

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

FEBRUARY 19, 2026 – 5:30PM (REMOTE)

1. Call to Order. Present: Jennifer Kronholm Clark, Vivian Garfein, Kevin Cantele, Richard Tennyson, Lee Sullivan, Abeth Slotnick, Mary Close Oppenheimer, Pat Hackett and Hannah Pouler (Communications Consultant). Absent: Jon Higgins.
2. **Approval of Agenda. So Moved** by A. Slotnick, seconded by L. Sullivan, **With All in Favor.**
3. **Approval of Minutes January 15, 2026. So Moved** by L. Sullivan, seconded by A. Slotnick, **With All in Favor. Approval of Minutes of January 22, 2026. So Moved** by L. Sullivan, seconded by J. Kronholm Clark, **With All in Favor.**
4. Coordinator’s Report. One inquiry about AH had been referred to CREM. Regarding the Amendment to Ordinance No. 55, Section 4.5(a) about the sewer hook-up charge, the research into the Minutes of the Town Meeting February 5, 2025 was done with the Town Clerk. There was no recording of the meeting and the Minutes do not include public comment; neither is required. The Ordinance was amended to read “Any unsewered property hooking into an existing sewer will be charged a hook-up charge of \$5,000. In the case of a multi-unit development, residential or commercial, the hook-up charge will be \$5,000 for each unit of such development.” The Ordinance passed unanimously. There was no exception made for Affordable Housing. P. Hackett commented that there won’t be another vote on a discount for the Salisbury Housing Committee. A. Slotnick pointed out that the WPCA needs revenue and to try to get funding elsewhere, such as grants. P. Hackett mentioned that the Regulations are being re-written, but the Town has to get hook-ups under control and have a plan to expand at huge cost. V. Garfein expressed her concern about this issue. P. Hackett commented that this is a long-time issue and they’re working on it; without the inflow problems, there is plenty of capacity. The issue does need to be addressed and get funding; Curtis Rand is looking into it. J. Kronholm Clark noted that the SAHC would write a letter of support.
5. Goals and Subcommittees – 2026
Goals 1 – 4 will remain the same.
Goal 5 was changed to “Legislative Opportunities and Funding & Affordability”
Goals 6 and 7 remain the same.
Subcommittees:
 - Housing Committee Properties – same members
 - Pope Property – V. Garfein is off; J. Kronholm Clark joined this group.
 - Housing Trust Properties – the Gafneys are off; R. Tennyson joined the group.

- Advocacy for AH – K. Cantele and R. Tennyson joined this group.
- Legislative Opportunities and Funding & Affordability – K. Cantele is off; V. Garfein and R. Tennyson joined the group.
- Explore Additional Properties – L. Sullivan is off; K. Cantele joined this group.
- Sustainability – same members

J. Kronholm Clark reminded everyone that all subcommittee special meetings are noticed, with the agendas and Zoom recordings posted.

Updates:

- SHC: A. Slotnick reported that the groundbreaking at Holley Place is scheduled for Tuesday, March 24, 2026 at 11:00am. Dresser Woods – they are hoping to apply to the Dept. of Housing in May. The SHC needs another \$200k for the Bostwick Street renovation.
- Pope Property: J. Kronholm Clark commented that Jocelyn Ayer still needs the details of the Wood Turtle Management plan. Lots of negotiations are going on about having access to the housing location without impact to recreation; all is on hold now.
- SHT: J. Kronholm Clark reported that 2 of the 4 houses have sold. There are applicants in process for the other 2 houses; applications are still open. John Harney and Jocelyn Ayer have organized an event about providing affordable homeownership opportunities; the event will take place at Salisbury Town Hall on Thursday, February 26, 2026 at 10:00am, followed by a tour of the unoccupied house on Undermountain Road.
- Advocacy for AH: J. Kronholm Clark reported that the last meeting was to brainstorm newsletter editorial topics for the rest of the year. L. Sullivan commented that the schedule is flexible and has shared the list with others. H. Pouler mentioned that the topic for this month's newsletter will be the bio of new member, Richard Tennyson. The newsletter will go out a little earlier next week; email her any other ideas.
- Legislative Opportunities for Funding & Affordability: J. Kronholm Clark commented on the email sent by J. Higgins about his meeting at Town Hall with Curtis Rand and Joe Cleaveland on February 12, 2026 and shared it on-screen. The Zoom recording of this meeting can be found at:
<https://www.salisburyct.us/boards-commissions-committees/affordable-housing/>

K. Cantele commented on some of the things discussed for AH, including a \$500k line item in the budget, increasing the mill rate, and some other ideas for Town support. J. Kronholm Clark reviewed the email in detail and will send it to all members. V. Garfein commented that the \$500k budget line item had not been presented by the town Democratic Committee at their last meeting, for lack of time. A. Slotnick likes the idea of a mill rate increase. L. Sullivan suggested further exploring the CT Homestead Act to be used for property tax

reduction; the subcommittee will meet and discuss further details. A. Slotnick would like a monthly report on what amount is in the AH Fund; J. Kronholm Clark will ask J. Higgins about this.

- Explore Additional Properties – No report
- Sustainability – No report

6. Communications Consultant Updates / Monthly Newsletter Items

No new discussion

7. Public Comment – None

8. Chairman's Comments – Welcome to R. Tennyson and thanks to all volunteers.

9. **Adjournment. So Moved** by V. Garfein, seconded by A. Slotnick, **With All in Favor.**

Salisbury Affordable Housing Commission 2026 Goals and Subcommittees

1. Housing Committee Properties. Assist SHC as it requests. E. Slotnick, J. Kronholm Clark, P. Halle
2. Pope Property. Support efforts to bring affordable housing to the property. E. Slotnick, M. Close Oppenheimer, J. Kronholm Clark
3. Housing Trust Properties. Assist SHT as requested. J. Kronholm Clark, L. Sullivan, R. Tennyson
4. Advocacy for AH. Build public support; collaborate with community groups; plan communications and outreach. J. Kronholm Clark, J. Higgins, L. Sullivan, H. Pouler, K. Cantele, R. Tennyson
5. Legislative Opportunities and Funding & Affordability. Advocate for legislation to support funding and affordability for housing. J. Higgins, M. Close Oppenheimer, V. Garfein, L. Sullivan, R. Tennyson
6. Explore Additional Properties. Work with SHC and SHT to explore properties that may be suitable for affordable housing by taking advantage of existing zoning regulations. J. Higgins, P. Hackett, J. Harney, K. Cantele
7. Sustainability Committee. Advise housing organizations in town on sustainable building options. L. Sullivan, E. Slotnick