

## SALISBURY AFFORDABLE HOUSING COMMISSION

### REGULAR MEETING

MAY 15, 2025 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Kevin Cantele, Lee Sullivan, Jon Higgins, Pat Hackett and Abeth Slotnick. Absent: Jim Dresser, Vivian Garfein and Mary Close Oppenheimer (arrived later in the meeting).
2. Approval of Agenda. J. Higgins asked to add discussion of the financial report. It was added as Item 4.A. Another Item 3A. Approval of the Minutes of March 31, 2025 was added, as well. A **Motion to Approve the Agenda, as amended**, was made by P. Hackett, seconded by L. Sullivan, **With All in Favor**.
3. Approval of the Minutes of April 17, 2025. L. Sullivan asked for a correction to Item 6 – Sustainability. The second sentence should read ...”the Green Energy Bank savings, as presented, did not seem meaningful to tenants.” A **Motion to Approve the Minutes of April 17, 2025, as amended**, was made by L. Sullivan, seconded by P. Hackett, **With All in Favor**.  
  
3A. Approval **of the Minutes of March 31, 2025. So Moved** by L. Sullivan, seconded by J. Higgins, **With All in Favor**.
4. Coordinator’s Report – There were no inquiries about availability. There was one contact from a person interested in supporting AH and may be a potential donor. J. Kronholm Clark will follow up.  
  
4A. Discussion – AH Financial Report – J. Higgins wants the SAHC to be aware of the financial condition of the AH Fund. J. Kronholm Clark explained the structure of the AH Fund; each year the Town allocates a budget for SAHC administration and for the AH Fund. J. Higgins and J. Dresser had worked on getting additional Town budget funds. The SAHC votes to recommend allocation of funds; the \$20k cap has been eliminated. J. Kronholm Clark noted that there are not many applications, so the AH Fund has rolled over; Jocelyn Ayer is willing to bring projects. J. Higgins asked what the guidelines are for spending funds; K. Cantele asked who can apply. A. Slotnick commented that the SAHC can support repairs of AH in Town. L. Sullivan suggested discussion of Ordinance 112; A. Slotnick commented that funds can go to non-profit organizations, not individuals. J. Higgins asked about involvement with non-profits; J. Kronholm Clark answered no. L. Sullivan mentioned using funds to support current projects like Holley Block and Dresser Woods and to target those. J. Kronholm Clark explained that the administrative budget is used to pay Hannah Pouler and for incidentals. P. Hackett and J. Higgins will talk to Joe Cleaveland about specific details.

5. Discussion: 2025 Goals and Subcommittees / Updates

- Housing Committee Properties – A. Slotnick commented they are waiting for funds and decisions.
- Pope Property – A. Slotnick mentioned that the PLDC will try to get an 8-24 review, after the wood turtle study.
- Housing Trust Properties (SHT) – J. Kronholm Clark reported that the Perry St. homes are almost complete, with approved landscape plans. Over 20 people were interested; 8 of those applicants were invited to complete the full application. There will then be a lottery for those qualified, with a ranking system based on income and size of family. The Perry St. homes will go first, then the Undermountain Rd. homes next. SHT has sold another house on Selleck Hill, which they bought from Habitat. Another home on Dunham Drive will change owners. The Undermountain Rd. homes will be built after the Cornwall houses.
- Advocacy for AH – L. Sullivan reported that she has been attending monthly meetings with Jocelyn Ayer's group and that Salisbury is the communications model referred to by others. There is other resource material available for Hannah Pouler to use, if needed. L. Sullivan will get together with M. Close Oppenheimer for the article about rebates. The subcommittee may meet again in the summer. A. Slotnick will attend a meeting at Town Hall about AH and Conservation collaboration efforts, using the Pope Property as a model.
- Alternative Funding Sources – J. Higgins reported that J. Dresser and K. Cantele are still working on getting information from additional towns. K. Cantele commented that his is in progress on additional towns; he will update on responses received, but so far there is no good information.
- Explore Additional Properties – No updates
- Sustainability Committee – L. Sullivan reported that Sarum Village will proceed with Green Bank; A. Slotnick noted that the SHC portion will go to the tenants. It is not official yet, but there is progress. If the solar "switch" is required, it won't work; L. Sullivan pointed out that the Eversource upgrade is not covered. A. Slotnick commented that there is no donor now; CT Green Bank will go ahead with the feasibility study. (M. Close Oppenheimer joined)
- Housing Affordability Committee – L. Sullivan commented that the CT Statute allowing towns to reduce assessments is not clear.

6. Communications Consultant Update / Monthly Newsletter Items – Hannah Pouler was not present. A. Slotnick was taking notes for her to use for items in the next newsletter. There was brief discussion about the lack of funding to move projects forward and the possible use of the AH Fund. J. Higgins commented that it isn't known how much money is really needed and it's up to the SHC to figure out funding approvals. J. Kronholm Clark asked how much the SHC wants to go public with the costs; A. Slotnick commented that the State doesn't like the per-unit costs here. There may be a newsletter edit about the costs involved in building here.

7. Public Comment – None

8. Chairman's Comments – Thanks for all of your work.

9. **Adjournment. So Moved** by L. Sullivan, seconded by A. Slotnick, **With All in Favor.**