

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

JULY 16, 2026 – 5:30PM (REMOTE)

1. Call to Order. Present: Jennifer Kronholm Clark, Jon Higgins, Lee Sullivan, Carol Magowan and Richard Tennyson. Absent: Mary Close Oppenheimer, Abeth Slotnick, Kevin Cantele and Pat Hackett. Attending: Peter Halle, SHC.
2. **Approval of Agenda. So Moved** by L. Sullivan, seconded by C. Magowan, **With All in Favor**.
3. **Approval of Minutes of June 18, 2026 (Special Meeting). So Moved** by J. Higgins, seconded by L. Sullivan, **With All in Favor**.
4. **Approval of Minutes of June 18, 2026 (Regular Meeting). Tabled.** J. Kronholm Clark asked for a correction to the Chairman's Comments to read: "...mentioned that the ribbon-cutting celebrating the renovation of apartments in Goshen...."
5. Coordinator's Report – There was one inquiry about an AH rental apartment which was referred to CREM.
6. Affordable Housing Fund Update – J. Kronholm Clark reported that there is about \$195k in the AH Fund. Peter Halle, SHC, talked about Dresser Woods; the bids are out and they need to submit their application to the Department of Housing by the end of August. The SHC is asking for \$200k from the Town; they did get about \$2M from the Federal Home Loan Bank of Boston. J. Kronholm Clark asked if a Town commitment is required, as part of the application; Mr. Halle answered yes, "buy-in" from the Town makes a difference. J. Kronholm Clark mentioned that the administrative budget could be added in to the AH Fund, otherwise, a request for additional funding would have to go to a Town Meeting. Also, there could be discussion with the Town about a separate allocation of funds for this project, apart from the AH Fund. J. Kronholm Clark asked when the SHC would need something, like a letter of intent; Mr. Halle asked that the SAHC be ready at their next meeting. C. Magowan asked if the Town has another way to approach the State for AH, in general, or if it's dependent on the non-profits to go to the State. J. Kronholm Clark responded that the Town has gone to the State for specific projects, such as site remediation, but there is not a way for a general request. C. Magowan asked if there might be funds to help with the tree clean-up from the storm; J. Kronholm Clark responded, maybe, but there are thresholds to meet. Mr. Halle commented that the Federal threshold is too high, but was not sure how it would be calculated for the State, in order to qualify. T. Tennyson asked who in the Town coordinates that effort; J. Kronholm Clark answered that

Curtis Rand does that. L. Sullivan commented that those funds would be used by the Town for clean-up efforts, but not for private property clean-up; maybe AH sites could be included somehow. J. Higgins suggested that he could talk to C. Rand about very specific needs at Dresser Woods, rather than a general contribution to AH; there will be further discussion of SAHC budget needs for the next fiscal year. C. Magowan asked if the Town had contributed to previous AH projects; P. Halle was not certain. At this time, the SHC is just looking for a commitment from the Town to add to the DOH application due by the end of August; J. Higgins will talk to C. Rand and Joe Woodard (BOF) about it. P. Halle commented that a letter of intent might suffice; L. Sullivan suggested having a letter of recommendation to the BOS to allocate funds ready for the August 20, 2026 SAHC meeting. R. Tennyson asked when the actual funds will be needed; Mr. Halle thought it would be in 2027. J. Kronholm Clark pointed out that they could have a special meeting to decide on this specific matter.

7. Discussion: 2026 Goals and Subcommittees / Updates

- Housing Committee Properties – Peter Halle, SHC, gave an update on Holley Place; contaminated soil was found, so the DEEP is involved and there will be additional expense and delay. Russ Conklin is the Engineer; it will take time and is a long process to finish in 2027 sometime. The source of the contamination is unknown, but there is no danger. There are trees down at Dresser Woods; Mr. Halle wants to take Curtis Rand to look it over. Bostwick St. is moving ahead; one unit will be ready for occupancy in September. Photos will go in the SHC annual appeal letter. Mr. Halle commented that they don't have to use the waiting list and have a possible tenant in mind for one of the units. There is an application process and background check; they could move someone ahead. The wait list is open to anyone. Mr. Halle will provide a photo of the Lakeview Apartments work for the newsletter.
- Pope Property – No update
- Housing Trust Properties – R. Tennyson reported the purchase of another property on Bostwick St.; they have to increase the budget and are trying to get a short-term loan for another \$20-25k that is needed. The loft space is unfinished, but has the potential for additional living space. The Undermountain Rd. houses have tree damage from the storm also; that will be reported in the newsletter. J. Kronholm Clark reminded all about the upcoming fund-raising dance at the White Hart.
- Advocacy for AH – J. Kronholm Clark's presentation is in progress. The next big project is the hard-copy newsletter to be mailed in August. L. Sullivan will schedule a subcommittee meeting to work on it.
- Legislative Opportunities and Funding & Affordability – No update
- Explore Additional Properties – No update now. C. Magowan mentioned there could be a donation possibility.
- Sustainability – No update now. L. Sullivan talked about the net-zero homes in Norfolk; also, solar will be going into Sarum Village.

8. Communications Consultant Update / Monthly Newsletter Items – L. Sullivan took notes for Hannah Pouler and will send her photos for the newsletter. Items will include the impact of the storm on AH, including Dresser Woods; the success at Bostwick St; the Lakeview Apartments fire escapes; and the last minute invitation to the dance.
9. Public Comment – None
10. Chairman's Comments – Keep up the good work.
11. **Adjournment. So Moved** by C. Magowan, seconded by L. Sullivan, **With All in Favor.**

