

TOWN OF WESTON

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BROOK SCHOOL APARTMENTS

ABOUT THE BROOK SCHOOL APARTMENTS

Set in the country-like atmosphere of Weston, the Brook School Apartments is within easy walking distance of the Town Center's shops, churches, library, the Recreation Center, the Town pool, and the Weston Council on Aging. The complex is owned and operated by the Town of Weston.

Buildings A, B, and C were originally used as Weston's elementary, junior high and high school; built between 1895-1935, they are historic buildings. In 1977, it closed as the schools and ownership was transferred to the Board of Selectmen under the aegis of the Elderly Housing Committee (EHC). The EHC consists of five Weston residents appointed by the Town Moderator.

In 1980, the Town authorized construction renovations to the three buildings to create housing for the elderly and disabled with a preference for the elderly (62+). A Section 8 contract with HUD was signed and forty-two (42) apartments are subsidized and nine (9) are rented at an affordable market rent.

In 2004, Building D was constructed adding another twenty four (24) one bedroom apartments. The construction was partially funded from the Weston Community Preservation Act. Thirteen (13) apartments are subsidized and eleven (11) are rented at a market rent.

It is a self-funded complex. The annual operations function from the rental income. With a full-time manager and maintenance staff person, it is well maintained. It is a friendly community with sitting areas in each building.

All buildings have elevators and automatic door openers for easy mobility. Many tenants enjoy the screened in porch between buildings A and D. A couple of large community rooms are available for family and friend gatherings or events.

Subsidized units are income based according to HUD guidelines. To qualify for the subsidized housing, your annual income can't exceed \$54,750 (FY 2017) for an individual and \$62,550 for a couple. The rent a subsidized tenant pays is 30% of their annual net income. Income is defined by any monthly monetary receivables, i.e. Social Security, Pension, and Salary any other monies from CDs, Annuities, Stocks, and Bonds are considered assets of which .006% of their value is counted toward the income calculation.

A waiting list exists for all apartments. The typical wait for a subsidized apartment is about 3-5 years. The wait for a market rent apartment is 1-3 years. We have about 3-4 vacancies a year.

Heat and hot water are included in all rents with one designated parking space for tenants' with a

registered vehicle. Tenants are responsible for their own electric, cable and phone bills.

We have various common sitting areas in all buildings, these areas are used for games and socializing. We also have regular tenant sponsored activities, ie: movie night, bridge, crazy 8s, whist, outdoor grilling parties and more.

We are a pet friendly environment. Of course, we have rules and regulations for pets so as not to cause a nuisance for the neighbors.

It is a smoke free interior environment with a couple of designated outdoor smoking areas.

APARTMENT FEATURES:

A typical unit is about 750sq. ft. It is in the style of a living/dining room combination, the bedroom easily fits a queen sized bed; average is three (3) closets, galley style kitchens with new cabinets, air conditioners, wall to wall carpeting, secure entry system, elevator access, one assigned parking space, and a common laundry facility are features of each building. Shades are provided for the windows. Twelve (12) units are designed with special features for independent living for the disabled/mobility impaired.

APPLICATION AND DOCUMENTS:

Complete all parts of the application. Do not leave anything blank. Include copies of:

- Social Security Annual Award Letter
- Driver's License or other government photo identification
- Birth Certificate, Passport or proof of residency
- Copy of your most recent federal and state tax forms

Incomplete or illegible applications will be rejected and returned. A full background check which includes a credit check, references, CORI and SORI are required for each applicant.

FOR FURTHER INFORMATION:

Call the office at (781) 786-5190, Monday - Friday from 9am - 5pm.