

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

OCTOBER 17, 2024 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Mary Close Oppenheimer, Jim Dresser, Abeth Slotnick, Pat Hackett, and Hannah Pouler (Communications Consultant). Katie White arrived later in the meeting. Absent: Vivian Garfein, Lee Sullivan and Jon Higgins.
2. **Approval of the Agenda.** An Item was added to #4., Discussion of Re-Appointments, and added to the Agenda. A **Motion to Approve the Agenda, as amended**, was made by J. Dresser, seconded by A. Slotnick and unanimously **Approved**.
3. **Approval of the Minutes of September 19, 2024. So Moved** by M. Close Oppenheimer, seconded by P. Hackett and unanimously **Approved**.
4. Discussion of Re-Appointments – J. Kronholm Clark noted that J. Dresser and L. Sullivan had agreed to be re-appointed. K. White is stepping down; J. Kronholm Clark thanked her for her work with the SAHC. A **Motion to Re-appoint J. Dresser and L. Sullivan** was made by M. Close Oppenheimer, seconded by P. Hackett and **Approved**; J. Dresser abstained from the vote.
 - a. Coordinator’s Report – There was one inquiry about AH availability and another about who can get on the waiting list; both were referred to CREM.
5. Discussion: 2024 Goals and Subcommittees
 - Housing Committee Properties – A. Slotnick had no update, but mentioned that the Sarum Village III ribbon-cutting was a big success and that the Lakeview Apartments have projects going on.
 - Pope Property – A. Slotnick indicated that the #1 issue is the wood turtle; they need to have a study to find out what’s there. There may also be a general traffic study. There may be an expansion of the PLDC in include a member from the PZC & HDC and one individual from a citizen group. J. Dresser suggested the traffic consultant from Dresser Woods; P. Hackett mentioned the consultant that just worked on the Wake Robin project may be hired by P&Z.
 - Housing Trust Properties – J. Kronholm Clark mentioned that Perry Street may be getting the final transfer of the deed soon. The homes there are part of a package to a contractor; they might be modular homes. The Under Mountain Road (Grove St.) project will be at a Town Meeting soon; there will be several items for a vote at that meeting. All of the property will go to the SHT; then they give an easement to the Town for the open space.

- Advocacy for AH – There hasn't been a meeting, but a lot of work was done at Fall Festival; they got questions and email addresses. A. Slotnick commented that the Land Trust won't sign the "Resolution"; they don't want to have to implement it. J. Dresser suggested finding a realtor for the 9th SAHC member; J. Kronholm Clark will put it on the agenda to discuss next month.
- Fundraising/Alternative Funding Sources – J. Dresser had no update yet. A. Slotnick suggested asking the Town to increase the annual allotment; M. Close Oppenheimer suggested asking for a big amount. J. Dresser commented that a lot of thought needs to go into that ask; there would need to be a multi-year commitment to the raise and should be discussed within the SAHC first. A. Slotnick suggested asking for \$200k per year additional for AH. The issue of fees is more complicated.
- Explore Additional Properties – P. Hackett had no update
- Sustainability Committee -- A. Slotnick had no update
- Housing Affordability Committee – There needs to be follow-up on the new tax law, regarding tax breaks; M. Close Oppenheimer suggested getting updated information from Maria Horn.

6. Communications Consultant / Monthly Newsletter Items

H. Pouler will do a Q&A article from the Fall Festival. She will reference the question about who can apply for AH, whether in Salisbury or not. There was a question about having a traffic light at the Salmon Kill / Rte. 44 intersection; there will be a traffic study, but Route 44 is a State highway. There was a question about the use of solar panels; A. Slotnick commented that they may do something at Dresser Woods and possibly retrofitting some of the existing AH properties. There was a question about the location of the driveway at the Pope property; it is currently shown on Salmon Kill Road, but the traffic study will determine that. There was a question about the biggest obstacle to build AH; J. Kronholm Clark mentioned finding suitable land and the cost.

7. Public Comments

- Gail Gregg noted there was confusion over who could qualify for AH in Salisbury; the question hasn't been answered clearly. J. Kronholm Clark responded that anybody can apply and that the people who have applied usually have a connection to Salisbury. Ms. Gregg commented that this is a bit of a misrepresentation that this AH is for Salisbury residents, but can't be guaranteed. M. Close Oppenheimer pointed out that they must comply with Fair Housing laws; only totally privately-funded projects could specify Salisbury residents. J. Kronholm Clark noted they are continuing to work on unclear communications in H. Pouler's newsletter.
- There was a question about the POCD having a plan for 2-way traffic using the rail trail bridge to the Pope property; A. Slotnick pointed out that was a suggestion in the Collier's Report for the town to look at, but is not included in any of the Pope Land Design Committee site plans. J. Dresser explained that the POCD is a P&Z document,

but they are not an executive body and can't bring forth the proposals. P. Hackett pointed out that the SAHC had not taken any vote on that particular multi-modal use; J. Kronholm Clark noted that it would be up to the Town to act on any recommended use. M. Iose Oppenheimer mentioned that the POCD is a 10 year plan, with many possible things that may come up over the next 10 years, but it is not a mandate.

8. Chairman's Comments – J. Kronholm Clark mentioned that Vivian Garfein is taking a leave-of-absence, but not resigning; hopefully she will be back in the near future. The importance of attending meetings was stressed, so that there is a quorum present. Everyone was thanked for the time and effort they put in to the SAHC; M. Iose Oppenheimer thanked J. Kronholm Clark for her work as Chair; all agreed.
9. **Adjournment. So Moved** by M. Iose Oppenheimer, seconded by A. Slotnick and unanimously **Approved.**