

SALISBURY AFFORDABLE HOUSING COMMISSION

SPECIAL MEETING – SUBCOMMITTEE

FEBRUARY 26, 2025 – 3:30PM (VIA ZOOM)

Present: Mary Close Oppenheimer, Jim Dresser, Jon Higgins and Kevin Cantele

Topic: Alternative Funding Sources

J. Dresser – Commented that you just can't give the Board of Selectmen (BOS) a problem and ask them to solve it; the best approach is to make a strong case for what other people are doing. On the subject of a fund, it could be the Town Fund or a non-profit that handles the fund instead of the Town; the second subject is fees; the third subject is a revenue source from short-term rentals. M. Close Oppenheimer has researched examples from other towns. J. Dresser suggested having a list of the same questions to get a consistent format; he and K. Cantele will start contacting towns to see how it goes. They may use the responses to help make possible recommendations.

J. Higgins -- Mentioned Michael Klemens comments concerning the survey used in the POCD, noting that some people were OK with a small increase in the mill rate to be designated for AH; that amount would be meaningful and significant.

K. Cantele – Commented that the increase is a small amount, but what about pushback from people who couldn't afford that increase and if that would that be a preference to AH people.

J. Dresser -- mentioned having a line item in the budget, but that it would only be for one year; his suggestion is having sustainable revenue sources.

J. Higgins – suggested those revenue sources could be conveyance fees or short-term rental fees; he has talked to Joe Cleaveland about increasing the line item in the budget for the AH Fund, also.

J. Dresser – talked about a Community Development Block Grant that the Housing Committee had applied to for Dresser Woods; they have found out that it was not approved. He commented that there is nothing guaranteed about the Town budget from year to year, as needs change. His suggestion is to have an Ordinance, built around re-working the AH Fund and Housing budget, designating additional funds that would keep going without an annual vote. Research needs to be done on this idea and the process to make it happen, which would include the BOS, Board of Finance, and a Town Meeting.

M. Close Oppenheimer – suggested starting by contacting the list of 12 towns that they have for more information about their sources of revenue for AH and see what Salisbury can use. She has found some people to contact and will try to come up with more names.

J. Dresser – Reviewed a list of questions to ask all of the towns they contact; there was a lengthy discussion about this list. J. Dresser and K. Cantele will divide up the list of people to contact with the questions; they will also talk to Kayla Johnson about short-term rentals, if any AH benefits are possible.

J. Higgins – Will get more information from Joe Cleaveland.

The meeting was ended.