

SALISBURY AFFORDABLE HOUSING COMMISSION

SPECIAL MEETING – SUBCOMMITTEE

JANUARY 21, 2025

Topic: Fundraising / Alternative Funding Sources

Present: Mary Close Oppenheimer, Jon Higgins and Jim Dresser

The subcommittee had a list of topics and ideas to discuss, including:

- Town budget surplus – They will talk to Joe Cleaveland and Finance; new budget line item requests need to be considered also.
- State funding – Pre-development funds are no longer available, as they used to be; now the State has per-unit funding limits so the rest of the funds have to be found elsewhere. There was discussion about a list of specific items that might be funded which was provided by Jocelyn Ayer.
- Private fundraising – J. Dresser mentioned that the Salisbury Housing Committee has just started a \$3M fundraising campaign. J. Dresser suggested using the Town Affordable Housing Plan to estimate the amount of funds needed to be raised, based on the overall number of units planned.
- Conveyance fees and other Town fees – M. Close Oppenheimer and J. Dresser need to get more information. J. Higgins suggested finding out if an additional conveyance fee, specific to AH is possible. It was noted that some fees are set by the State. This subcommittee may reach out to new member Kevin Cantele to join them and for volunteer help from Richard Tennyson.

Strategies & who will work on specific topics:

- Conveyance fees – J. Higgins will work on it; other town's ordinances will be researched. Jocelyn Ayer and David Rich will be contacted.
- Town Surplus – They need a list, maybe Jocelyn Ayer's and the AH Plan, to identify specific items they want funding for.
- AH Fund spending limit without Town meeting approval – J. Dresser will follow up with Joe Cleaveland to remove the limitation wording.
- Town land identified for AH – M. Close Oppenheimer commented that if the Salisbury Housing Committee or Housing Trust had site control, they could deal with the details and apply more easily for funding.
- Explore potential for Town-owned land not identified for housing – Could it be sold and the proceeds used for housing; J. Higgins will follow up on this topic.
- Communicate with the public regarding the importance of donations and specifically how donated land can be used.

- Amount of money put into the annual AH Fund – More is needed to make a significant difference by adding in to the budget over time. J. Higgins is in discussion with Curtis Rand and will follow up about increasing the line item in the budget.
- Short-term rentals ordinance – J. Dresser will follow up with the Assistant Town Manager in Great Barrington.
- Accessory apartments – J. Higgins will talk to Michael Klemens about attaching a zoning fee.
- Marketing the “Second cut” idea in some way.
- New Sources – M. Close Oppenheimer will call David Berto about this.

The next meeting of this subcommittee will be February 26, 2025 at 3:30pm.