

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

MARCH 21, 2024 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Jon Higgins, Lee Sullivan, Mary Close Oppenheimer, Abeth Slotnick, Pat Hackett, Katie White and Hannah Pouler (Communications Consultant). Absent: Vivian Garfein and Jim Dresser.
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by L. Sullivan and unanimously **Approved**.
3. **Approval of Minutes of February 15, 2024. So Moved** by A. Slotnick, seconded by K. White and unanimously **Approved**.
4. Coordinator's Report – There was no activity to report.
5. Discussion: 2024 Goals and Subcommittees
 - Housing Committee Properties – A. Slotnick reported on the recent Public Hearing for the Dresser Woods Special Permit Application; another Public Hearing is scheduled for April 1, 2024, with limited discussion. There were questions about parking, lighting, fencing and closets which were addressed by Jocelyn Ayer. A. Slotnick suggested that more letters of support wouldn't hurt; J. Kronholm Clark will draft a letter for the SAHC.
 - Pope Property – A. Slotnick had nothing to report, at this time. A date for a public forum may be set at the next meeting.
 - Housing Trust Properties – J. Kronholm Clark reported that the goal is to get a site plan for Grove Street for the next meeting of the PZC, but that may have to wait. Perry Street is moving along; Congresswoman Jahana Hayes was able to obtain a Federal grant of \$110,000 for infrastructure there, but it is quite a process to access the funds.
 - Advocacy for AH – L. Sullivan mentioned there had been no meeting yet. J. Kronholm Clark suggested having a Special Meeting on Thursday, April 11, 2024 at 6:30pm. The Agenda, with the Zoom link, will be posted on the Town website: <https://www.salisburyct.us/agendas/> J. Kronholm Clark asked about the recent meeting of the new regional AH group; M. Close Oppenheimer had attended and gave a brief update, referring to a map that was presented and may be helpful to determine potential housing sites. P. Hackett commented that he had received some new data and that the map is a start, but needs a lot more detail to be useful and help identify potential housing areas; the map layers can be moved to simplify the use.
 - Fundraising/Alternative Funding Sources – L. Sullivan had no report at this time. J. Higgins reported that he and J. Dresser had attended a meeting in Great Barrington;

there was a lot of good information and J. Dresser took notes. They were referred to someone else in Great Barrington, so it is a work in progress. M. Close Oppenheimer asked about Short Term Rental information; J. Higgins mentioned that they were given a copy of the Short Term Rental regulation that went into effect there last year. A. Slotnick commented that there is an upcoming webinar on the topic from the LCCHO on March 26th. J. Kronholm Clark suggested that the SAHC could review the topic and make some recommendations. A. Slotnick mentioned other possibilities including a local real estate conveyance tax; putting money in the Town budget to build housing; and buying additional land for housing. M. Close Oppenheimer suggested that the SAHC could make recommendations, with regard to what other towns are doing; Jocelyn Ayer may have a sense of that. J. Kronholm Clark that buying and determining use for town-owned land requires Town meetings and votes; she noted that the town is not interested in building housing or in real estate management. A. Slotnick and M. Close Oppenheimer mentioned getting continued community support and looking at all possible sources of funding.

- Explore Additional Properties – There was no report at this time. J. Kronholm Clark mentioned the map and looking for additional properties to buy. There were brief comments about the property under development on Main Street in Lakeville.
- Sustainability Committee – L. Sullivan commented that she and A. Slotnick had been working on the Dresser Woods project on sustainability; getting quotes from 2 different firms to provide energy studies and green-building analysis of the plans. They are hoping that a donor will fund the consultant for the study. M. Close Oppenheimer asked if there is money available for actually doing the work; L. Sullivan noted that Energize CT has funding for new construction and renovation for heat pump systems, geo-thermal systems and Federal tax credits. Part of the consultant’s job will be to identify additional funding for those systems.
- Housing Affordability Committee – No meeting yet

6. Communications Consultant Update / Monthly Newsletter Items

H. Pouler is writing some editorial about successful projects locally and around the world. Newsletter updates will include the Dresser Woods Public Hearing on April 1, 2024, which will still be open for public comments. M. Close Oppenheimer suggested using a photo of the progress at Sarum Village III. There will be a mention of the funding from Congresswoman Jahana Hayes. M. Close Oppenheimer mentioned that Anne Kremer had died recently and it would be nice to have an attribution to her.

7. Public Comment – None

8. Chairman’s Comments – None

9. **Adjournment. So Moved** by M. Close Oppenheimer, seconded by P. Hackett and unanimously **Approved.**