

## SALISBURY AFFORDABLE HOUSING COMMISSION

### REGULAR MEETING

NOVEMBER 21, 2024 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Abeth Slotnick, Lee Sullivan, Jim Dresser, Jon Higgins, Pat Hackett and Hannah Pouler (Communications Consultant). Absent: Vivian Garfein and Mary Close Oppenheimer.
2. **Approval of the Agenda. So Moved** by L. Sullivan, seconded by J. Dresser and unanimously **Approved**.
3. **Approval of the Minutes of October 17, 2024. So Moved** by A. Slotnick, seconded by J. Dresser and unanimously **Approved**.
4. Coordinator's Report. One inquiry was received which was forwarded to CREM.
5. Dates of 2025 Meeting Schedule. SAHC will continue to meet on the third Thursday of the Month at 5:30pm via Zoom.
6. Discussion: 2024 Goals and Subcommittees / Updates
  - Nominating Subcommittee – J. Kronholm Clark noted the need to fill a vacant seat. A. Slotnick suggested initially reaching out to candidates from the last search. L. Sullivan and J. Higgins may volunteer; this subcommittee will be re-visited in January, 2025. J. Kronholm Clark will send the list of previous candidates to L. Sullivan, J. Higgins and M. Close Oppenheimer.
  - Housing Committee Properties – Holley Place got some funding, but not all that is needed.
  - Pope Property – No update
  - Housing Trust Properties – The Housing Trust got the deed to Perry Street. The funding is part of a bundled package with 4 other towns. LCCHO is managing everything to hire a contractor for 9 of the 10 new homes; Perry Street will be first of the new homes to be built; they will be modular 3-bedroom "Cape" styles. SHT is trying to get the closing done soon and start to build; there is no timeline on the actual deed transfer date. J. Higgins offered congratulations to J. Kronholm Clark for her terrific representation at the meeting.
  - Advocacy for AH – The subcommittee efforts were to get out the vote for the Town meeting. A. Slotnick and H. Pouler talked about a communications package received from Jocelyn Ayer, regarding the AH and Conservation collaboration. H. Pouler mentioned an optional social media push that describes what the collaboration was, the strategies,

examples from other CT towns, and how people can get involved. H. Pouler recommended putting it on the SAHC Facebook page; it could run January through March, 2025. A. Slotnick is hoping to get the Salisbury Association to do the same thing, including the conservation side. H. Pouler will post the information on the SAHC Facebook page; J. Kronholm Clark commented that it should not compete with other Advocacy items. L. Sullivan commented that there are no hot button issues to highlight right now; J. Kronholm Clark suggested to just keep posting content.

- Fundraising/Alternative Funding Sources – J. Dresser referred to M. Close Oppenheimer’s outreach efforts to other towns. J. Dresser, J. Higgins and M. Close Oppenheimer will schedule a subcommittee meeting. A. Slotnick suggested asking the Town to budget more money for the AH Fund. J. Higgins commented that they need to come up with a specific number for addition to the budget on an annual basis; J. Dresser agreed. There was discussion about requests for funding limitations up to \$20k; J. Dresser noted there was no such limit for AH, it just needs to be corrected. J. Kronholm Clark suggested that the subcommittee should review all of the guidelines around access to the AH Fund. J. Dresser will be in touch with Joe Cleaveland, going forward, to get rid of the limitations.
- Explore Additional Properties – Nothing new from the subcommittee; they may ask John Harney about abandoned houses. J. Dresser suggested that the Nominating subcommittee look for someone with a real estate background; looking for private purchases was also suggested.
- Sustainability – Nothing new
- Housing Affordability Committee – L. Sullivan mentioned revisiting the new CT tax relief programs and how this town might apply them; she will contact Jocelyn Ayer for information.

7. Communications Consultant Update / Monthly Newsletter Items

Regarding the newsletter, H. Pouler mentioned the National Giving Day, for donations; links will be provided. Another idea is to feature more coverage of Perry Street, now that it is proceeding; J. Kronholm Clark will help work on the details that are available. The successful Town vote will be mentioned. There will be a link to the article in the Lakeville Journal about the recent funding for Holley Place. The annual meeting of the Salisbury Housing Committee will be on Wednesday, December 4<sup>th</sup> at 5:00pm; a link will be provided.

8. Public Comment – None

9. Chairman’s Comments – J. Kronholm Clark thanked everyone for their work to get out the vote for Perry Street. Regarding the December meeting; the consensus was to cancel the regular December meeting and encourage the subcommittees to meet instead

10. **Adjournment. So Moved** by A. Slotnick, seconded by L. Sullivan and unanimously **Approved**.