

Weston Affordable Housing Trust Minutes
March 30, 2022

Trust Members Present (“HT”):, Sarah Rhatigan, Jonathan Schwartz, Tom Timko, Neil Levitt, Harvey Boshart, Susan Haber, Thalia Price.

Also Present: Liz Valenta (RHSO), Vee Brooks.

Sarah Rhatigan summarized Governor Baker’s March 11, 2020 Executive Order to suspend certain aspects of the OML, in order to allow this meeting to proceed using Zoom.

Item 1: Public Comment/Meeting Minutes:

There were no public comments or meeting minutes to review.

Item 2: CPC Applications:

Homeowner Opportunity Fund-

The presentation to the CPC went smoothly. There are no current requests for funds.

EHC-Brook School Addition-The CPC voted to not move ahead on this application until the Committee engaged in additional public outreach. Neil Levitt and Leslie Glynn voted to support the application. The HT discussed the need for an organized grass roots movement which would support affordable housing before Town Committees and Boards.

Tom Timko asked for support from HT members with the outreach effort. Other suggestions include creation of a working group, smaller meetings with residents, create a broader list of residents beyond abutters who may be affected by the project, the need for visual aids for the proposed project (site placement and schematics) and production of a brochure or website. Neil Levitt volunteered to help.

Item 3: Warren Avenue Financial Update and Rent Increase:

The Trust reviewed the budget handouts that showed Fy21 Budget (\$78,233.73), Actual Fy21 (\$66,522.83) and proposed FY 22 (\$87,722.27). The proposed increase is due to anticipation of replacement of appliances, snow removal costs and boiler replacement at one unit, fire panel replacement and tree removal. The same budget will be proposed for FY23. Revenues exceeds cost by \$30,000. A reserve fund of \$25k is recommended. Liz indicated that the budget is sound and suggested that the Trust review the management contract. A roll call vote was taken to approve the FY23 budget: Buzzy-aye, Tom-aye, Sarah-aye, Harvey-aye Neil-aye, Jonathan-aye, Susan-aye.

Rent structure and policy was discussed. Any increase has been on hold since the pandemic, so the policy was not implemented. DHCD guidelines indicate that a rent increase of no more than 5% for existing tenants is recommended, the HT has a policy of a 3% increase. A meeting with tenants to discuss potential rent increases will be held.

Item 4: Accessory Dwelling Unit Zoning provisions to the By-law:

The HPP recommended an update to the existing ADU provision to the by-law. Jody Kablack, previous Town of Sudbury Planner and consultant, presented the discussion of the issue with John Field and Imai, at the last HT meeting. The primary issue is ease of implementation. Residents are discouraged from use of ADU's by excessive criteria in the By-law and requirement for a Special Permit. Wayland and Newton have an updated by-law. The EHC and COA are interested in this change. Tom and Susan volunteered to help. Harvey indicated that this may come up at September TM. Liz will set up a meeting with Jody.

Establishment of a community housing advocacy group to provide assistance on this amendment and other housing issues was discussed, with input from Citizen's Housing and Planning Association (CHAPA).

Can a sign up sheet for interested community members be available at the HT Table at the Weston Community Event in May? The Trust needs volunteers from 10 AM to 4 PM.

Item 5: Wellesley Street:

HFH has requested \$90,000 for predevelopment work, per the HT agreement.

A motion to approve the funding was made by Neil and 2nded by Susan. A roll call vote was taken with a unanimous vote by HT members. A Site walk with DHCD is scheduled for 4/14 @ 10 AM. Liz will post the walk.

There is no update on Greatlands. It was reported that Sunrise is under Agreement but future use is not known.

The next meeting is scheduled for 4/27 @ 8:30 AM.

Submitted by Susan Haber.

