

SALISBURY AFFORDABLE HOUSING COMMISSION

REGUAR MEETING

JANUARY 18, 2024 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Vivian Garfein, Abeth Slotnick, Katie White, Lee Sullivan, Mary Close Oppenheimer, Jim Dresser, Pat Hackett, Jon Higgins, Hannah Pouler (Communications Consultant) and Georgia Petry (Coordinator).
2. **Approval of Agenda. So Moved** by A. Slotnick and seconded by V. Garfein. L. Sullivan asked to change Item 5 to “Discussion and Possible Vote: Funding Request from the Salisbury Housing Trust.” **The Agenda, as amended, was unanimously Approved.**
3. **Approval of the Minutes of 11-16-2023 (Regular Meeting) and Minutes of 1-4-2024 (Special Meeting). So Moved** by V. Garfein, seconded by L. Sullivan and unanimously **Approved.**
4. Coordinator’s Report – There were no new housing inquires. There is an opportunity to have paper documents and files digitized at Town Hall, if the members have anything they want saved.
5. Discussion and Possible Vote: **Funding Request from the Salisbury Housing Trust (SHT)**
John Harney, SHT, described the request for Perry Street to help cover the costs (\$14,455) of the final environmental report and remediation work; the documents will be filed, allowing the property to be transferred from the Town to the SHT. Ongoing groundwater monitoring will be the responsibility of the SHT; Curtis Rand will try to help get future State funding for that expense. Following brief discussion, a **Motion to Approve Recommending to the Board of Selectmen the Funding Request for \$14,455 from the Salisbury Housing Trust**, was made by V. Garfein, seconded by L. Sullivan and **Approved with one abstention** (J. Kronholm Clark is a member of the SHT). The SAHC hopes that more money will be added to the Affordable Housing Fund, by the Town, in the future.
6. 2024 Goal Setting and Subcommittees
J. Kronholm Clark reviewed the 2023 Goals and Subcommittees.
 - (1) Housing Committee Properties – Peter Halle will stay on as the point person; members remain the same.
 - (2) Pope Property – Members will ask for additional help, if needed.
 - (3) Housing Trust Properties – J. Kronholm Clark will ask the Gafneys if they want to stay on, otherwise, John Harney will step up.
 - (4) Community support for AH – L. Sullivan noted that H. Pouler had been hired and continues working with AH Funds. J. Dresser commented that the first 3 goals are urgent; he is concerned

about having the manpower to get things done on Goals 4 – 7 and suggested that some paid assistance may be needed, using the AH budget. Examples were title searches or looking for alternative funding sources and help may be needed for those. K. White suggested that this subcommittee could help with development and partnering with neighbors, as projects reach different stages of development, such as helping to organize neighborhood groups to give input early on before voting. M. Close Oppenheimer suggested coming up with a list of tasks and what is needed, as help is required; J. Kronholm Clark commented that paying someone would be an available option. There was discussion about collaboration with other community groups and re-defining “Community Support”; the name of that goal was changed to “Advocacy for AH”. The goal is to build public support; collaborate with community groups; plan communications and outreach. A. Slotnick and P. Hackett joined the subcommittee.

(5) Fundraising/Alternative Funding Sources – L. Sullivan asked to come off of this subcommittee. There was discussion about looking into ways to help people stay in their homes, beyond just building. Examples are accessory apartments and tax credits or discounts. J. Dresser suggested that getting additional funding is different from fees and pointed out that helping people stay in their homes is a separate issue. A new subcommittee was created: (8) Housing Affordability Committee. Explore options for homeowners to stay in their homes or create affordable accessory units. Members will be J. Higgins, K. White and L. Sullivan. Other non-Commission members may be invited to join this subcommittee.

(6) Explore Additional Properties – A. Slotnick likes the idea of hiring professional help, but not at this time. There is a list of Town-owned properties which can be used for future purposes. Members will stay the same, with the addition of John Harney.

(7) Sustainability Committee -- L. Sullivan and A. Slotnick are handling it.

7. Updates: SHC; SHT; Pope property

- Peter Halle, SHC, indicated things were going great on all projects. The Dresser Woods project had been presented to P&Z and there was some opposition to it. The SHC needs to be ready for it and may need help on it. J. Kronholm Clark suggested getting information out in the SAHC newsletter. Mr. Halle noted that the P&Z Public Hearing will be on February 20, 2024. They don't need any help just yet.
- John Harney, SHT, thanked everyone for their support on Grove Street and Perry Street. Mr. Harney mentioned that he had a meeting with Curtis Rand, Abby Conroy and Michael Klemens, regarding Grove Street. He described the potential site plan as having 2 houses with parking and preserved open space on the back portion of the lot; one oak tree may be removed and municipal parking may be located at the White Hart, when they do a re-design of their parking spaces. The proposed houses may become a bit smaller. J. Higgins indicated that the purpose for the PZC is just the 8-24 review; a site plan is not required now. J. Dresser agreed and indicated that a site plan sketch was premature; some of the other members also agreed.
- J. Kronholm Clark spoke briefly about information she had shared about a donation to the SAHC which was accompanied by a letter of conditions on the use of the donation.

J. Kronholm Clark and A. Slotnick have asked a lot of questions; Town Hall is having a legal review done by their attorney. The donation is from Jonathan Newcomb, who lives on Main Street, and who has talked to neighbors about the opposition to the planning for the Pope property. J. Kronholm Clark suggested they should get to know this group to understand their position; meetings would be done in public, with a record of the public input.

- Pope Property – V. Garfein expressed that a donation with requirements should be rejected and returned by the Town; however, regarding the group of citizens that has formed, she recommends that a small representative advisory group of interested people should now be formed to meet with the Pope Land Design Committee (PLDC). M. Close Oppenheimer agreed that the check should be returned and asked how to proceed with an advisory group. A. Slotnick mentioned that there is a last informal presentation planned to the IWWC; the PLDC could then have public information meetings for the town, regarding the entire concept plan, and then form the advisory group – it would not be limited to the neighbors. The SAHC will wait for the update.
8. Communications Consultant—H. Pouler is working on the content for 2024; this month's newsletter will look ahead at topics and ways to get involved. Links will be included to items on the Town website, such as the Dresser Woods designs on the P&Z webpage. L. Sullivan suggested letting people know how to use the Town calendar to stay informed about meetings. Other details from this meeting will be covered, as well.
 9. Public Comment – None
 10. Chairman's Comments – Thanks for all of your work and this planning session for 2024.
 11. **Adjournment. So Moved** by M. Close Oppenheimer, seconded by K. White and unanimously **Approved.**