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Community Preservation Committee

Wednesday, October 22, 2025

City Hall Auditorium

62 Friend Street
Amesbury, MA 01913

6:00 p.m. – 7:00 p.m.

MEETING MINUTES

Jay Williamson called the meeting to Order at 6:05

1. Roll call

Present: Suzanne Egan (SE), Joe Fahey (JF), Michelle Faucher (MF), Wayne Griffith (WG) (Present but presentating as a member of the Amesbury Housing Authority), Andrew LeFleur (AL), Joel Nice (JN), Jay Williamson (JW), Bob Manseau (BM), Peter Frey (PF)

Absent: Mel Webster (MW)

Amesbury Housing Authority: Dr. Annmary Conner (AC)

City Staff: Howard Snyder (HS)

(Meeting is broadcast and recorded by Amesbury Community Television)

2. Administrative

Change in member

HS: Notes correspondence received from Mel Webster regarding his resignation. Matter of Vice-Chairperson is to be addressed at November CPC meeting.

SE: Introduces new member Peter Frey. Notes need for a member to take minutes. JN volunteers.

3. Community Preservation Plan

SE: Speaks of the meeting of the CPC is the third in a series of meetings of the CPC for purpose of developing the Community Preservation Plan. First meeting was with the Open Space Committee and the second was with the Historical Commission. This meeting is in regards to housing – introduces the CPC's liaison from the Amesbury Housing Authority (AHA) Wayne Griffith.

WG: Speaks briefly regarding his role with the AHA and introduces AHA Executive Director Dr. AnnMary Conner (AC) who introduces herself and begins AHA's presentation.

AC: Has been AHA's executive director for approximately 2.5 years and speaks of the organization's mission of providing low-income housing. Speaks to the presentation slides on the screen and highlights the following:

- Mission statement read. Notes 230 communities in Massachusetts have a housing authority. Defines public housing. Notes Amesbury's authority has Board of Commissioners and four maintenance workers.
- Housing authority's roles and responsibilities as a Local Housing Authority. Notes the members of the Board of Commissioners, staff and State agency having oversight of AHA.
- Describes AHA's housing portfolio and population served, federal housing under their care and control, and servicing of housing choice vouchers.
- State Owned Housing: 60 units on powwow, 43 units on Heritage Vale Street, 102 units in Heritage Towers, 27 units at Macy Terrace, 13 family units
- Federal: 10 family units Macy Terrace, 24 single room occupancy at Quinn house, 84 housing choice vouchers that involves working with Chelsea Housing Authority.
- Outlines AHA affordability parameters using HUD AMI and examples of state housing applicants - For residents who work in town they can use the CHAMPS list – apply online.
- 6306 applications received. Family 23,522 applications were received. 271 local residents.
- Reviews recent accomplishments of the AHA – renovation of 30 units at Powow Villa.
- Currently has \$5million in funding but that does not cover the required needs. Required maintenance and repairs do not qualify for CPA funds.
- Discusses AHA needs: Macy Street Terrace (necessary unit requirements and playground); Heritage Towers park area; Heritage Vale and desire to develop a vacant unit into an ADA compliant unit.

AC then opens their presentation to questions from CPC members.

AC responds to question regarding income limits. States role of AHA as affordable housing entity committed to housing residents at 30% income limits.

AC describes demand of AHA that is their highest priority – new windows at Heritage Towers that carries an estimated cost of \$1 million. Some access to matching funds from the State.

AC discuss chronic under funding. As a quasi government agency and committed to rent limits at 30% income (formula pricing) state supplemental funding and CIP funding is necessary. CDBG funding is limited.

AC notes importance of access to CPC funds and types of future application needs to meet current demands of residents and the 400+ residents in need. „Fix what we have first“ and cooperative efforts with other similar entities.

4. Next Meeting Date

HS notes the third Wednesday of November is 19th and the Amesbury Housing Trust is tentatively schedule to meet with the CPC.

CPC members discuss their availability for that date.

Next meeting of the CPC is scheduled for November 19th at 6:00p.m. in the City Hall Auditorium.

5. Adjournment

SE calls for a motion to adjourn.

MOTION by WG to adjourn.

Second: JF

No discussion

Vote: 9-0. Motion passed unanimously.

Meeting adjourned at 7:02 p.m.