

**Norfolk Municipal Affordable Housing Trust**

**Meeting Minutes**

**May 21, 2015**

Present was: Scott Dittrich, Jim Lehan, Tom Cleverdon, Bill Crump, Sandy Smith and Susan Jacobson.

Scott Dittrich called the meeting to order at 9:05.

**Lottery Update:**

Scott said he heard from Foxboro Federal and at this time they are not going to go forward with a mortgage for 52 Park Street. Foxboro was going to hold the mortgage on the house and they feel at this time they are a credit risk. Jeannette suggested we continue to have them rent it for \$1100 per month. She would like a six month history.

Jim said they are in a tough set of circumstances and we need to try and work with them. They have an infant child who is ill and he felt we needed to give them a chance to recover. We can only do this as long as we cover our cost and we have a contract.

There was discussion on what the basic cost would be to cover our monthly costs. Tom did not want to see this go on any longer than one year. If at the end of one year they are not able to obtain a mortgage they will have to move out. Susan will work with an attorney to get a solid lease.

A motion was made by Tom Cleverdon that we offer the lottery winners of 52 Park Street the ability to rent 52 Park Street for \$1100 per month payable to the Trust. The Trust will escrow \$600 to put towards their down payment and the actual rent will be \$500 per month. This will allow them to demonstrate that they can afford to pay \$1100 per month. We will draw up a contract that if they are not able to make the payment they will vacate the property within 60 days. The motion was seconded by Jim Lehan **and so voted**. Bill Crump was a no vote. Morally agreed with the decision but voted no.

Scott brought the group up to date on a piece of property for sale located at 25 Campbell Street. Kevin Roche owns this house and has not pulled permits for any of the work/repairs done. Scott said we have the opportunity to purchase the home for \$269,000 before it hits the market. The home needs new appliances, new heating system ballpark costs for these items would be \$10,000.

He also owns a home on Kingsbury Road and he will give us first option to buy that home prior to it going on to the market. Scott feels we are going to have to increase what we pay for homes. Jim said that because the homeowner has not pulled permits that Bob Bullock would have inspect the home. If fees are due because of noncompliance the owner would be responsible for to pay those.

Jim told the trust that Bob Bullock has changed his position on the lots on Cottage Street and he believes that there are two buildable lots with frontage.

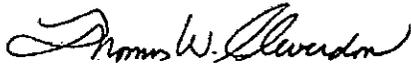
The town would have to put the lots up for auction and restrict the auction for affordable use only. Or possibly build one affordable home and one non affordable home.

Susan will talk to Jack and Bob Bullock to see what needs to be done to get the lots to auction and report back to the group.

Sandy Smith made a motion to adjourn the meeting at 1:30. It was seconded by Bill Crump **and so voted**. All were in favor.

Meeting adjourned at 1:30 pm.

Respectfully submitted,



Thomas Cleverdon, Clerk



Susan Jacobson, Director