

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

NOVEMBER 20, 2025 – 5:30PM (ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Abeth Slotnick, Vivian Garfein, Lee Sullivan, Jon Higgins, Kevin Cantele and Hannah Pouler (Communications Consultant). Absent: Pat Hackett and Mary Close Oppenheimer.
2. **Approval of Agenda. So Moved** by L. Sullivan, seconded by V. Garfein and unanimously **Approved.**
3. **Approval of the Minutes of October 16, 2025. So Moved** by A. Slotnick and seconded by L. Sullivan. **Motion Approved with 2 abstentions**, J. Kronholm Clark and J. Higgins (did not attend that meeting).
4. Discussion: Member Re-appointments: J. Kronholm Clark, M. Close Oppenheimer and J. Higgins. Re-appointments accepted and approved by the Board of Selectmen (BOS) 11/3/2025. **Re-Election of Officers: A Motion to Nominate and Approve Chair, J. Kronholm Clark and Vice-Chair, A. Slotnick**, was made by L. Sullivan, seconded by V. Garfein, **With All in Favor.**
5. **Review and Approve 2026 Schedule of Meeting Dates. The SAHC will continue to meet on the third Thursday of the month at 5:30pm via Zoom. So Moved** by V. Garfein, seconded by A. Slotnick, **With All in Favor.**
6. Discussion: New Member Vacancy. J. Kronholm Clark noted that there were 3 responses from the newsletter; one of those people was attending the meeting. It was decided to use the same process for filling the open seat as was used the last time. A list of questions will be sent to the candidates, in advance of the interviews at the next meeting in December. The members will go into executive session to discuss the candidates and make a decision. L. Sullivan will send the list of questions to the members, before they are sent to the candidates.
7. Discussion: Review Affordable Housing Fund. J. Kronholm Clark thanked L. Sullivan and H. Pouler for their work on the documents. The revised documents were sent to the members for comments; the application form was reviewed. There was discussion about having links to the relevant Ordinances in the Guidance document, when they are posted on the Town website; J. Kronholm Clark suggested having the links on both the Town SAHC page and at: salisburycthousing.org. Links to additional resources will be checked. There was discussion about specifying the length of time that Affordable Housing must remain affordable to maintain that designation; the language may remain general, to be determined for each application. The

document language was carefully reviewed and some minor changes were made; this version is dated November 20, 2025. (At this time, K. Cantele left the meeting.)

8. Discussion: 2025 Goals and Subcommittees

- Housing Committee Properties – A. Slotnick reported that the trees were planted at Sarum Village. Holley Place is on track to start construction in early 2026. SHC is looking for funding for Bostwick St.
- Pope Property – The 8-24 referral was approved. Jocelyn Ayer is using her remaining grant money to have Todd Parsons, Civil Engineer, look at the portion of the site that can be developed for housing. The Wood Turtle management report is still going to come from Michael Klemens.
- Housing Trust Properties – J. Kronholm Clark reported that the Undermountain homes are nearly finished; there will be an Open House on Saturday, December 6, 2025 at 11:00am. Regarding applicants, there is one purchase agreement for the house in the back. There are 3 other families in various stages of the process for the other 2 houses available. The process has been involved, but there is still time to apply, if there is interest. L. Sullivan commented that having a pipeline of people who can get a mortgage would be good; providing more information will be discussed at another meeting. L. Sullivan noted that more specific resources may be available also.
- Advocacy for AH – L. Sullivan suggested having education for prospective home buyers included in future newsletters. A. Slotnick suggested offering information to SHC renters about becoming eligible to become homeowners; J. Kronholm Clark suggested targeted outreach also.
- Alternative Funding Sources – J. Higgins reported that there will be a subcommittee meeting on December 3, 2025 at Town Hall.
- Explore additional properties – No report at this time, but it is still encouraged. J. Kronholm Clark commented that this topic should include talks with the Land Trust about considering housing on some of those properties.
- Sustainability – No news at this time. J. Kronholm Clark mentioned that a bid to put solar panels on the carports at Perry St. was way too expensive. A. Slotnick commented that the SHC still intends to make Dresser Woods “net-zero ready”, if there is a place for solar.
- Housing Affordability Committee – L. Sullivan mentioned that the recent Homestead Act is being used in New Milford. A. Slotnick commented that it would be difficult to prove primary residences; L. Sullivan suggested it could be more restrictive in Salisbury.

9. Communications Consultant Update / Monthly Newsletter Items – H. Pouler will use updates from this meeting. The editorial could be something on home ownership with the resources available, featuring houses available here, as well as others in the area. J. Kronholm Clark will provide the information on the Housing Development Fund for Homeownership.

10. Public Comment – Karen Cahn commented on the problem of people not being able to get mortgages for AH; J. Kronholm Clark pointed out that the SHT works closely with the applicants. L. Sullivan commented on possible rent-to-own programs. Carl Culbreth commented that it was nice to see how the SAHC figures things out.

11. Chairman's Comments – None

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