

Town of Weston
Minutes for Elderly Housing Committee
Tuesday, August 6, 2019
Brook School Apartments
44 School Street, Building C
Weston, MA 02493

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

Tenants/Public: Paul & Rachel Bau C30, Patti Davenport D284, Carol DiCicco, D170, Arthur Jones C22, Shirley Small-Rougeau C48, Carole Chase D172, Susan Hewitt D174, Judy Foote C51, Judith Harding C50, Duncan Elmes A2, Mary Melican D281, George Brown B16, Alan & Nancy Orth D171, Frank Hillery C35, Sandra Gosselin D283, Betsy Gescheider D277, Liz Tice C34, Paul Foley B18 and Michael King C24

Town of Weston: Monyette Vickers, BSA Manager; Karin Ott, BSA Housing Certification Specialist; Ed Jarobski BSA Maintenance Specialist; Ireta Metchik, COA Social Worker; Jim Polando, Weston Permanent Housing Board

Meeting called to order at 7:55 AM

Bills were signed.

The minutes from the July 9th meeting were approved.

Brook School Apartments Update – Monyette Vickers

Monyette review the finding of the tenant replies of the common space use survey. The top three responses in order are fitness equipment, tenant storage and (movie) theater. Additional suggestions were: carport, art studio and pool.

The LED lighting upgrades begin this week, starting with all common areas; tenant apartment upgrades will follow. Tenants do not need to be home during the upgrade; Ed will accompany the Mass Saves workers.

There will be one new vacancy at the end of the month and one new tenant mid-month. The waitlist is still growing even with the turnovers this past year.

Residents' Petition

Monyette reviewed parts of a petition that was submitted by the residents of Building D with regards to the use of common space and decorations. Management staff walked through the whole campus to review all common areas and assess the needs for each space. In accordance with the handbook, tenants are not able to leave personal property in common areas which include decorations, mats etc. Monyette is looking into installing a soundproof door on the Building D laundry area and lounge. Betsy Gescheider read a prepared statement including points that she enjoys meeting with fellow tenants in common area and fresh flowers in her lobby. She also stated that she feels the lease and handbook need to be adapted. She is aware of their {civil} disobedience because she feels the "new Regulations" have been passed without tenant input. Once it was pointed out that these rules and issues have been in place with the two previous managers, Betsy admitted that the difference is now they are being enforced. A resident of Building C stated that she read the handbook and HUD regulations and they have been followed. Any issues have been discussed with the managers and come to an agreement. Tom would like Monyette to have a separate meeting with Building D residents to address their issues.

Arthur Jones said that the Residents Association needs to be reestablished, which is where a lot of these issues had been resolved. John stated that there were many spontaneous events that stopped when the RA fell by the wayside. The Board and Monyette will be working to improve the porch and lounge area of Building D.

The discussion was tabled for a future meeting. Tom suggested that two representatives from Building D meet with Monyette.

Common Area Space Study – Monyette Vickers

The CAS study has been delayed due to the untimely death of the architect that BSA was working with. A new architect will be assigned and brought up-to-date. The findings of the tenant survey will be shared with the new architect.

Tenant Handbook – Tack Chace and Carol Ott

Carol and Tack have read through all the feedback for the handbook from tenants, the Board, staff and others and incorporated into a final draft that the Board has received. The handbook will be sent out for legal review and the Board intends to vote to accept the new handbook at the next meeting. Once the handbook has been accepted, copies will be distributed to all tenants that will include a signing page.

Lottery Proposals for the LIP application – Tack Chace

Tack has been working with Department of Housing and Community Development (DHCD) to get Building D on the Weston Subsidized Housing Inventory. Tack motioned in accordance with the initial CPA agreement:

Elderly Housing Committee – Six Units of Building D

1. *We request the Town Counsel place a deed restriction on six units of the subsidized units in Building D. These will be floating units. The exact wording will be worked out with Town Counsel.*

These six units of the thirteen subsidized Building D units will be removed from the “pool” of units eligible for a preference for an applicant with a Weston Affiliation and put into a lottery pool.

Seven units will remain in a Weston Affiliation pool. These seven units will have a 2-out-of-3 preference for an applicant with a Weston Affiliation. This means that for two of every three units that become available, the unit will be offered to the first person on the list who has a Weston Affiliation.

2. *Monyette will work with Liz Valenta to get the Local Initiative Program (LIP) application with the six units completed and submitted to Massachusetts Department of Housing and Community Development (DHCD).*
3. *The Board approves the money, approximately six thousand dollars, to hire an organization to run a lottery for the units, as required by DHCD. Monyette will review bids and select the organization.*

As these six units turn over they will be added to the Weston Subsidized Housing Inventory (SHI). When these six have been added, representing 25% of the units in Building D, the Board will request that DHCD count all 24 units of the building on Weston’s SHI.

John moved to amend the motion to include only a deed restriction on the property. A vote was taken on the motion to amend which did not pass with a vote of 1 for and 3 against.

The original motion passed with 4 in favor of and 1 opposed.

Housing Trust Update – Tom Timko

Tom and Jim Polando reviewed the three major 40B projects in town, where they stand in the process and what it means for Weston. Jim further explained the movement to have a new development category added to the Fall Town Meeting and brought a petition for residents to sign if they were so inclined. For further information please refer to the Town website.

Other Business

No other business was discussed.

Public Comment –

Paul Foley asked for clarification of the policy, if there is one, for the Art Studio space. The full Art Studio space, with the exception of the items being stored by the Weston Historical Society, is available to all tenants. Other than in the one storage cubby per artist, to be install at a future date, no personal items are to be left in the space. Two tenants commented on his bringing up the issue when another tenant who uses the space was unavailable to attend. After some contentious remarks, Carol asked for a return to civility. It is clear that most residents are happy at Brook and disagreements can be settled without recourse to unacceptable rancor.

Tom stressed that the Board looks at BSA as a whole that that the common good of all tenants is taken into consideration when decisions are made.

The next meeting will be Tuesday, September 10th @ 7:45am.

The meeting was adjourned @ 9:44am.