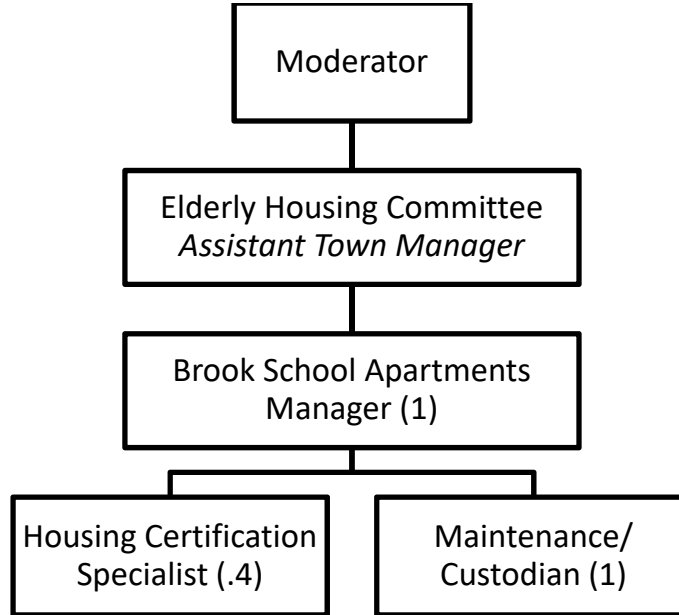


**TOWN OF WESTON
FY22 TOWN MANAGER'S PROPOSED BUDGET AND FINANCING PLAN
BROOK SCHOOL APARTMENTS ENTERPRISE FUND**



	Actual FY19	Budget FY20	Actual FY20	Budget FY21	Town Manager Recommended FY22 Budget	FY21 to FY22 \$ Change	% Change
BROOK SCHOOL APARTMENTS ENTERPRISE FUND							
Revenues							
CPA - Debt Service	5,825	5,610	5,610	5,395	5,280	(115)	-2.1%
Retained Earnings - Capital	140,000	100,000	100,000	100,000	100,000	-	0.0%
Rentals & Interest Income	1,065,521	1,217,770	1,016,465	1,246,417	1,242,053	(4,365)	-0.4%
Total	1,211,346	1,323,380	1,122,075	1,351,812	1,347,333	(4,480)	-0.3%
Expenditures							
Salaries	169,598	194,635	184,725	199,320	197,755	(1,565)	-0.8%
Expenses	372,848	385,250	313,383	401,600	392,250	(9,350)	-2.3%
Repairs & Replacements+	160,835	164,908	69,408	174,802	185,290	10,488	6.0%
Payment in Lieu of Taxes	23,949	24,548	24,548	25,162	25,791	629	2.5%
Capital Improvements+	24,134	100,000	73,096	100,000	100,000	-	0.0%
Debt Service (Enterprise Fund)	265,133	256,569	256,568	247,874	239,354	(8,520)	-3.4%
subtotal	1,016,496	1,125,910	921,727	1,148,758	1,140,440	(8,318)	-0.7%
Debt Service (Community Preservation Funds)	5,825	5,610	5,610	5,395	5,280	(115)	-2.1%
Indirect Costs (transfer to General Fund)	189,025	191,860	194,738	197,659	201,613	3,953	2.0%
Total	1,211,346	1,323,380	1,122,075	1,351,812	1,347,333	(4,480)	-0.3%

**Town of Weston
FY22 Town Manager’s Proposed Budget**

HEALTH AND HUMAN SERVICES: Brook School Elderly Housing Complex, Warren Avenue Affordable Housing

The former Brook School was converted to an elderly and handicapped rental housing complex in 1979 with an addition completed in the fall of 2004. The complex now contains 75 apartments for the elderly and disabled. The U.S. Department of Housing and Urban Development provides a subsidy for 42 of these units under the Section 8 program. Another 13 units are deed restricted as affordable units under the Community Preservation Act. The average wait for a subsidized apartment is approximately three-five years. The complex is managed by a Manager who is overseen by the Elderly Housing Committee and Assistant Town Manager.

The funding plan for the BSA, developed when the expansion project was brought forward, calls for all operating and debt service expenses, as well as indirect Town costs and an in-lieu of tax payment, to be covered by a combination of rental income and CPA funding. The BSA is budgeted as an enterprise fund. This means, with the exception of very limited CPA funding, the complexes’ expenses are primarily funded through rents as opposed to property taxes.

The staff also manages seven family rental housing units on Warren Avenue owned by the Weston Affordable Housing Trust. The AHT pays an annual management fee to the BSA enterprise fund for associated costs.

BSA has recognized the importance of sustainability issues and uses energy efficient and environmentally friendly systems when possible. This past year, management installed motion light sensors in the laundry rooms, common restrooms, and trash rooms. This in-house initiative should further lower energy costs.

FY22 Departmental Goals

1. Continue to improve outdated infrastructure to build energy efficiency throughout BSA such as boilers and heater systems.
2. Develop additional storage spaces to accommodate all units at BSA.
3. Update all common area spaces to be more welcoming.
4. Ensure COVID 19 cleaning and disinfecting protocols are strictly adhered to in the common areas of the complex.
5. Adding amenities to BSA which will include a gym, theater room and art studio.
6. Continue to build a harmonious community.

Staffing Levels	FY19 Funded	FY20 Funded	FY21 Funded	FY22 Recommended
Manager	1	1	1	1
Housing Certification Specialist	0.48	0.48	0.48	0.4
Maintenance/Custodian	1	1	1	1
Total FTE	2.48	2.48	2.48	2.40

Budget Recommendations

Level Services: The budget decreases the hours for the PT Housing Specialist from 18 hours to 15 hours.

New Requests Recommended by Town Manager: None

New Requests Not Recommended by Town Manager:

**Town of Weston
FY22 Town Manager's Proposed Budget**

	ACTUAL FY19	BUDGET FY20	ACTUAL FY20	BUDGET FY21	DEPT REQ FY22	TOWN MGR'S RECOMMENDATION			FY21 to FY22	
						LEVEL SERVICE	NEW REQ	TOTAL	\$ Change	% Change
<u>Brook School Apartments Enterprise Fund</u>										
Salaries	169,598	194,635	184,725	199,320	197,754	197,754	-	197,754	(1,565)	-0.8%
Sub-total Personnel Salaries	169,598	194,635	184,725	199,320	197,754	197,754	-	197,754	(1,565)	-0.8%
Electricity	39,022	45,000	30,883	60,000	45,000	45,000	-	45,000	(15,000)	-25.0%
Oil/Gas	55,395	60,000	51,206	60,000	60,000	60,000	-	60,000	-	0.0%
Water	3,754	12,000	4,743	12,000	12,000	12,000	-	12,000	-	0.0%
Repair & Maintenance Building	68,981	70,000	57,953	70,000	70,000	70,000	-	70,000	-	0.0%
Building Safety	35,293	29,000	30,634	40,000	40,000	40,000	-	40,000	-	0.0%
Window Cleaning	2,850	10,000	-	5,000	5,000	5,000	-	5,000	-	0.0%
Septic Service	6,302	6,000	15,671	7,000	7,000	7,000	-	7,000	-	0.0%
Repair - Vehicle & Equipment	-	500	-	500	500	500	-	500	-	0.0%
Trash Removal	9,200	14,400	8,305	12,000	14,400	14,400	-	14,400	2,400	20.0%
Snow Removal	38,928	45,000	34,990	50,000	45,000	45,000	-	45,000	(5,000)	-10.0%
Extermination	974	1,100	1,583	1,100	1,100	1,100	-	1,100	-	0.0%
Environmental Maintenance	1,596	4,500	1,695	4,500	4,500	4,500	-	4,500	-	0.0%
Legal	3,800	1,000	2,601	1,000	1,000	1,000	-	1,000	-	0.0%
Telephone	6,047	7,750	7,682	6,500	7,750	7,750	-	7,750	1,250	19.2%
Office Supplies	5,283	3,500	2,763	3,500	3,500	3,500	-	3,500	-	0.0%
Custodial Supplies	15,891	14,000	6,544	15,000	14,000	14,000	-	14,000	(1,000)	-6.7%
Grounds	27,025	48,000	35,829	40,000	48,000	48,000	-	48,000	8,000	20.0%
Conference/Training	1,245	3,500	95	3,500	3,500	3,500	-	3,500	-	0.0%
All Other	51,263	10,000	20,205	10,000	10,000	10,000	-	10,000	-	0.0%
Sub-total Expenses	372,848	385,250	313,383	401,600	392,250	392,250	-	392,250	(9,350)	-2.3%
<u>BSA-Continuing Balance Accts</u>										
Repairs & Replacements+	160,835	164,908	69,408	174,802	185,290	185,290	-	185,290	10,488	6.0%
Capital Improvement Fund+	24,134	100,000	73,096	100,000	100,000	100,000	-	100,000	-	0.0%
Sub-total Cont Bal Accts	184,969	264,908	142,503	274,802	285,290	285,290	-	285,290	10,488	3.8%
Debt Service	265,133	256,569	256,568	247,874	239,354	239,354	-	239,354	(8,520)	-3.4%
Payment in Lieu of Taxes	23,949	24,548	24,548	25,162	25,791	25,791	-	25,791	629	2.5%
Total	1,016,496	1,125,910	921,727	1,148,758	1,140,439	1,140,439	-	1,140,439	(8,318)	-0.7%

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