

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

MAY 18, 2023 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Vivian Garfein, Mary Close Oppenheimer, Jon Higgins, Lee Sullivan, Katie White and Jim Dresser. Absent: Pat Hackett and Abeth Slotnick.
2. **Approval of Agenda.** Item #7, Communications Consultant Update, was removed from the agenda, at the request of the Chair. A **Motion to Approve the Agenda, as amended**, was made by L. Sullivan, seconded by M. Close Oppenheimer and unanimously **Approved**.
3. **Approval of the Minutes of April 20, 2023. So Moved** by V. Garfein, seconded by L. Sullivan and unanimously **Approved**.
4. Discussion: POCD Update Re: Affordable Housing (AH)
Michael Klemens, Land Use Consultant, and Abby Conroy, Land Use Director, suggested going page-by-page through the draft POCD Chapter 2: Housing. It was noted that all SAHC member comments had been organized and inserted into the draft. During this discussion, additional suggestions and details added to the draft included:
 - Specific mention of healthcare workers
 - The need for affordable single-family houses, as well as other types mentioned
 - Having more graphics in the Inventory details, plus changes and trends since 2018
 - Updated home value data (provided by Jocelyn Ayer) and sales data
 - Note that market forces alone will not create more units of AH; government or not-for-profit intervention is needed, with help from local initiatives
 - Consider using available “housing-burdened” rental data

There was a lengthy discussion about the six planned site developments by the Salisbury Housing Committee (SHC) and Salisbury Housing Trust (SHT). They are all in various stages of planning and fundraising; the total number of homes and rental units are approximate, based on current plans.

Assessment:

- Accessory Dwelling Units – M. Klemens and A. Conroy explained that Salisbury has its own Regulations, regarding as-of-right attached and non-conforming detached accessory units. Other ways of creating affordable housing need to be pursued.
- Specific changes to the wording of this section were made by the SAHC members, along with suggestions from M. Klemens and A. Conroy.

(At this time, members L. Sullivan and K. White left the meeting. J. Kronholm Clark requested a pause in the discussion to ask for a **Motion to Approve Paying Hannah Pouler, Communications Consultant, from the SAHC Administrative Budget. So Moved** by V. Garfein, seconded by M. Close Oppenheimer and unanimously **Approved.**)

Strategies:

J. Higgins described his suggestion to consider an Affordable Housing Floating Zone in residential areas for affordable housing; details need to be worked out.

J. Kronholm Clark noted the time and suggested that other items of business needed to be discussed.

A Request for a Special Meeting on May 25, 2023 at 2:30pm to Continue Discussion of the POCD Chapter 2, Strategies Section C., was made by J. Kronholm Clark and agreed to by the members remaining in the meeting.

No other items of business were discussed.

The meeting concluded at 8:08pm.