

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

JULY 18, 2024 -- 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Mary Close Oppenheimer, Vivian Garfein, Lee Sullivan, Jon Higgins, Abeth Slotnick, Katie White and Hannah Pouler (Consultant). Absent: Pat Hackett and Jim Dresser.
2. **Approval of Agenda. So Moved** by V. Garfein, seconded by L. Sullivan and unanimously **Approved.**
3. **Approval of the Minutes of June 14, June 17 and June 20, 2024. So Moved** by V. Garfein, seconded by L. Sullivan and unanimously **Approved.**
4. Coordinator's Report. There were 2 inquiries about rental housing, referred to CREM. There was 1 inquiry about creating an Accessory Apartment; the link to the Accessory Apartment Guidance doc from the P&Z website was sent, along with a referral to Abby Conroy, Land Use. This might be a good link to add to the SAHC webpage. J. Kronholm Clark noted that she had a conversation with the person about having it as Affordable Housing. There was discussion about whether any AH Funds could be used; how to ensure that the apartment would stay affordable; and if there is any help available to individuals. J. Kronholm Clark mentioned that the AH Funds guidelines may be out of date, need review and what the process to change would be. V. Garfein pointed out that the accessory apartment and property would have to be deed-restricted. M. Close Oppenheimer suggested getting legal advice on how to do it, if possible and mentioned that the Town does not want to monitor or enforce housing rules/projects. The project was assigned to the Housing Affordability Committee.
5. Under Mountain Road project Town Meeting
J. Kronholm Clark reported that the PZC had approved the project, selecting Option 2, which has 2 houses built at the front of the property with the back portion left as open space. The next step is getting a Town Meeting scheduled to get the Salisbury Housing Trust (SHT) granted site control; the SAHC could send a letter to the Board of Selectmen (BOS) asking them to set a Meeting date. M. Close Oppenheimer asked who would be in charge of maintaining the open space; J. Kronholm Clark indicated the details need to be worked out with the BOS. There needs to be a specific "Charge" for a vote at the Town Meeting; the SHT and BOS will have to resolve issues. A **Motion to "Send a Letter from the SAHC to the BOS Asking to Set a Date for a Town Meeting on This Matter"** was made by V. Garfein and seconded by M. Close Oppenheimer. Discussion: V. Garfein suggested that clarification is needed from the PZC as to whether the whole property goes to the SHT or not. J. Higgins expressed that the wording (of the letter)

should be based on what was approved by the PZC. M. Close Oppenheimer asked if the entire lot would belong to the SHT and how individual houses/lots be affected; J. Kronholm Clark talked about the complexity of Town-owned land being leased to the SHT; the buildout and sale of 2 houses owned by the SHT; but which would not include the ownership of the land. The discussion concluded and a vote was taken on the **Motion**, which was unanimously **Approved**.

6. Update re: HB 5516 – An Act Concerning a Homestead Property Tax Exemption

There has been no update yet from State Rep. Maria Horn.

7. Discussion: 2024 Goals and Subcommittees

- Housing Committee Properties – Peter Halle commented that all is going well with Sarum Village III and that they received a \$5k grant from the Salisbury Association to plant shade trees. They are still waiting for all financing for the other projects. A. Slotnick mentioned that they did get approval from the BOS for the energy consultant.
- Pope Property – V. Garfein commented that there is nothing new at this time; they are waiting for the Chair, Ray McGuire, to send a report to the BOS with recommendations on how to go forward.
- Housing Trust Properties – J. Kronholm Clark reported that the SHT is working with Town Hall to get the deed transferred for Perry Street; they are hoping for a closing date in August. They have the funding and will be looking for a contractor to build the 2 houses there. They are working on the re-sale of another home; a new applicant is being approved. There will be a fundraiser dance at the White Hart on August 1st; tickets are on sale online and there will be a silent auction.
- Advocacy for AH – No update. The next event will be preparing for the Town Meeting on Grove Street.
- Fundraising/Alternative Funding Sources – M. Close Oppenheimer has a meeting set for July 25, 2024.
- Explore Additional Properties – The subcommittee will meet in the fall.
- Sustainability Committee – A. Slotnick noted that they are continuing to work on solar at Dresser Woods; they may look at solar for some existing properties, if funding is available. J. Kronholm Clark suggested looking at Dunham Drive.
- Housing Affordability Committee – No update

8. Communications Consultant Update / Monthly Newsletter Items – H. Pouler had no updates for July.

Regarding the August newsletter, there was agreement to skip that issue and just send out a general hello email. For the July newsletter edit topic, L. Sullivan suggested a “timeline” for opportunities for public comment on projects; H. Pouler would like something more graphic. J. Kronholm Clark suggested something simpler, such as explanations of the different types of public hearings, open meetings with public comment, and other ways public comment is received. V. Garfein suggested reaching out to Michael Klemens for information; J. Kronholm Clark mentioned asking him how public comments are received and used in deliberations. A.

Slotnick suggested checking with Abby Conroy; J. Kronholm Clark suggested reaching out to Curtis Rand. H. Poulter will include the updates from this meeting in the July newsletter.

9. Public Comment – None

10. Chairman's Comments – Thanks to all for their work. A **Motion to Cancel the August 15, 2024 Regular Meeting** was made by V. Garfein, seconded by K. White and unanimously **Approved**.

11. **Adjournment. So Moved** by M. Close Oppenheimer, seconded by A. Slotnick and unanimously **Approved**.