

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

JUNE 18, 2026 – 5:30PM (Remote)

1. Call to Order. Present: Jennifer Kronholm Clark, Mary Close Oppenheimer, Abeth Slotnick, Richard Tennyson, Pat Hackett, Kevin Cantele and Hannah Pouler (Communication Consultant). Absent: Lee Sullivan, Jon Higgins and Carol Magowan. Attending: Kitty Kiefer.
2. **Approval of the Agenda. So Moved** by M. Close Oppenheimer, seconded by P. Hackett, **With All in Favor.**
3. **Approval of the Minutes of May 21, 2026. So Moved** by A. Slotnick and seconded by R. Tennyson. A. Slotnick commented that under Housing Committee Properties, "...Bostwick Unit 1 is actually Unit A and they plan to renovate Unit B next." Under Holley Place, "there was a need to use some contingency funds for a higher cost than was budgeted for the work under the sidewalk. No issue, it just cost more than expected." **Motion to Approve the Minutes of May 21, 2026, as Amended, was Approved, With All in Favor.**
4. Coordinator's Report – There were 2 recent inquiries about AH rentals which were referred to CREM.
5. Affordable Housing Fund Update – J. Kronholm Clark reported no change in the \$95k balance or in the \$16k administrative budget which includes charges for the Housing Coordinator, the Communication Consultant, and Fall Festival participation.
6. Discussion: To Allocate Funds for a summer hard-copy newsletter – J. Kronholm Clark gave an update from L. Sullivan. The quote is \$2,100 for a larger mailer with more space for new material. M. Close Oppenheimer and A. Slotnick asked about the response last year; H. Pouler will check on new email signups from that time. **A Motion to Approve up to \$2,200 for a Hard Mail Piece to Residents of Salisbury, was made by A. Slotnick, seconded by M. Close Oppenheimer, With All in Favor.** The Advocacy for AH subcommittee will meet in July about the content; H. Pouler will participate; any comments can be emailed to J. Kronholm Clark for inclusion in the discussion.
7. Discussion: 2026 Goals and Subcommittees / Updates
 - Housing Committee Properties – A. Slotnick reported that Holley Place is under construction. The Dresser Woods bid sets are out, with returns expected in July; Jocelyn Ayer is working with David Berto on that. Bostwick St. Unit A has been painted; Unit B work will start soon. The Lakeview Apts. fire escapes are

underway. The tree dedication at Sarum Village took place. M. Close Oppenheimer asked about the third unit at Bostwick St. which will be a gut renovation; A. Slotnick reported that plans have been approved and the SHC will be seeking donations from the community. M. Close Oppenheimer asked about putting another time capsule in the wall at Holley Place; A. Slotnick will check back with the Historical Society.

- Pope Property – no update now
- Housing Trust Properties – R. Tennyson reported that all houses have closed now; they are just starting to work on a new project to purchase an existing property to rehab.
- Advocacy for AH – J. Kronholm Clark reported that the subcommittee had just met in the morning and talked about the Road Show project from the LCCHO. It will be offered to other groups with meetings, outside of the regular newsletter folks. J. Kronholm Clark is doing the editing and asked the members to think about whom to approach; send contact information to her. Kitty Kiefer suggested that they should come to an Economic Development Committee meeting; she will share contact information. R. Tennyson suggested having the presentation at a Land Trust meeting. M. Close Oppenheimer asked about having an event; J. Kronholm Clark commented that the focus is trying to go to people at their own meetings. J. Kronholm Clark mentioned that Millerton is having a celebration; the SAHC could have a table, possibly on Saturday July 18; she will get the information about participation.
- Legislative Opportunities and Funding & Affordability – There was general discussion about the recent CT legislation which allows towns to consider some degree of tax relief for long-time residents; the town of New Milford has enacted an Ordinance to do this. It is up to the Town, not the BOS, to decide something; the SAHC is supportive and would write a letter. Kitty Kiefer, who was invited to talk about this topic, suggested that individual people could join her to work on researching possibilities, noting that the benefit of “homestead” tax relief is psychological, as well as financial. Ms. Kiefer suggested putting something in the newsletter; J. Kronholm Clark suggested something brief for the print newsletter that will go out in August. K. Cantele and R. Tennyson have been working on creating a short graphic piece about the mortgage process for the print newsletter; the details were discussed and will be updated. M. Close Oppenheimer suggested putting links on the website for more detailed information on credit scores and ratings; Ms. Kiefer offered some suggestions as well.
- Explore Additional Properties – K. Cantele mentioned a possible property on Sharon Road; A. Slotnick suggested that the subcommittee look at the property list again, date it, and post it for the record.

- Sustainability – A. Slotnick reported nothing new at this time. J. Kronholm Clark mentioned a meeting of the regional Housing and Conservation group on June 22, 2026 in Norfolk and a ribbon-cutting in the morning.

8. Communications Consultant Update / Monthly Newsletter Items

H. Pouler asked if the mortgage piece is for the newsletter next week; J. Kronholm Clark answered yes, also put into the print mailer. H. Pouler will work on the links for K. Cantele.

9. Public Comment – None

10. Chairman's Comments – J. Kronholm Clark mentioned that the renovation of apartments in Goshen will be happening next week.

11. **Adjournment. So Moved** by A. Slotnick, seconded by P. Hackett, **With All in Favor.**