
From: [redacted] towngovernment.support@gmail.com . Wednesday, March 07, 2012 6:23:59 PM
Subject: Affordable Housing Trust @ Mar 14, 2012 07:30 PM EDT
To: [redacted] **Susan Jacobson** [redacted] sdooley@virtualnorfolk.org

Change Summary

On Mar 7, 2012 6:23 PM EST Susan Jacobson changed a meeting of Affordable Housing Trust as follows:

- Meeting Cancelled

So that the meeting notice now reads:

Affordable Housing Trust Wednesday March 14, 2012 7:30 PM EDT
Cancelled

Agenda:

Susan Jacobson

**Information for Meeting of Affordable Housing Trust
Wednesday March 14, 2012 4 PM EDT**

Town: [Norfolk, MA](#)
Board: [Affordable Housing Trust](#)
Time: Wednesday March 14, 2012 4 PM EDT
Location: Room 214 @ Town Hall

Agenda:

| |
|---|
| Discussion/Update Gumps Farm |
| Discussion/Update 82 Main Street |
| Discussion/Update 7 Old Populatic |
| Discussion/Update Final LIP Application |
| Discussion/Update Job Applications |
| New Business |

Scheduled By: [Susan Jacobson](#)
Posted At: Mar 7, 2012 6:21 PM EST
Last Modified: Mar 7, 2012 6:21 PM EST
Minutes: Minutes **are not** on record with the Town Clerk's office

[Update](#) |
Email a Link to this Meeting | or [Recommend](#)

Manage Documents

Upload the minutes of this meeting: [Browse...](#)
Upload other documents used in this meeting: [Browse...](#)

Title:

From: [redacted] sdooley@virtualnorfolk.org Wednesday, March 07, 2012 6:21:01 PM 
towngovernment.support@gmail.com
towngovernment.support@gmail.com

Subject: Affordable Housing Trust @ Mar 14, 2012 04:00 PM EDT

To: [redacted] my-town-government-02056@googlegroups.com

Bcc: [redacted] **Susan Jacobson**

The following meeting has been scheduled:

Town(s): Norfolk, MA;
Board: Affordable Housing Trust
Time: Wednesday March 14, 2012 4 PM EDT
Location: Room 214 @ Town Hall

Agenda:

- Discussion/Update Gumps Farm

- Discussion/Update 82 Main Street

- Discussion/Update 7 Old Populatic

- Discussion/Update Final LIP Application

- Discussion/Update Job Applications

- New Business

From: [redacted] towngovernment.support@gmail.com

Wednesday, March 07, 2012 6:23:59 F

Subject: Affordable Housing Trust @ Mar 14, 2012 07:30 PM EDT

To: [redacted] Susan Jacobson [redacted] sdooley@virtualnorfolk.org

Change Summary

On Mar 7, 2012 6:23 PM EST Susan Jacobson changed a meeting of Affordable Housing Trust as follows:

- Meeting Cancelled

So that the meeting notice now reads:

Affordable Housing Trust Wednesday March 14, 2012 7:30 PM EDT
Cancelled

Agenda:

**Information for Meeting of Affordable Housing Trust
Wednesday March 14, 2012 7:30 PM EDT**

NOTE: This meeting was cancelled

Town: [Norfolk, MA](#)
Board: [Affordable Housing Trust](#)
Time: Wednesday March 14, 2012 7:30 PM EDT
Location: Room 124 @ Town Hall
Agenda:
Scheduled By: [Susan Jacobson](#)
Posted At: Mar 7, 2012 6:21 PM EST
Last Modified: Mar 7, 2012 6:23 PM EST
Minutes: Minutes **are not** on record with the Town Clerk's office

[Update](#)

Email a Link to this Meeting | or [Recommend](#)

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Please do NOT upload the meeting agenda here. You must copy and paste your agenda into the meeting notice. To do this, use the "Update" button, above.

Upload the minutes of this meeting: [Browse...]

Upload other documents used in this meeting: [Browse...]

Meeting Revision History

| Date | Changes | |
|-------------------------|-----------|----------------------------|
| Mar 7, 2012 6:23 PM EST | Cancelled | Details... |

Title:

Page 1 of

From: [redacted] sdooley@virtualnorfolk.org Wednesday, March 07, 2012 6:23:58 PM 
[redacted] towngovernment.support@gmail.com
[redacted] towngovernment.support@gmail.com

Subject: Affordable Housing Trust @ Mar 14, 2012 07:30 PM EDT

To: [redacted] my-town-government-02056@googlegroups.com

Bcc: [redacted]  Susan Jacobson

The following meeting has been CANCELED:

Town(s): Norfolk, MA;
Board: Affordable Housing Trust
Time: Wednesday March 14, 2012 7:30 PM EDT
Location: Room 124 @ Town Hall

Agenda:

Title:

From: [redacted] sdooley@virtualnorfolk.org Wednesday, March 07, 2012 6:21:56 PM
[redacted] towngovernment.support@gmail.com
[redacted] towngovernment.support@gmail.com

Subject: Affordable Housing Trust @ Mar 14, 2012 07:30 PM EDT

To: [redacted] my-town-government-02056@googlegroups.com

Bcc: [redacted] **Susan Jacobson**

The following meeting has been scheduled:

Town(s): Norfolk, MA;
Board: Affordable Housing Trust
Time: Wednesday March 14, 2012 7:30 PM EDT
Location: Room 124 @ Town Hall

Agenda:

Warning: The meeting you just added is at exactly the same time as the meeting shown below. It was not not scheduled.

Information for Meeting of Advisory Board Wednesday March 14, 2012 7:30 PM EDT

Town: [Norfolk, MA](#)
Board: [Advisory Board](#)
Time: Wednesday March 14, 2012 7:30 PM EDT
Location: Room 124 @ Town Hall
Agenda:
Scheduled By: [Susan Jacobson](#)
Posted At: Mar 7, 2012 6:22 PM EST
Last Modified: Mar 7, 2012 6:22 PM EST
Minutes: Minutes **are not** on record with the Town Clerk's office

[Update](#)

Email a Link to this Meeting | or [Recommend](#)

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Upload the minutes of this meeting: [Browse...](#)

Upload other documents used in this meeting: [Browse...](#)

From: [redacted] sdooley@virtualnorfolk.org Wednesday, March 07, 2012 6:23:33 PM ☰
[redacted] towngovernment.support@gmail.com
[redacted] towngovernment.support@gmail.com

Subject: Advisory Board @ Mar 14, 2012 07:30 PM EDT

To: [redacted] my-town-government-02056@googlegroups.com

Bcc: [redacted] Susan Jacobson

The following meeting has been scheduled:

Town(s): Norfolk, MA;
Board: Advisory Board
Time: Wednesday March 14, 2012 7:30 PM EDT
Location: Room 124 @ Town Hall

Agenda:

Phone call with Beth Rust on 3/12/2012

We reviewed the following:

Are there any additional outreach organizations we want to notify? Bill Conklin - done

I believe Beth was thinking how to reach Veterans.

82 Main Street Minutes that show vote. Susan done

The deed for 82 Main Street and 7 Old Populatic. Susan - done

Minutes from today's meeting on what is voted on to repair/replace. Susan done

Jim L. was to provide a summary on how property was purchased relative to 30B with concern toward the purchase, demo and construction of 82 Main Street. We also need this information for the home located at 47 Rockwood Road but only for the demo and construction. Jim Lehan

Amenities for 82 Main Street appliances and finish details. General Contractor done

Expected occupancy on 82 Main Street General Contractor done

2-3 Bedroom discrepancy on 7 Old Populatic Susan done

Phone call with Beth Rust on 3/12/2012

We reviewed the following:

Are there any additional outreach organizations we want to notify? Bill Conklin

I believe Beth was thinking how to reach Veterans.

82 Main Street Minutes that show vote. Susan

The deed for 82 Main Street and 7 Old Populatic. Susan

Minutes from today's meeting on what is voted on to repair/replace. Susan

✓ Jim L. was to provide a summary on how property was purchased relative to 30B with concern toward the purchase, demo and construction of 82 Main Street. We also need this information for the home located at 47 Rockwood Road but only for the demo and construction. Jim Lehan
Demolished - by permit - it does not apply
by contract
FIC Dept used as tracking rem DPW

Amenities for 82 Main Street appliances and finish details. General Contractor

Expected occupancy on 82 Main Street last quarter of the year
pull from Gump's
General Contractor

2-3 Bedroom discrepancy on 7 Old Populatic Susan ✓

Radon - NO basement

re-inspect 7 old Populatic - Yes -

trees -
Power Wash house

Beth Rust

Community Housing Coordinator

Town of Sudbury

278 Old Sudbury Road

Sudbury, MA 01776

(v) 978-639-3388

(f) 978-443-0756

10ish
Monday
Madura Champagne
781-246-8975 (w)

From: Rust, Beth
Sent: Tuesday, February 14, 2012 11:37 AM
To: 'Susan Jacobson'; Scott Dittrich
Subject: RE: 82 Main Street

Hi Susan,

It would be best to go through the details of both 82 Main Street and 7 Old Populatic on the phone so I can completely understand.

Some of the details I need are:

1. For each property, please forward the Trust vote to purchase the properties, and evidence of chapter 30B compliance such as the RFP and/or posting.
2. If you already own the property, please forward the deed.
3. Is 82 Main St a Habitat home? If so, it will not need to be part of this plan, as they will market the property.
4. I need a specific list of repairs that the Trust has required the seller complete. I would think those are documented in a rider to the P&S?
5. I also need a specific list of repairs that the Trust has voted to make themselves, with amounts to be spent for the \$10k-\$15k mentioned.
6. The property does seem to have a basement by the inspection and MLS card. Am I missing something? Radon

7. Will the Trust have the property be re-inspected to ensure the owner-made repairs are done correctly? Especially the mold concern. — ?
8. Any work being done to address the exterior issues?
9. I have not heard back on whether you want to make this plan more open-ended. This would involve creating a 'program' and getting the program approved, and then adding unit to the program as they come up. This works well with existing units and not as well with new construction. Please let me know.

In terms of meeting on 2/27, 2/28 or 2/29. Is there are a particular time? I could make Wed 2/29 first thing.

Beth Rust

Community Housing Coordinator

Town of Sudbury

278 Old Sudbury Road

Sudbury, MA 01776

(v) 978-639-3388

(f) 978-443-0756

From: Susan Jacobson [<mailto:susanjacobson5@gmail.com>]

Sent: Monday, February 13, 2012 1:59 PM

To: Rust, Beth; Scott Dittrich

Subject: 82 Main Street

Hi Beth,

In response to your email here is the following:

I have attached the home plans for 82 Main Street, this is the 2nd property we would like

added to the plan. Please let me know what other information you may need on that property.

I believe the Trust is going to put in a new boiler. I will confirm this with Scott.

A radon test was not done, this home does not have a basement. The mold in the attic has been taken care of. At the closing we will receive a certificate from the owner indicating such, this certificate comes with a 3 year transferable warranty. We purchased the home for \$255,000 and we will be putting in an additional \$10,000-\$15,000 in upgrades.

Although the Trust has not voted, this home would be priced lower than the 3 bedroom home that will be offered at the Gump's location. I believe this home will sell for between \$120,000-\$130,000.

If you can just choose dates based on your expertise of when this may get approved, I will go ahead and reserve the library. If we need to change the dates at a later date that is fine.

I am in the process of setting up a meeting for the Trust on either the 27th, 28th or 29th. Will you let me know what day/time works best for you.

Thank you,

Susan

2 attachments

 **Norfolk - Housing application.doc**
142K

 **Norfolk - Marketing Plan.doc**
445K
