

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

APRIL 20, 2023 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Vivian Garfein, Lee Sullivan, Jon Higgins, Jim Dresser, Mary Close Oppenheimer and Hannah Pouler (Consultant). Absent: Katie White. Pat Hackett joined later in the meeting.
2. **Approval of Agenda. So Moved** by L. Sullivan, seconded by A. Slotnick and unanimously **Approved**.
3. **Approval of the Minutes of March 16, 2023.** L. Sullivan asked that “ERR ST” be referred to as the “East Railroad Street” Advisory Group. A **Motion to Approve the Minutes of March 16, 2023, as amended**, was made by A. Slotnick, seconded by V. Garfein and unanimously **Approved**.
4. Coordinator’s Report. One inquiry about any available housing was referred to CREM.
5. Salisbury Housing Trust (SHT) Additional Funding Application
Leo Gafney, SHT Emeritus; John Harney, President; Jennifer Kronholm Clark, Vice-President and Janet Manko, New Member, appeared for the SHT. J. Kronholm Clark recused herself from the discussion and vote. Mr. Harney described the need for the application and help from the Town. The SHT purchased the house; it is being renovated; it is being sold to a local family. He further described the renovation details and the request for the \$15,000 to finish the house.
Motion: To Recommend to the Board of Selectmen to Approve \$15,000 from the Salisbury Affordable Housing Fund to the Salisbury Housing Trust for the Renovation of 70 E. Main Street. The **Motion** was made by V. Garfein, seconded by L. Sullivan and **Approved**, with one recusal. Mr. Harney and Judy Gafney indicated that there may be a ribbon cutting, when the sale is closed. M. Close Oppenheimer suggested taking photos for social media and she could do an article for the Fall Festival AH Exhibit.
6. Updating Town AH Plan
L. Sullivan reported that Jocelyn Ayer is working on the list of facts update. The subcommittee will be working on a “Survey Monkey” to survey the community about AH needs; there will be questions and possibly a few comment sections. J. Kronholm Clark commented that the AH Section in the Plan of Conservation and Development (POCD) will be discussed at the next SAHC meeting on May 18th with Michael Klemens and/or Abby Conroy; they have asked “what impediments still exist to creating AH here?” Zoning maps are on the Town website. There was discussion about looking at the possibility of other town-owned properties for AH. Judy Gafney

suggested having a neighbor advisory group for Grove St; the subcommittee exploring additional properties will discuss it further. Another topic was about transfer fees, which need further research. J. Kronholm Clark asked the Commission members to submit written comments for the meeting on May 18th.

7. 2023 Goals and Subcommittees

- Housing Committee Properties – Peter Halle, SHC, reported that they are starting the process for funding and will get the remainder of the pre-development funds for Holley Place.
- Pope Property – V. Garfein reported that there is progress on one design concept; it will be presented to the neighbors and some others on Thursday, June 8, 2023 at 6pm at Town Hall.
- Housing Trust Properties – J. Kronholm Clark announced that Congresswoman Jahana Hayes will be visiting the NW corner in May.
- Community Support for AH – H. Pouler commented that the edit content in the next newsletter will feature Peter Halle and Anne Kremer. She outlined the specific details of the Salisbury Association / Affordable Housing Exhibit which will open on September 30, 2023, continue through Fall Festival and beyond. **A Motion to Endorse the Outline, as presented**, was made by V. Garfein, seconded by J. Dresser and unanimously **Approved**. J. Kronholm Clark recognized Carol Magowan, who was attending the meeting. Ms. Magowan's group wants to be supportive of the housing groups, perhaps have an event on the White Hart Green and raise awareness for AH. J. Kronholm Clark asked her to stay in touch with the SAHC. J. Kronholm Clark will find out about holding a community event at the Town Grove in June.
- Fundraising/Alternative Funding Sources – J. Dresser suggested going to the budget hearings and vote for the SAHC/SAHF items.
- Explore Additional Properties – there will be a report soon
- Sustainability Committee – No report

8. Communications Consultant / Monthly Newsletter Items

H. Pouler reviewed the list for the next newsletter.

9. Chairman's Comments

Thanks – good work!

10. Public Comment – None

11. **Adjournment. So Moved** by A. Slotnick, seconded by L. Sullivan and unanimously **Approved**.