

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

AUGUST 20, 2026 – 5:30PM (REMOTE)

1. Call to Order. Present: Jennifer Kronholm Clark, Jon Higgins, Richard Tennyson, Lee Sullivan, Kevin Cantele, Abeth Slotnick, Hannah Pouler (Communications Consultant) and Georgia Petry (Coordinator). Absent: Pat Hackett, Mary Close Oppenheimer and Carol Magowan (joined later in the meeting).
2. **Approval of the Agenda. So Moved** by L. Sullivan, seconded by J. Higgins, **With All in Favor.**
3. **Approval of the Minutes of June 18, 2026. So Moved** by R. Tennyson, seconded by K. Cantele. A. Slotnick noted a correction under “Explore Additional Properties” – she asked the group to look at the list again and update it with notes. **The Minutes were Approved, As Amended, with 2 Abstentions**, J. Higgins and L. Sullivan did not attend.
4. **Approval of the Minutes of July 16, 2026. So Moved** by L. Sullivan, seconded by J. Higgins, and **Approved with 1 Abstention**, A. Slotnick did not attend.
5. **Approval of Minutes of July 31, 2026 (Special Meeting). So Moved** by L. Sullivan, seconded by K. Cantele, and **Approved with 2 Abstentions**, R. Tennyson and A. Slotnick did not attend.
6. Coordinator’s Report: There were 2 inquiries about AH rentals which were referred.
7. Discussion: Salisbury Fall Festival – October 9-11, 2026
 - a. Sponsorship Level / Participation – **A Motion to Support Fall Festival at the \$250 sponsorship level** was made by A. Slotnick, seconded by L. Sullivan, **With All in Favor.**
8. Affordable Housing Fund Update – J. Kronholm Clark reported that there is about \$195k in the AH Fund.
9. Discussion: Request for Funding from the Salisbury Housing Committee (SHC)

J. Kronholm Clark – the request is for \$200k for Dresser Woods; they need a commitment letter as soon as possible for their application to the CT DOH; Peter Hale confirmed this. J. Kronholm Clark explained that the SAHC can recommend to the Board of Selectmen (BOS) to approve this commitment/expenditure. The ways to get more money into the AH Fund include through the budget process or going to a Town Meeting vote. Other possible ways to help fund this request outside of the AH Fund will be explored. A. Slotnick commented that there may be some money left from the Small Cities grant that can be used for AH. J.

Higgins pointed out that the SAHC can't guarantee a future budget commitment. J. Kronholm Clark suggested that the letter to the BOS is the recommendation to invest \$200k in the Dresser Woods project; Mr. Halle agreed that they need the commitment from the Town. J. Higgins suggested that the SAHC could recommend to commit \$100k now from the AH Fund and recommend to the BOS to commit to the other \$100k. J. Kronholm Clark noted that this request is for general construction funding, not specifics, which would give confidence to other funders that the Town is behind this project. Mr. Halle expressed that the letter of commitment of funds is what Jocelyn Ayer needs for application purposes. J. Kronholm Clark suggested that the letter reads: The SAHC has reviewed this request and agree that the Town should commit \$200k to this project. The SAHC recommends allocating \$100k from available AH Funds, with the source of the balance to be determined by the BOS. **A Motion to Send the SAHC Letter of Recommendation for the \$200k Funding Request by the SHC to the BOS,** was made by L. Sullivan, seconded by J. Higgins, **With 5 in Favor and 1 Abstention** by A. Slotnick, due to conflict of interest. **Motion Passed.**

10. Discussion: Request for Funding from the Salisbury Housing Trust (SHT)

J. Kronholm Clark explained the request from the SHT for \$81,600 for the renovation work at 51 Bostwick Street. John Harney, SHT, described the mortgage and the cost of the renovation totaling over \$330k and noted that the Town has committed some money for the cleanup by Nick Brazzale. It will be a 2 bedroom house; they are requesting \$81,600, but may need more. L. Sullivan asked if anything has been donated; Mr. Harney answered yes, usually, in the past. **A Motion to Recommend to the BOS to Approve the Request for \$81,600 from the AH Fund for Renovations at 51 Bostwick St.,** was made by A. Slotnick, seconded by L. Sullivan, **With 4 Votes to Approve and 2 Abstentions** by R. Tennyson and J. Higgins due to conflicts of interest. **Motion Passed.**

11. Discussion: 2026 Goals and Subcommittees / Updates

- Housing Committee Properties – Peter Halle, SHC, reported that Holley Place is hold while the DEEP tests the soil contamination. Dresser Woods had a lot of interest from builders; the SHC chose Acela Construction of Waterbury, the lowest bid. Two of the three units have been completed at Bostwick St. At Sarum Village, a lot of tree work is needed. L. Sullivan suggested that perhaps trees could be donated; Mr. Halle will look into that. The fire escapes at Lakeville Apartments are almost finished.
- Pope Property – No report at this time.
- Housing Trust Properties – R. Tennyson reported that the dance party was not as successful this year. The SHT did fund one of the Housing Trust families \$5k for a failed sewage pump, after the July storm. The SHT has spent about \$16k on storm cleanup. At Undermountain, they are spending \$10k to assist with promised planting and groundwork. The money has been raised to cover the solar panels project at Perry St.; the homeowners will take it over going forward, but another

company has to be found to build the support structures for the solar panels. R. Tennyson pointed out that they do need to help people maintain their Trust homes. A. Slotnick asked where the funding for the solar came from; J. Kronholm Clark answered that it was Congressional funding that came through Rep. Jahana Hayes.

- Advocacy for AH – L. Sullivan reported that the mailer is going to the post office tomorrow. J. Kronholm Clark commented on the table they had at the Street Fair; they got more email addresses. The Road Show is ready to go; it's time to reach out to groups. More members are welcome to participate; J. Kronholm Clark will distribute the PowerPoint presentation to all.
- Legislative Opportunities and Funding & Availability – L. Sullivan suggested they talk to the BOS, regarding the property tax exemption for primary residences; J. Kronholm Clark suggested it is worth pursuing different ideas. L. Sullivan mentioned it may be best for the SAHC to stay out of it; A. Slotnick commented that citizen referendums shouldn't come from Commissions, but from citizen groups.
- Explore Additional Properties – L. Sullivan and P. Hackett have the list.
- Sustainability – A. Slotnick reported that the new houses use lots of electricity for heating; the upfront costs are high and that maybe the houses aren't tight enough. J. Kronholm Clark mentioned that the homes were tested and did qualify for rebates. R. Tennyson commented that electricity is the best option for sustainability.

12. Communication Consultant Update / Monthly Newsletter Items – H. Pouler asked if there were any pictures from the Street Fair and will put in a link to the Lakeville Journal article. The Road Show information will be included and a reminder about Fall Festival. The editorial may be on short term rentals and their impact on affordability; H. Pouler will ask the Assessor, Kayla Johnson, for information. L. Sullivan commented that the LCCHO has some data and perhaps interview Jocelyn Ayer for her perspective.

13. Public Comments – None.

14. Chairman's Comments – The upcoming Annual AH Housing Summit is September 24, 2026 from 5:00 – 7:30pm in Kent. They are open to more ideas being submitted; H. Pouler will include the info in the newsletter. The LCCHO is part of a larger statewide collaboration called Housing for All; they are looking for volunteers for a resident advisory committee to attend quarterly Zoom meetings and relate local experiences; a stipend is available. The first meeting is on September 22, 2026; let J. Kronholm Clark know if you're interested. C. Magowan mentioned that Project Sage is very interested in the Road Show presentation.

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