

**Town of Weston  
Minutes for Elderly Housing Committee Meeting Tuesday, August 4, 2020  
Brook School Apartments  
Zoom Meeting  
Weston, MA 02493**

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

**Tenants/Public:** Paul & Rachel Bau C30, Judith Harding C50, Shirley Small-Rougeau C38, Lanna Yuen D282, and Jim Polando - Weston Permanent Building Committee

**Town of Weston:** Monyette Vickers - BSA Manager, Karin Ott - BSA Housing certification Specialist, and Ireta Metchik – Social Worker Weston COA

**Meeting called to order at 7:58AM**

Governor Baker's Order Suspending Certain Provisions of the Open Meeting Law was read.

Minutes from the July 7<sup>th</sup> Zoom EHC meeting, with minor edits to be made, were accepted.

**Brook School Update - Monyette**

Buildings C & D intercom entry systems have been down since mid-July when they were damaged by an electric storm. The circuit boards had to be shipped to California for repair and are still not back. Monyette is following up with ACP, the contractor who maintains the system, to see what the delay is and what the anticipated date of repair is.

Signage is posted at every entrance that masks are required at all times throughout the buildings. Residents have been reminded that masks are required at all times when they are not in their own apartments. There have been complaints of some residents not wearing masks and of residents using their feet to push automatic door openers. Melissa suggested that perhaps boxes of tissue could be placed by doors and elevators along with trashcans. Monyette said that there are hand sanitizer dispensers at all floors for elevators and entry doors.

There are currently five vacancies at Brook School. Karin is working with three applicants to process their applications. Monyette is working on an application with HUD for reimbursement of apartments that were unrented due to people unwilling to move in because of the pandemic. Melissa asked how the refusals effected the waitlist. Monyette explained that people were knowingly moved to the bottom of the waitlist. There are currently 125 on the subsidized waitlist. Monyette will email updated waitlist numbers to the board but there has not been too much change to the lists.

The second round of market rate unit rent increases has been sent out which will bring all market units rent to \$1,801. A resident can file for financial hardship with Monyette and their income will be reviewed to see if they qualify a smaller increase. Now that all market units are at the same rent rate the Board can discuss future rent increases.

The Local Initiative Plan application to fill six Building D subsidized apartments by lottery and add all Building D apartments to the Weston Affordable Housing Inventory has been sent to Department of Housing and Community Development for approval.

Monyette and Ed are working on plans to reopen the large indoor public space areas for Tuesday Movie Night and Thursday Movie Night starting in September. The Palmer Room in Building C will have a limit of 12 people and the Forbes Room in Building A will have a limit of 25 people. Both rooms will be cleaned before and after use and chairs setup. Monyette plans on attending the movie nights to be sure protocol is being followed. The plan is for each movie night to be offered once a month to start.

Outdoor patios are open with limited chairs and protocols are posted. All use of space for more than one or two residents must be signed up for on sheets posted near patios.

Tack suggested that residents and staff should be made aware that the virus is still around even though the numbers in Massachusetts have been low and social distancing restrictions have been less restrictive.

John suggested that inquiries should be made into finding a new company to handle the entry security and intercom systems. He also would like an inquiry made on to the cause of the damaged boards and feels that if the units had been properly grounded there should not have been an issue. The repairs should be covered under warranty.

Paul Bau asked what the air circulation was for each building and asked about information on air purifiers. Monyette will investigate and email the Board and post information on building bulletin boards.

### **Common Area Design Update – Tom**

Tom estimates that it will be \$30K to have the engineering and drawings for work estimates done. He expects the work estimates will be expensive because of the structural engineering for wall support and that approval will be needed at Town Meeting.

Jim Polando said that a Scope of Work should include an estimate of construction. He also said that the PBC can help with that and once complete BSA will need to get three estimates. Jim also said that Jerry McCarty, Weston Facilities should be included in the process.

### **Discussion on Building E – EHC**

Tom presented the thoughts that the EHC Board had on expanding BSA and the WAHT are favorable with the idea but would like more detail.

The Housing Production Plan is up for renewal and the Select Board is forming a small committee to review and update the current plan. There are currently two openings on the committee and the SB suggested a representative from EHC should attend the meetings which would be from September through January. John said that this would be only a revision of the current plan and should not take a whole lot of time.

### **Weston Affordable Housing Trust – Tom**

The Zoning Board of Appeals has agreed to a comprehensive permit for 751 Boston Post Road. This will add 180 units of affordable housing to the Weston Inventory.

Paul asked if the recent executive order to stop suburban development of affordable housing by the President will affect the Weston developments. Tom said that the 40B law is a state law and that the funding for the current projects do not appear to be Section 8 HUD housing.

Zero Wellesley Street is moving forward and looks like it will be four units.

### **Public Comments**

Ireta said that the COA has hired a fulltime social worker, Joyce McSweeney.

Jim wanted to thank the EHC Board and Tack for all their time, effort and energy getting the LIP application to DHCD. Getting all of the Building D units on the Weston Affordable Housing Inventory was part of the original Housing Production Plan.

**The next meeting will be Tuesday, September 8th at 7:45 AM via Zoom.**

**The meeting was adjourned at 9:03AM**