

Town of West Newbury
Affordable Housing Trust
Meeting Minutes

Date: Thursday, November 16, 2022
Time: 6:00 pm
Location: Town Office Building, First Floor Hearing Room
Members Present: Kevin Bowe, Donna Garcia, Deb Hamilton, Karen Holmes, Wendy Reed, Pam Shaffer, Angus Jennings (Ex-Officio)
Members Absent: Derek Mitchell (will watch meeting recording)
Other Attendees: Liz Rust (Housing Consultant), Susan Brown (Town Planner - will watch meeting recording)

1. Approval of October Minutes postponed until December meeting
2. Liz Rust: Action Plan working session (Presentation slides attached)
 - A. Introductions with goals and priorities by members of AHT.
 - B. Liz Rust described her background in affordable housing specifically with her work in creating Action Plans for AHTs.
 - C. WN AHT Priorities and Goals
 - a.) Mission Statement: The purpose of the Trust shall be to provide for the preservation, creation and support of affordable housing in the Town of West Newbury for the benefit of low-and moderate-income households, and the funding of community housing as defined by Massachusetts General Laws c. 44B (the "Community Preservation Act").
 - b.) Various operational models
 - c.) Resources available (Nbpt HA)
 - d.) Near-term opportunities for early action (Habitat for Humanity)
 - e.) Advocacy and Education
 - D. Housing Production Plan
 - a.) Located on the Planning Board website
 - E. Small grants programs for health and safety repairs
3. Topics for future meetings
 - A. Tracy Watson, WN Housing Authority Director, to be invited to December 14th Meeting
 - B. GIS mapping
 - C. Tax titles, market prices, rentals
 - D. Record of Trustees acceptances
 - E. Monthly report of trust account balance and expenditures
 - F. Set up online presence via social media groups
4. Adjournment at 8:05pm