

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

JANUARY 15, 2026 – (REMOTE)

1. Call to Order. Present: Jennifer Kronholm Clark, Vivian Garfein, Abeth Slotnick, Pat Hackett, Kevin Cantele, Mary Close Oppenheimer and Hannah Pouler (Communications Consultant). Lee Sullivan arrived after the Roll Call. Absent: Jon Higgins. Attending: Carl Culbreth, Carol Magowan, Jen Portnoy, and Alec Linden (Lakeville Journal). Richard Tennyson joined later in the meeting.
2. **Approval of the Agenda. So Moved** by V. Garfein, seconded by A. Slotnick, **With All in Favor**.
3. **Approval of the Minutes of December 18, 2025.** A. Slotnick asked that the Minutes be amended to reflect the Vote taken to read: “Abstention – A. Slotnick, because of conflict of interest.” A **Motion to Approve the Minutes, As Amended**, was made by V. Garfein, seconded by P. Hackett, **With All in Favor**.
4. Discussion: Open Seat / Candidate Interviews / Executive Session to Select New Member  
J. Kronholm Clark welcomed candidates Carl Culbreth and Carol Magowan; Richard Tennyson was not present; a fourth person had not responded. J. Kronholm Clark explained the Executive Session to Alec Linden, including the interview process and the questions.  
Carl Culbreth introduced himself and expressed his interest in joining the SAHC; he mentioned that he had met with Jim Dresser about doing some funding at Dresser Woods and also heard some of the stories about how difficult it is to find affordable housing here. He has a background in historic preservation and is interested in the rehab of old houses. J. Kronholm Clark explained the role of the SAHC and the Affordable Housing Fund. Mr. Culbreth commented that he is retired and has free time to attend the regular monthly meetings and participate in subcommittees, as needed; he has done a lot of other volunteer work, as well. A. Slotnick asked about Mr. Culbreth’s business experience; Mr. Culbreth responded that it was in building façade restoration.  
Carol Magowan introduced herself and mentioned that she has been on the Board of the Salisbury Housing Committee for several years, as well as working with another group of local people interested in affordable rental housing. Ms. Magowan worked with Jim Dresser on the major fundraising campaign, helping to raise over \$1M, and recognizes the great need for affordable housing. Ms. Magowan commented that she writes annual reports for non-profits; does fundraising; has been on other boards; is a good writer and communicator. Ms. Magowan is especially interested in the Housing Affordability subcommittee and wants to create a fund to help people stay in their houses or rent or buy, commenting that the AH financial formula

doesn't help everybody; she would work on any of the subcommittees. Ms. Magowan has done lots of other volunteer work in town.

Richard Tennyson introduced himself and mentioned that he and his wife are U.S. citizens now and registered to vote here. He is interested in joining the SAHC because he lived in affordable housing in the U.K. years ago; he wants to put his energy into Salisbury and wants younger people to be able to live here. He is currently on the Board of the Salisbury Housing Trust. From his business experience, he likes contracts and getting into details; he has a lot of time now, but keeps busy. Mr. Tennyson is interested in the fundraising subcommittee and wherever he can add value; and is currently involved in other volunteer work. Mr. Tennyson asked what 2 big challenges to overcome are. L. Sullivan suggested education, such as helping people understand credit and also about who is moving into AH, and allocating more funds into AH. Mr. Tennyson agreed that misconceptions need to be addressed; V. Garfein commented that the SAHC needs to work hard to overcome resistance and big roadblocks to AH projects.

**A Motion to Go Into Executive Session** was made by V. Garfein, seconded by P. Hackett, **With All in Favor**. The Executive Session began at 6:12pm and ended at 6:38pm. (V. Garfein left the meeting before the end of Session.)

**A Motion to Vote on the Selection of a New Commissioner** was made by K. Cantele, seconded by L. Sullivan, **With All in Favor**.

**A Motion to Recommend Richard Tennyson to the Board of Selectmen as the New SAHC Member** was made by M. Close Oppenheimer, seconded by L. Sullivan, **With All in Favor**.

J. Kronholm Clark thanked Carl Culbreth and Carol Magowan for their interest in joining the SAHC. Carl Culbreth was asked to consider talking to A. Slotnick about the Salisbury Housing Committee and to join the subcommittee to Explore Additional Properties. Carol Magowan was asked to join the Advocacy for AH subcommittee. The SAHC recommendation will be sent to the BOS for their appointment and then R. Tennyson can get sworn in. R. Tennyson thanked the SAHC and commented there is more work to do.

5) Discussion: 2026 Goals and Subcommittees / Updates

J. Kronholm Clark indicated that the full discussion would take place in February.

- Housing Committee Properties – A. Slotnick reported that the renovation will start on Bostwick St.; the BOS is scheduling a special meeting to approve the funding recommendation.
- Pope Property – Nothing new to report
- Housing Trust Properties – J. Kronholm Clark reported that a closing on one house will take place tomorrow; there are 3 applicants for the other 2 homes; work is in progress on all.
- Advocacy for AH – the subcommittee will schedule a meeting. L. Sullivan commented that she has been attending the monthly meeting of the community outreach group run by the Litchfield County Center for Housing Opportunity, but would like another person to be able to attend some of those meetings.

- Alternative Funding Sources – Nothing to report now
  - Explore Additional Properties – No report
  - Sustainability – No report
  - Housing Affordability – No report
- 6) Communications Consultant Update / Monthly Newsletter Items – Hannah Pouler  
Progress on Bostwick St, Holley Place and the SHT closing will be mentioned. A. Slotnick commented that the WPCA did not approve a reduction in hook-up fees for Holley Place; applying to use some of the remaining Small Cities grant funds may be a possibility. There will be an item that the SHT is still accepting applications for the remaining houses. The vote to recommend Richard Tennyson will be mentioned, as well. L. Sullivan suggested having an Advocacy meeting to come up with a list of editorial topics. P. Hackett will provide some information about traffic studies.
- 7) Public Comment – None
- 8) Chairman’s Comments – J. Kronholm Clark expressed her appreciation for the candidates and that each on them would be a great addition to the Commission; thanks to everyone.
- 9) **Adjournment. So Moved** by P. Hackett, seconded by A. Slotnick, **With All in Favor.**