 2023 Goals and Subcommittees
J. Kronholm Clark invited Peter Halle, SHC, and Leo Gafney, SHT; to participate in tonight's meeting. The list of Goals and Subcommittees was re-organized:
 - 414 Millerton Road was moved to "Explore Additional Properties"
 - Holley Place was added to "Housing Committee Properties" which includes Sarum Village III and East Railroad Street (ERR); Peter Halle has been added to the subcommittee
 - Housing Trust Properties – Leo & Judy Gafney and L. Sullivan were added to the subcommittee
 - Community Support for Affordable Housing – H. Pouler was added to the subcommittee. J. Kronholm Clark mentioned that she is aware of are small "grass roots" groups and suggested that they attend SAHC meetings; perhaps an SAHC member could speak with them.
 - Fundraising/Alternative Funding Sources – J. Dresser commented that the SAHC needs to find other options, do the research and present to Town Hall. J. Higgins suggested

talking to the BOS now for an increase in the 2023-2024 budget. Leo Gafney mentioned that the SHC and SHT are now in competition for funds. J. Kronholm Clark pointed out that AH is too big to be solved by private donations; more is needed from the town.

- Explore Additional Properties – P. Hackett was added to the subcommittee; John Harney will be asked to join also. P. Hackett brought up the possibility of “second cuts”; he will provide the copy of Ordinance 108 regarding the AH subdivision exemption.

Updates:

- SHC, P. Halle – they are waiting for funds to arrive for the Lakeview Apartments repairs; they are interviewing 4 architects for ERR St.
 - Pope Property – the presentation on January 26th was briefly discussed.
 - SHT, L. Gafney – the sale on White Hollow Rd. went through. Regarding 70 E. Main St., they are working with contractors; they are still working on Perry St.; and looking again at the Grove St. school. A. Slotnick and L. Sullivan offered to give energy efficiency information to J. Harney. L. Sullivan noted that there are grants possible for insulation from Energize CT after an audit.
 - Explore Additional Properties – the CT Land Conservation Council is having a Summit on Housing and Conservation on February 1st in Hartford. It is an all-day event; registration costs \$45. J. Kronholm Clark suggested that the SAHC should reimburse Commissioners planning to attend: L. Sullivan, M. Close Oppenheimer and P. Hackett. A Motion to Reimburse the Registration Fee to the 3 SAHC Commissioners Attending was made by J. Dresser, seconded by A. Slotnick and Approved with 3 abstentions. L. Sullivan, P. Hackett and M. Close Oppenheimer abstained from the vote.
7. Monthly Newsletter Items – H. Pouler suggested: events; updates from these meetings; a themed editorial section; a call for comments from readers; a monthly topic section. She will add the link to the meeting in Hartford; the January 26th webinar; a link to the Lakeville Journal article about the SHT sale; the theme “why the need for AH”; and the updates from tonight’s meeting.
- J. Kronholm Clark explained the process for subcommittee meetings – they need to have agendas posted at least 48 hours in advance, per FOIA requirements. The Zoom link will be on the agenda.
- V. Garfein offered to review the Subdivision Exemption Ordinance and inform the Commission.
8. Chairman’s Comments – Great job everyone, looking forward to the year ahead.
9. Public Comment – None
10. **Adjournment. So Moved** by J. Kronholm Clark, seconded by L. Sullivan and **Approved**.