

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

FEBRUARY 16, 2023 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Mary Close Oppenheimer, Lee Sullivan, Katie White, Abeth Slotnick, Jennifer Kronholm Clark, Pat Hackett, and Jim Dresser. Absent: Vivian Garfein and Jon Higgins.

2. **Approval of Agenda.** J. Kronholm Clark suggested changing the order of the agenda: Item 7 – Monthly Newsletter Content, move to Item 2.A and Item 5 – Updating Town Affordable Housing Plan, move to Item 2.B. A **Motion to Approve the Agenda, as amended**, was made by M. Close Oppenheimer, seconded by A. Slotnick and unanimously **Approved**.
 2. a. Monthly Newsletter Content – K. White reviewed Hannah Pouler’s recent work, including the monthly editorial calendar. Topics included: having flexibility for open months; FAQs launch & highlights; interviews with Peter Halle & Anne Kremer (Salisbury Housing Committee) and the Salisbury Housing Trust (SHT); stories; progress on the Pope property; an exhibit on AH at the Academy Building during Fall Festival; sustainability. J. Kronholm Clark indicated that H. Pouler will be working on the newsletter content; specific editorials can be assigned later on.

 - 2.b. Updating the 2018 Affordable Housing Plan – Jocelyn Ayer, Litchfield County Center for Housing Opportunity, was invited to offer suggestions for updating the AH Plan. In her opinion, Salisbury’s Plan is good; the data just needs to be updated and she can help with that. She suggested having a community forum and a resident housing needs survey, using a “survey-monkey” survey, at no cost. She pointed out that the forums are recorded so that people can watch who aren’t able to attend. While not a part of the town’s Plan of Conservation and Development (POCD), she added that the updated draft AH Plan could be presented to the PZC for their feedback; some of the AH data could be used in the POCD Housing section. J. Kronholm Clark suggested having a subcommittee to work on the AH update, with a timeline; L. Sullivan, K. White and J. Kronholm Clark volunteered.

3. **Approval of Minutes of January 19, 2023.** J. Dresser asked for a sentence to be added under Item 6. Fundraising/Alternative Funding Sources – “The Commission asked Jon Higgins and Jim Dresser to request an additional contribution to the Affordable Housing Fund from the Selectmen.” A **Motion to Approve the Minutes of January 19, 2023, as amended**, was made by A. Slotnick, seconded by L. Sullivan and unanimously **Approved**.

4. Coordinator’s Report – There was one inquiry about available AH rentals which was referred to CREM. There were no other updates.

5. Discussion: 2023 Goals and Subcommittees

- Housing Committee Properties – J. Dresser reported that the court had asked for additional briefs, regarding Holley Place, so the decision may be delayed. An architect has been hired for East Railroad Street plans. Regarding Sarum Village III, a new agreement is in place, but SHC is still waiting for the “check in the mail.” The SHC is starting a new capital fundraising campaign for additional local support. Funds for the Lakeview Apartments repairs have been allocated, but not received yet from the State.
- Pope Property – A. Slotnick noted that there will be an informal presentation by the Pope Land Design Committee (PLDC) to the PZC on Tuesday, February 21st to get their feedback. Approvals are not being sought; just comments at this time. The next regular meeting of the PLDC is March 2, 2023 at 10:00am; public comments will be acknowledged. L. Sullivan pointed out that the Pope property will be mentioned in the SAHC monthly newsletter and will be forwarded for the Town newsletter. She will ask Hannah Pouler to include a link to the PLDC page on the Town website.
- Housing Trust Properties – J. Kronholm Clark reported that all is going well; they are more than halfway to their fundraising goal. Renovation at 70 E. Main St. is underway; they are trying to get out public notice of the great ways local businesses are contributing to the project. She will try to provide names of contractors for the newsletter. She mentioned that they have several interested applicants for this and future homes. She added that the State is favorable now towards home ownership.
- Fundraising/Alternative Funding Sources – J. Dresser reported that he and J. Higgins met with Joe Cleaveland and Curtis Rand, to talk about the SAH Fund. The Town currently allocates an additional \$10k per year and usually about \$15-20k in the administrative budget. There was discussion about asking for increases to both amounts; J. Dresser emphasized the importance of the budget allocation into the AH Fund. J. Kronholm Clark suggested that the SAHC makes a formal written request to the BOS; J. Dresser will discuss further with J. Higgins and report back. There was brief discussion on the topic of conveyance fees; L. Sullivan mentioned that Dawn Whalen, Litchfield County Center for Housing Opportunity, will be researching what other towns are doing in that regard. L. Sullivan asked about putting a link in the newsletter for “Donate Now.” J. Dresser pointed out that the SHC is in the middle of its own fundraising campaign right now. J. Kronholm Clark noted that the SHT has a link for donations that can also be used in the newsletter.
- Explore Additional Properties – There was brief mention of a property called Mary Peters Park on Long Pond Road which may be discussed again.
- Sustainability Committee – L. Sullivan had no update at this time.

6. Chairman’s Comments – All doing a great job – keep up the good work!

7. Public Comments – None

8. **Adjournment. So Moved** by M. Close Oppenheimer, seconded by L. Sullivan and unanimously **Approved.**