

Town of Weston
Minutes for Elderly Housing Committee
March 5, 2019
Brook School Apartments
44 School Street, Building C
Weston, MA 02493

EHC Members: Tom Timko - Chair, Melissa Brokalakis, Tack Chace and John Hennessey

Tenants/Public: Duncan Elmes A2, Judy Foote C51, Frank Hillery C35, Shirley Small-Rougeau C48, Rachel & Paul Bau C30, Judith Harding and Arthur Jones C22

Town of Weston: Monyette Vickers, BSA Manager; Karin Ott, BSA Housing Certification Specialist; Ireta Metchik, Weston COA Social Worker

Meeting called to order at 7:54 AM

Bills were signed.

The minutes from the February 5th meeting were accepted.

Brook School Apartments Update – Monyette Vickers

Monyette briefed all on various events happening at BSA including new tenants, vacancies, the plaque for Sara Dosamantes, the submission of a HUD rent increase, fire inspections and the coordination with facilities and Eversource to fix the supply water line for Building C sprinklers.

Monyette highlighted her meeting with Mass Saves to upgrade all public and tenant light fixtures to LED bulbs. This will be done at no cost to BSA. This will benefit both tenants and BSA.

She also discussed the new BSA food pantry cabinet which is expected to be initially stocked by Sunrise of Weston. Discussion followed on ideas to restock the cabinet moving forward including having a letter from the Board that Monyette could use to send to local grocery stores looking for contributions of food or gift cards. Flyers will be sent to each tenant to let them know about the food pantry.

Housing Trust Update – Tom Timko

Tom reviewed changes in outstanding 40B projects around Weston. It was reported the Boston Properties is no longer looking to develop a project for Boston Post Rd.

Septic Treatment System Study – Tom Timko

Tom gave a brief review of an upcoming meeting for a possible Weston Septic Treatment facility that would be built on the Case Estates land. If the facility is built it could impact the future development of the BSA property in a positive way. John Hennessey volunteered to attend and represent BSA at the April meeting.

Common Space Analysis – Tom Timko

To date, Monyette has not heard from any firms interested in doing a space analysis. Tom will follow up with Jim Polando and Monyette will follow up with Gary Jarobski on when the analysis might be done.

Including Building D on the Weston Housing Inventory – Tack Chace

Liz Valenta is working on the paperwork needed to begin the process of including Building D units on the Weston Subsidized Housing Inventory. Further discussion ensued about what else needs to be done or if legislation would be a viable path.

Review and Discussion Rent Levels – Cynthia Howe

Melissa, John, Monyette, and Cynthia met to review all rent structures which include CPA, HUD and market units. The HUD contract allows for a 1.09% increase annually. Monyette will follow up with HUD to get the paperwork in for the rent increase. This increase WILL NOT affect a HUD tenant's portion of rent, the increase will be paid by HUD. The rent for the Building D units, built with a CPA subsidy, mirrors the HUD model of tenant rents. They are figured at 30% of a tenant's adjusted income. There needs to be clarification on the role of the CPA in Building D rent subsidies. The "market rate" rent for new tenants will be \$1,824.00 which is the HUD "affordable" rental rate. Over the next few years, current "market rate" tenants' rents will be increased in increments to bring them up to the new market rate. At the next meeting the Board will discuss and vote on a plan to bring all "market rate" units to a fair and uniform rent. Tenants will be given at least a 30 day

notice of any rent increases. July 1st was proposed as the implementation date for all market tenants who have been here longer than 12 months. Rent would be adjusted annually. Once the rates have been established at next month's meeting a tenant can apply for a hardship review. The application will be reviewed with a determination to be made by the end of May. Any recent "market rate" tenant's rent will be adjusted on the annual lease renewal.

Public Comment –

Duncan asked if BSA was planning on adding another building. Tom stated that the BSA expansion should be added to the April agenda. Frank H. asked about clarification on the termination of the Post Road Boston Properties development.

Other Business –

There was no other business.

The next meeting will be Tuesday, April 2nd @ 7:45am.

The Meeting was adjourned @ 9:34am.