

Town of Weston
Minutes for Elderly Housing Committee
Tuesday, May 14, 2019
Brook School Apartments
44 School Street, Building C
Weston, MA 02493

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

Tenants/Public: Paul & Rachel Bau C30, Patti Davenport D284, Duncan Elmes A2, Paul Foley B18, Judy Foote C51, Edson & Marie Forbes D 279, Judith Harding C50, Arthur Jones C22, Shirley Small-Rougeau C48, Young Son D169 and Cynthia Howe Barkan Mgmt.

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

Meeting called to order at 7:51 AM

Bills were signed and a determination was made to reevaluate the snow removal contract for next winter.

The minutes from the April 2nd meeting were accepted.

Brook School Apartments Update – Monyette Vickers

Monyette noted that there are three current vacancies and two of the apartments should be filled as of June 1st. She has been working off the waitlist to fill the vacancies. The retro rent increase for 2018 was approved by HUD and we should be receiving roughly \$14,000 in back rent subsidies. This rent increase is paid by HUD only and does not effect the tenant portion of the rent. Monyette has submitted the cost of living rent increase for 2019 and expects it to go through soon.

The mason to repair the entry areas to Building A has been selected and will begin work once there is favorable weather to do the work.

Monyette also reminded and invited everyone to attend the Sara Dosamantes Garden Dedication and Breakfast that will be on Wednesday, May 15th @ 10:00am in the Mary Palmer Room and lower garden of Building C.

BSA Handbook – Monyette Vickers

The first draft of the revised handbook is ready. The Board will take copies of the handbook home to review. Carol offered to collect Board input and edits. Carol would like to be sure that the items covered in the handbook are clear. Ireta asked for clarification on what is allowed for tenant 24 hour care. The Board, Ireta and Liz Valenta will be given copies of the handbook to review in the next few weeks.

Rent Comps – Monyette Vickers

The new HUD Contract Rate will be approving for BSA 2019 is \$1,804. The current BSA market rate is \$1,700 which will need to be amended and a rent increase schedule developed to bring current tenants rents up to a new proposed Fair Market Rate of \$1,801. All new market tenants will pay the new market rate once it is approved. The Board will vote on this new rate and the implementation of rent increase at the next meeting.

Lottery Proposals for the LIP Application – Monyette Vickers

A motion was put forth to table further discussion about adding Building D to the Weston SHI for a few months. The motion passed and discussion is tabled until July. It was also decided to put off discussion of any new building for BSA until July.

Housing Trust Update – Tom Timko

Tom reviewed the two major 40B projects before the town with input from Jim Polando. Further information can be found on the town website.

Septic Case Study – John Hennessey

There was a meeting at the Board of Health with various different Town Department Representatives to discuss current and future needs for Town sewage. It was clear that Weston will need to put in a sewage treatment facility in the near future and it will possibly be on the 2020 Spring Town Meeting Agenda.

Common Use Space Study

The Board decided to have the study redone in more depth with drawing and rethinking of how to use the common spaces. Weston Media is scheduled to move out June 1st and it was mentioned that Weston Historical Society as well as the Weston Women's Community League are interested in using the space, WHS on a short term basis. Edson Forbes requested that the board consider an exercise studio or something that would enhance the lives of BSA tenants.

Barkan Contract – Cynthia Howe

Cynthia briefly covered the rent increase proposal that she had sent over last month. The board should review and have a policy in place for implementing the rent increase for market tenants. 6%-8% increase increments are suggested for current tenants effective as of July 1st for tenants, with exception for "new" tenants who moved in after July 1, 2018, whose rent increase will be effective based on an annual basis with their move in date.

Monyette has been working with the company that handles BSA HUD recertifications, reporting and filing the voucher to add all apartments in a central automatic location.

Cynthia stated that at present BSA has a project based agreement and that there is no official contract with Barkan. Lisa Yanakakis would like firm numbers from Barkan on costs of the projects or time that BSA will be charged.

Other Business –

There was no other business.

Public Comment –

Shirley asked and received clarification of what the Building D would mean to the "Weston Preference". Edson, in reference to common space use, again emphasized that he would like to see the town focus on tenant quality of life rather than try to make more money with adding one apartment.

The next meeting will be Tuesday, June 4th @ 7:45am.

The meeting was adjourned @ 9:28am.