

Town of Weston

Health & Human Services



The old Public Works Water Division building, the Water Superintendent's house, and a duplex used for employee housing, all located at the end of Warren Avenue, were transferred to the Weston Affordable Housing Trust in 2013 for the purpose of restoring and repurposing the buildings for seven units of affordable rental housing. Five units were completed and occupied by its first tenants during the summer this year with the remaining two in the duplex to be finished later. The project, which is owned by the Trust and managed by the Brook School Apartments Management Office, has a permanent deed restriction ensuring that it will remain affordable rental housing in perpetuity. It is expected that the project will be self-sustaining and could potentially result in a modest cash flow to the Trust. Any income generated will be available to the Trust to support other affordable housing projects in Weston.

REPORT OF THE AFFORDABLE HOUSING TRUST

In 2016, the Weston Affordable Housing Trust, under the direction of Weston's Permanent Building Committee, completed the construction and approved the occupancy of five affordable rental units in the repurposed municipally-owned buildings on Warren Avenue. The project, funded by Community Preservation Act funds, consisted of the renovation of the former Water Department building at no. 74, the former Water Superintendent's house at no. 71, and the former town employee duplex at nos. 66-68 to create seven affordable apartments to be rented to eligible households with incomes ranging from 80 to 100 percent of the area median income. The project was developed pursuant to a Comprehensive Permit issued on December 26, 2014 by the Town's Zoning Board of Appeals under the state's Chapter 40B, Local Initiative Program.

Five of the units in the project, located in the former Water Department and 71 Warren Avenue, have been leased to income-eligible tenants. Due to unexpected conditions, construction difficulties, and resulting budget constraints, renovation of the duplex and some exterior improvements, such as garages, are currently on hold. The project, which is owned by the Trust and managed by the Brook School Apartments Management Office, has a permanent deed restriction ensuring that it will remain affordable rental housing in perpetuity. It is expected that the project will be self-sustaining, as rents will cover operating and management costs and capital improvements over time, and further, could potentially result in a modest cash flow to the Trust. Any income generated will be available to the Trust to support other affordable housing projects in Weston.



Construction to repurpose the former Water Department as three apartment units was completed this year with tenants occupying the new living space late in the summer

The Trust has also been involved in the community-wide effort to implement Weston's Housing Production Plan. The Plan, following approval by the Board of Selectman and Planning Board, was submitted and subsequently approved by the state's Department of Housing and Community Development. It outlines several goals and strategies to be employed in the effort to meet annual housing production goals and to generally work toward meeting the range of local housing needs. The Housing Production Plan identified the Affordable Housing Trust, Housing Partnership, and Elderly Housing Committee as the Town committees having a sole focus on housing and, as such, the designated agents of plan implementation. The Plan also recommended the consolidation of housing responsibilities of the committees for efficiency and enhanced efficacy in both governance and staffing.

The Housing Trust and the Housing Partnership began meeting jointly in August 2016 to discuss the details of consolidating the two groups, and to make recommendations to the Board of Selectmen, who approved the merger this fall. The Board of Selectmen appointed new members for the newly constituted Affordable Housing Trust in December and formally dissolved the Partnership in January of 2017 following Special Town Meeting approval of amending the General By-laws Article XXIX (Community Preservation Committee) to allow for a member of the Trust rather than the Partnership.

The Housing Trust (and Housing Partnership prior to its dissolution) has been charged with reviewing affordable housing projects being proposed under Chapter 40B of the Massachusetts General Laws. The following projects were reviewed by the Housing Trust (or the joint group) in 2016:

Boston Properties: 133 Boston Post Road

Boston Properties presented its plans for a 350 unit rental development with 25 percent of the units to be affordable to household below 80 percent of the area median income. The joint committee voted to conditionally support the project, which will provide housing in accordance with the needs identified in the Housing Production Plan.



Proposed residential site plan for 133 Boston Post Road

104 Stony Brook LLC: 104 Boston Post Road

Berardi Properties and Layline Ventures LLC presented plans for a 154 unit rental development with 25 percent of the units to be affordable to household below 80 percent of the area median income. The joint committee voted to conditionally support the project, which will provide housing in accordance with the needs identified in the Housing Production Plan.

Housing Production Plan

The Trust began to formulate an action plan to identify goals and strategies in an effort to continue to fulfil the mission of the Trust, as well as forward implementation of the Housing Production Plan.

In the coming year, the Trust will submit an application to the Community Preservation Committee to fund an Opportunity Fund, which, if recommended by the committee and approved by Town Meeting, will provide funds to allow the Housing Trust to acquire properties and partner with one or more non-profit organizations to develop several affordable homeownership units. Additionally, the Trust will continue its work in overseeing the completion of the Warren Avenue Project and will finalize the Action Plan for implementation.

2016 Affordable Housing Trust Members (prior to consolidation):

Appointed by the Board of Selectmen

Sarah Like Rhatigan, Chair	2016	Michael J. Price	2015
Glenn C. Cardozo, Jr.	<i>resigned</i>	Susananne Haber	2016
Douglas P. Gillespie	2016	Elizabeth Valenta	<i>resigned</i>

2016 Affordable Housing Trust Members (post consolidation):

Sarah Like Rhatigan, Co-chair	2018	Douglas P. Gillespie	2018
Hugh Jones, Co-chair	2018	Kenneth Newberg	2017
Susananne Haber	2018	<i>Community Preservation Committee liaison</i>	
Michael J. Price	2017	Thomas Timko	2017
		<i>Elderly Housing Committee liaison</i>	

Non-Voting Members:

Shirley Dolins	2018	Geraldine Scoll	2018
Thalia Price	2018		

REPORT OF THE BOARD OF HEALTH

The Board of Health is responsible for the promotion and protection of public health. This is done through education and enforcement of environmental, public, medical and mental health laws and regulations, and emergency preparedness planning. The Board provides enforcement of the State Sanitary Code under the Department of Public Health and the State Environmental Code under the Department of Environmental Protection.

The State Sanitary Code includes permitting, regulating and inspecting housing, food sales and service, pools, camps, lead, asbestos and lead abatement, solid waste, surveillance, and reporting of communicable disease and animal health. The State Environmental Code includes permitting and regulating wells, septic systems, ground water, and air protection. The Board is committed to providing the highest protection of the public health possible with available resources.

Communicable Disease

The Board of Health is required to investigate communicable diseases to determine how an individual came to be infected and who may be at risk from exposure to the infected individual. This information is then shared with the Massachusetts Department of Public Health. The infected individual and contacts are observed by the Board to be certain all are treated with the proper medication for the disease.

A total of 102 cases were investigated by the Board of Health in 2016 :

Babesiosis	6	Norovirus	3
Campylobacteriosis	6	Pertussis	2
Erlichiosis	1	Salmonellosis	2
Giardiasis	1	Streptococcus Pneumonia	2
Group B Streptococcus	1	Latent Tuberculosis LTBI	1
Hepatitis C	4	Varicella	3
Human Granulocytic Anaplasmosis	10	West Nile Virus	1
Influenza	9	Zika Virus	3
Lyme Disease	50		

Mental Health

Mental health services are provided to Weston's citizens through contracts with Human Relations Service in Wellesley.

Food Safety

The Department inspects all food establishments routinely. A total of 196 food service reviews and inspections were conducted during 2016 and minor violations were cited during the inspection process, which were corrected in a timely manner.

Camp Safety

All recreational camps for children are inspected routinely. A total of 56 camp reviews and inspections were conducted during the 2016 season. The Board continues to encourage education and provides materials about sun safety, heat exhaustion, and protection from mosquitoes and ticks.

Pool/Beach Safety

The Department inspects all public, semi-public, and special purpose pools routinely. A total of 41 pool and beach reviews and inspections were conducted during the 2016 season. All facilities are maintaining compliance with the Virginia Graeme Baker Pool and Spa Safety Act. Public and semi-public beaches were inspected and permitted in accordance with Massachusetts Department of Public Health Beach Regulations 105 CMR 445.000 Minimum Standards for Bathing Beaches. Water testing results are monitored weekly throughout the bathing season. This year, Weston had one reported incidence of the

presence of E. coli at one beach, which was rectified within one week. With this one exception, all beaches were below the state's limit for E. coli., which indicated the beaches were safe for swimming throughout the entire swimming season.

Annual Flu Clinic

The Board of Health conducted successful seasonal flu vaccine clinics in 2016, administering over 300 doses of vaccine purchased with funds from insurance claims for the administration of the vaccine. The clinics were made possible with the support of the Weston Emergency Reserve Corps (WERC), a branch of the Massachusetts Region 4A Medical Reserve Corps, who provided volunteers during the clinics.

The Board is appreciative of all of the WERC volunteers and school nurses who provided services for the flu clinics with a special thank you to Elisabeth DePietro, MD who was appointed by the Board to serve the community as the Medical Health Director.

Sandra Ashley*	Joseph Barkowski, RN+	Kathleen Becker, RN+	Karl Benedict, MD*
Pat Benedict	Carol Berkes, RN	Maxine Breen*	Roger Duguay
Patricia Hoban, RN+	Julie Hyde*	Beth Keane*	David Kominz, MD*
Phyllis Kominz	Charlene Kwan	Paula Lawrence, RN (COA)	Glennie LaBaron
Stephanie Lynch, PhD*	Patricia Madigan, RN*	Elly Pendergast*	Rudy Ruggles*
Marilyn Savage*	Mary Shaw, LICSW*	Janet Weinstein, RN+	Patty Wright, RN+

** Denotes Members of the WERC Executive Committee
+ Denotes Weston School Nurses*

Weston Emergency Reserve Corps

Members of WERC provided over 700 hours of service to Weston, which included two educational activities in April. The first had WERC members and Weston residents participate in an interactive, computer-supported tabletop simulation called "Extreme Event," which was developed by the Koshland Science Museum at the National Academy of Sciences. A tabletop simulation involves all of the action taking place in one room and is discussion-based. This exercise also took advantage of mobile technology to enhance the interactions. The simulated event had participants in the roles of the different constituencies involved in community preparedness and then challenged them to plan for and respond to a weather-based disaster. The session ended with a discussion about the lessons learned and how those apply to Weston and its residents. The second April activity took place during the annual Spring Fling on the Town Green where WERC volunteers provided safety education in the subjects of Lyme disease, mosquitoes, sun, rabies, 72-hour preparedness kits, and healthy eating.

In November, WERC sponsored its annual dinner with a "hot wash" debrief of volunteer participation in the flu clinic and functional drill (below). The Board is grateful to the WERC volunteers for their work to help keep Weston residents safe and healthy.

Emergency Preparedness

The Board of Health partnered with the Police and Fire departments to conduct a Sheltering Drill, which was set up to test the Town's preparedness to set up an emergency shelter in the event of a weather emergency. The drill was conducted at the Community Center, with the command center in the training room at the Police Station. This functional drill provided an opportunity for all involved to test communication capability, as well as understand the strengths and weaknesses the plan, the facility, equipment and supplies.

Environmental Health

All residential properties in Weston are served by individual septic systems. Title V of the State Environmental Code is a set of regulations established by the Massachusetts Department of Environmental Protection that sets standards for the design and construction of septic systems. The

Board is responsible for the enforcement of this code and invests approximately 80 percent of its staff time in this area. Enforcement consists of witnessing percolation and deep test holes, reviewing septic system plans, and inspecting the installation of new septic systems and wells. Title V inspections of existing septic systems and renovation projects require research of existing files to establish abutting lot and site conditions. Building renovation projects are all reviewed to ensure that the proposed work is in compliance.

There are several large complexes that require sewage treatment plants. These complexes have ground water discharge permits issued through the Department of Environmental Protection. Reports are forwarded to the Board and are reviewed to establish that the treatment plants are operating within the parameters of the permit.

2016 Board of Health Members

Elected by the Voters

David R. Kominz, M.D., Chair 2017
 Karl Benedict 2019
 Elisabeth DiPietro, M.D. 2016
 Rudy Ruggles *term expired May 2016*

Detail of Regular Services Provided by the Board of Health

Activity	2014	2015	2016
Permits			
Soil Tests Permit	77	67	73
Septic System Review Application	56	77	64
Septic System Permit Application	92	85	103
Septic System Installer's License	49	40	37
Septic System Pumper Permit	18	30	7
Solid Waste Hauler Permit	50	27	24
Title V Inspection Permit	115	174	181
Trench Permit	77	103	105
Well Permit	7	8	10
Food Service Permit	81	124	78
Camp Permit	4	13	14
Residential Pool Permit	18	5	4
Commercial Pool Permit	6	19	22
Burial Permit	90	100	82
Portable Toilet Permit	54	51	46
Livestock Permit	24	32	30
Renovation/ Addition Permit	138	122	104
Demolition Permit	152	200	140
Dumpster Permit	51	66	46
Permits - Total	1,159	1,343	1,170

Inspections / Reviews / Meetings

Septic Pumping Reports	1,201	1,453	1,449
Soil/Percolation Tests Witnessed	220	321	354
Septic System Plan Reviews / as-built	152	151	172
Septic System Inspections/Meetings	334	307	330
Title V Inspection Reports/Reviews	209	206	260
Environmental Investigations / Meetings	67	46	36
Housing Complaint Investigations/Meetings	20	34	10
Well Permits Application Review/Inspection	7	9	11
Food Service Inspections	91	167	140
Food Service Plan Review	10	14	56
Camp Inspections	14	50	24
Camp Permit Review	15	17	18
Commercial/Residential Pool Permit Review	12	10	13
Commercial/Residential Pool & Beach Inspections	15	53	28
Renovation/Addition Permit Review/Meetings	124	112	106
Renovation Inspections	65	87	43
Demolition Inspections	23	344	40
Administration Meetings	79	86	115
Administrative Training Meetings	39	37	28
Housing Nuisance Complaint	20	2	15
Communicable Disease Investigation	115	16	110
Emergency Preparedness Meeting	28	27	24
Community Health and Wellness - Meetings/Training	8	24	17
Inspections/Reviews/Meetings - Total	2,630	3,573	3,124

Administrative

Phone Calls	4,394	4,774	4,208
Research	2,782	3,069	2,674
Emails	13,084	18,973	20,245
Letters	725	726	704
Faxes	844	891	881
Administrative - Total	21,829	28,433	28,712

Total Revenue	\$143,565	\$164,550.27	\$146,024.00
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REPORT OF THE COUNCIL ON AGING

The Weston Council on Aging (COA) has provided Weston's older residents with programs, resources and support in response to diverse interests and needs since 1974. Collaborating with a network of local resources, we strive to promote initiatives in keeping with the Council's mission: "The Weston Council on Aging is dedicated to the support and welfare of the town's seniors and those who care for them."

The COA offers a wide array of services, resources and programs targeted to the interests of Weston residents. Our services include comprehensive information, referral and social services, health and wellness programs, education and social offerings, transportation, and other opportunities for people to stay connected to the community.

Council on Aging Staff

The COA welcomed new director, Mignonne Murray. Ms. Murray was most recently the Director of the Auburn Senior Center and Elder Affairs Division. She brings 15 years of experience working with older adults and a strong municipal management background. Former director, Eileen Bogle, retired this year and all at the COA thank her for her many years of service to the community. We also welcomed Nurse Paula Lawrence and full time social worker Michelle Gucciardi. In total, the COA has two full-time and five part-time staff positions. In addition to municipal funding, the Friends of the Council on Aging contribute toward the volunteer coordinator position and the state formula grant contributes toward the cost of the nurse position.



The COA welcomed new staff this year. From left: Executive Director Mignonne Murray, COA Nurse Paula Lawrence, R.N., and Social Worker Michelle Gucciardi, LICSW

Volunteers

Nearly 200 volunteers provided over 8,550 hours of service to the older adults of Weston. Our Volunteer Coordinator's welcoming approach allows people to contribute in ways that fit their personal goals, skills and schedule. Participation varies widely, from just a few hours on occasion to regular commitments of hundreds of hours per year. Our volunteers lead and organize programs, drive seniors to medical appointments, deliver meals to homebound seniors, greet residents at our front desk, assist staff with administrative and other special projects, and help students practice reading in the elementary schools, among many other invaluable volunteer activities.

In addition to the time and talent given by individual people, we are grateful for the many groups in town that collaborate with us each year, hosting events, caring for our garden, supporting programs, donating resources and time. Weston's community provides an extraordinary level of support and good will in the spirit of volunteerism.

Programs

Over 20 programs designed for older adults are offered weekly, and include offerings such as art classes, lectures, games, meditation, fitness classes, foreign languages, genealogy, and support groups. The COA offers fitness classes five days a week, close to home and with one's peers. Our classes target balance, flexibility, strength training and cardiovascular health.

Services

Residents who are 60 years and older represent 28 percent of the town's population, and in 2016 there was a 14 percent increase of this population over 2015. Our social workers and nurse offer residents access to referrals for housing options, information about in-home services, discussion about health concerns, transportation options, family concerns and valuable guidance on strategies to remain independent in one's own home. Residents are also able to borrow medical equipment and access our food pantry.

Legal, financial and health insurance questions continue to be a focus throughout the year. To address the many concerns about health insurance, Weston's volunteer SHINE (Serving the Health Insurance Needs of Everyone on Medicare) counselor conducts onsite appointments and the volunteer AARP income tax preparer is present during tax-filing season.

Collaboration

For the 10th year, outreach meetings of the COA social workers and nurse, the managers of Brook School Apartments and Merriam Village and the Police and Fire departments review the status of at-risk residents to ensure that they are prepared to shelter at home and have knowledge of Town resources in the event of a local or regional emergency. Our social workers are present at both Brook School Apartments and Merriam Village on a regularly scheduled day and time.

In 2016, working closely with the staff of Land's Sake Farm, the produce donation program evolved into a more dynamic seasonal program benefitting more than 68 Weston residents. A weekly lunch site at Brook School Apartments and daily delivery of in-home meals demonstrates a successful collaboration with Springwell. The meals programs this year delivered 1,911 meals to Weston residents in need. The COA also partnered with Springwell to offer two evidence-based programs, A Matter of Balance and My Life, My Health. The COA also partners with West Suburban Veterans' Services to offer breakfast events for town Veterans at the COA. This event provides a chance for veterans to connect and enjoy a delicious meal.

Transportation

Transportation is delivered through coordination of local resources, providing residents with multiple options to suit their individual transportation needs. The volunteer F.I.S.H. program provides transportation to medical appointments while our taxi contract makes travel within Weston and to neighboring towns possible. In addition to taking seniors to local markets for groceries, the Friend Ship Bus II takes monthly trips to destinations such as museums, restaurants, and river cruises. We are grateful to the staff of Weston's Public Works Department for the maintenance of our 12-passenger bus and for the financial support of the Friends of the Council on Aging for the many aspects of our transportation services bus maintenance and supporting the taxi coupon program.

The Board of the Council on Aging

The Board is comprised of 13 Weston residents appointed by the Board of Selectmen. Board members dedicate their efforts to the achievement of the COA mission, and also serve as liaisons to various Town committees and local groups. In addition, many of the members are active volunteers at the COA.

The Community Connections Committee

Committed to strengthening relationships between the community at large and the COA, the group continuously works to provide quality programs to residents of Weston on issues topical to older adults.

Governance Committee

The Governance Committee ensures the Board fulfills its responsibilities through adequate governance policy development, recruitment strategies, training programs, monitoring of board activities, and evaluation of board members' performance.

The Arts Council

Four art shows were hosted in the COA gallery that highlighted the talents of local artists, including students from Weston High School. These shows have been especially effective in bringing many Weston residents to the COA for the first time.

The Transportation Committee

As transportation is a known concern for older adults, this committee is vital to the planning and coordination of local and regional services. The committee monitors the quality and utilization of COA transportation programs while maintaining current information about local and regional transportation resources.

The Hospitality Group

This group is organizes and staffs a variety of social events for the Council on Aging.

In Appreciation

The dedicated and generous efforts of many individuals, community groups and our volunteers make it possible for the Weston Council on Aging to serve as a resource center for Weston seniors and their families. We are grateful for the continued support as we look ahead to 2017.

2016 Council on Aging Board

Appointed by the Board of Selectmen

Alice K. Benson, Chair	2017	Vida Goldstein	2017
Margaret Ackerman	2018	Wayne Johnson	2019
Betsey Brew Boyd	2019	Pamela G. Remis	2017
Joseph L. Butt, Jr.	2017	Arria Sands	2019
Leslye Fligor	2018	Geraldine Scoll	2018
Deirdre Freiberg	2020	Carol Ott	2020
Melissa Galton	2020		



The COA hosted several art shows to highlight the talents of local artists

REPORT OF THE EAST MIDDLESEX MOSQUITO CONTROL PROJECT

The East Middlesex Mosquito Control Project conducts a program in Weston consisting of mosquito surveillance, adult and larval mosquito control, ditch maintenance, and public education.

Abnormally low rainfall totals during the spring and summer resulted in lower than average mosquito populations. The Massachusetts Department of Public Health determined that there was a moderate West Nile virus risk and a remote Eastern equine encephalitis (EEE) risk in Weston during the 2016 season. There were 14 individuals in the metropolitan Boston area that contracted West Nile during the season.

The adult mosquito surveillance program monitored mosquitoes from 11 Weston trap collections. In August, six mosquito batches from those collections were sent to the State Public Health Laboratory to be tested for EEE and West Nile. One batch of Culex mosquitoes tested positive for West Nile Virus in late August. The East Middlesex team collaborated with the Department of Public Health and used

specialized traps to check whether *Aedes albopictus*, a mosquito species capable of transmitting a variety of mosquito-borne viruses, was present in the area. While this species has recently become established along the south coast of New England, it has not been found within the East Middlesex area.

The larval mosquito control program rely on the larvicides *Bacillus thuringiensis* var. *israelensis* (Bti) and *Bacillus sphaericus*, which are classified by the Environmental Protection Agency as relatively non-toxic. Typically in April, a helicopter is used to apply Bti granules to 222 wetland acres to control spring floodwater mosquitoes. Field crews using portable sprayers apply Bti in the spring and summer to seven wetland acres, when high densities of mosquito larvae are found in stagnant water. Packets of *Bacillus sphaericus* are applied to 1,200 catchbasins to control *Culex* mosquito larvae, which are considered the primary vector for West Nile Virus. However, due to the dry conditions and low mosquito populations, adult mosquito control spraying was not done during the 2016 season.

An excavator was used to maintain drainage at a 29-foot section of a waterway by Cliff Road and hand tools were used to maintain 187 feet of that waterway. Hand tools were used to clear obstructions from a 459-foot section of a waterway by Conant Road and Fairview Road.

The East Middlesex Mosquito Control Project's public education program is designed to develop awareness within the public and the private sectors as to its role in mosquito control. East Middlesex serves as a resource to residents, municipal officials, and the local media on mosquitoes and mosquito-borne diseases. A web page located at www.sudbury.ma.us/emmcp provides residents with information on mosquitoes, control programs and related topics.

REPORT OF THE ELDERLY HOUSING COMMITTEE

Brook School Apartments continues to be an affordable and very desirable place to live in Weston. As of the end of December 2016, there were 75 people waiting for a subsidized apartment and 20 waiting for a market-rate apartment. The average wait for a subsidized apartment is two to three years. For a market-rate apartment the wait can be three months to a year. The wait can vary depending on the number of turnovers within a given year; however, it is clear that given the long waiting list of applicants, the need for affordable rental housing for the elderly and disabled remains greater than the current supply at the Brook School Apartments. The Elderly Housing Committee is interested in expanding affordable elderly rental housing in Weston and is studying the feasibility of building onto the existing property.

Many of the Brook School tenants contribute their time and energy to help spread a sense of community throughout the complex and the Committee appreciates their ongoing spirit and contributions. Thank you to Phyllis Davidoff, Judy Foote, Michael King, and Mary LePage.

Many members of the Weston community also contribute their time to bring good cheer to the Brook School residents. The Committee is grateful to Ingrid J. Mansfield, director of the Roxbury Weston Preschool, who brought her students to perform their annual December sing-a-long; the Country Garden Club, which maintains the outdoor planters and the center urn with beautiful seasonal floral arrangements; and the Weston Garden Club, which contributes holiday wreaths for the buildings.



Tenants having fun at the annual Halloween party

The Committee is also thankful of the many Town departments that support the tenants: the Weston Fire and Police departments who are always there to respond to any emergency and to the staff at the Council on Aging for their support and advice for all the tenants.

This year, we welcomed our newest member to the Elderly Housing Committee, James F. (Tack) Chace.

2016 Members of the Elderly Housing Committee

Appointed by the Moderator

John Heine, Chair	2018
John Hennessey	2018
James F. Chace	2019
Carol Ott	2019
Thomas Timko	2017

REPORT OF THE HOUSING PARTNERSHIP

The Partnership was created by vote of the Board of Selectmen on September 26, 2008, with its initial members being appointed on January 14, 2009 and its first meeting held on March 23, 2009. The Partnership was dissolved by vote of the Board of Selectmen on January 4, 2017. This final report is a brief summary of the Partnership's history, as well as its activity in 2016.

Having determined that it was time for Weston to develop a formal housing production plan under Massachusetts law, members of the Partnership worked with members of the Selectmen-appointed Housing Production Plan Steering Committee and its professional housing consultant to develop a Housing Production Plan. This document was approved by the Selectmen and the Planning Board after several public hearings. It was submitted to the Massachusetts Department of Housing and Community Development on May 25, 2016, and approved by the state on June 18, 2016.

Among other things, Weston's Housing Production Plan recommended consolidation of responsibilities for affordable housing in Weston by folding the Partnership and its responsibilities into an expanded Affordable Housing Trust to become responsible for the oversight of affordable housing activities in Weston. The members of the Partnership agreed with that recommendation and, after several joint meetings with the members of the Housing Trust to determine the expanded role of the Trust, voted to recommend the Partnership be dissolved by the Selectmen.

Also during the year, the Partnership continued to meet with other interested groups and committees in Town, with particular focus on possible affordable housing development projects at 104 Boston Post Road and at the Biogen property owned by Boston Properties on the other side of Boston Post Road, a housing development in partnership with the Town which is outlined in the Housing Production Plan. On December 12th the Partnership met with George R. O'Malley, senior director of projects for Habitat for Humanity of Greater Boston Inc. for a preliminary discussion of whether and how the Town of Weston might enter into a joint project with Habitat for Humanity for the development of affordable housing in town.

Polly Dickson, a unique, long-time supporter and personal contributor to affordable housing in Weston, resigned from the Partnership on August 1st as a result of the change in her primary residence from Weston to Cape Cod.

2016 Housing Partnership Members

Appointed by the Board of Selectmen

Hugh Jones, Chairman

Shirley Dolins

Anthony Flynn, designee from the Planning Board

Jack Heine and Tom Timko, designees from the Elderly Housing Committee

Rev. Steve Melius

Kenneth Newberg, Partnership representative to the Community Preservation Committee

Thalia Price

REPORT OF THE REGIONAL HOUSING SERVICES OFFICE

The Regional Housing Services Office is collaboration between the towns of Acton, Bedford, Burlington, Concord, Lexington, Sudbury, and Weston with Concord as the Host Community. The Office has been operating for five years, providing technical support for the administration of 5,355 affordable housing units in this regional service area. Town Planner Imaikalani Aiu serves as Weston's representative on the Regional Housing Services Advisory Board.

Project Goals

The goals of the Office are to help municipalities plan, permit, monitor, maintain, and increase their affordable housing inventory. The model is built upon three premises:

- Develop a regional approach for finding common solutions for common challenges, looking at housing through a municipal lens
- Make efficient use of resources, both leveraging knowledgeable staff and providing shared access to affordable housing opportunities for residents
- Proactively monitor the community's affordable housing inventory to ensure the preservation of the units

Service Model

The seven member towns pay an annual membership fee to the Town of Concord, which covers the expenses of the Office. The member communities purchase technically competent hours, in a staff augmentation approach, with no requirement for hiring, contracting, training, or supporting such personnel. The allocation of hours per town was determined using each town's affordable housing stock, and an estimate of current staff time spent on affordable housing related issues.

Project Cost

The expense related to the Office is for staffing. The model includes a total of 155 hours per year exclusively for Weston to access four part-time consultants with expertise in affordable housing. This staffing model provides for flexibility to be able to expand or contract based on need or funding to the Town to focus on the Town's unique needs, and offers a breadth of skills and level of expertise. Weston's share of the project cost in fiscal year 2017 was \$11,526. In the fall, an additional 53 hours of time was added at a cost of \$3,395 to provide staff support for the Affordable Housing Trust. This program is primarily funded through the use of Community Preservation Act Funds.

Observations to Date

The Office benefits both the towns and its residents. The towns receive access to dedicated, knowledgeable housing resources that are able to support its staff. Towns are not required to select, hire or contract with an individual for these services, and instead can access the support needed. Weston officials and residents, both current and future, have access to a central office to assist with housing

related issues. Future residents find value in having a regional office with consolidated opportunities. The Regional Housing Services Office activities for Weston in the past year included:

- Maintaining the operation and hosting quarterly advisory committee meetings in Concord
- Providing property management training regarding tenancy and fair housing, hosted in Weston
- Maintenance of a website in order to provide more accessibility of information to those seeking affordable housing opportunities
- Monitoring the affordable housing units to identify possible problems for resale or refinancing
- Conducting rental monitoring and homeowner recertification
- Conducting post-purchase training program for owners of affordable units
- Reviewing Weston's Subsidized Housing Inventory, which includes 149 units of affordable housing or 3.77 percent
- Providing research and insight into regional affordable housing trends



The garden outside the Council on Aging