

Acton Housing Authority, Acton, Massachusetts
Town Certification
2012 Local Action Program Monitoring Review
214 Central Street, Somerset Hills

Background:

The Acton Housing Authority ('AHA') has purchased three LIP units in two projects in 2008. This report constitutes the municipal certification as required by the Regulatory Agreements for these units.

The AHA purchased two units (10-22 and 16-22 Wampus Avenue) at Somerset Hills, a 48-unit condominium development, and restricted those units as Local Action Program rental housing units to be designated as Low and Moderate Income Units with regulated rents, and to be rented to Eligible Tenants as defined in the two Regulatory Agreements recorded at the Middlesex Registry of Deeds at Book 51839, Page 529, and Book 51839, Page 542.

The AHA purchased one unit two units at 214 Central Street, a 3-unit condominium development, and restricted that unit as a Local Action Program rental housing unit to be designated as Low and Moderate Income Units with regulated rents, and to be rented to Eligible Tenants as defined in the Regulatory Agreements recorded at the Middlesex Registry of Deeds at Book 51839, Page 440.

Review Period:

This report covers the activities for affordable units at the three LIP units owned by the AHA as described above for 2012.

Reporting Requirements:

The reporting requirements from the Municipality are identified in Section 2e of the Regulatory Agreement. "Throughout the term of this Agreement, the Chief Executive Officer shall annually certify in writing to DHCD that each of the Low and Moderate Income Units continues to be Low and Moderate Income Unit as provided in section 2(c), above; and that the Project and the Low and Moderate Income Units have been maintained in a manner consistent with the Regulations and Guidelines and this Agreement."

Determination

The Town has relied on the housing authority's annual review of the project and tenants to determine compliance with the requirements and has found no issues to report, and that the conditions of the monitoring requirements have been satisfied.

The Acton Housing Authority certifies that each of the Low and Moderate Income Units continues to be low and Moderate Income Unit; and the units are maintained in a manner consistent with regulations and guidelines.

The Acton Housing Authority has leased all units to households with Section 8 vouchers, and has certified to the Subsidizing Agency (HUD) that each tenant of each Low and Moderate Income Unit remains an Eligible Tenant. The Town relies on this determination by the AHA as its form of certification.

The AHA has entered into a written lease with each tenant of a Low and Moderate Income Unit for a minimum period of one year.

The proposed schedule of monthly rents and utility allowances for all Low and Moderate Income Units in the Project meet the requirements of the Regulatory Agreement, and no rents for the Low and Moderate Income Units have been increased without the Municipality's prior approval.



ACTON HOUSING AUTHORITY

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The Acton Housing Authority certifies that each of the Low and Moderate Income Units continues to be a Low and Moderate Income Unit and that the units are maintained in a manner consistent with regulations and guidelines.

The Acton Housing Authority has leased all units to households with Section 8 vouchers and certifies that we comply with the regulations of the Subsidizing Agency, which is the Department of Housing and Urban Development (HUD). The Acton Housing Authority certifies that each tenant of each Low and Moderate Income Unit remains an eligible tenant. The Acton Housing Authority is audited annually and the single audit is reported to HUD. Acton is considered to be a "high performing agency."

The Acton Housing Authority has entered into a written lease with each tenant of a Low and Moderate Income Unit for a minimum of one year.

The proposed schedule of monthly rents and utility allowances for all Low and Moderate Income Units in the Project meet the requirements of the Regulatory Agreement, and no rents for the Low and Moderate Income Units have been increased without the Municipality's prior approval.

4/30/13

Kelley A. Cronin, Executive Director
Acton Housing Authority

**Acton Housing Authority
LIP Unit Rent Detail**

	214 Central	10-22 Wampus	16-22 Wampus
	3BR	2BR	1BR
Income Limits (2008):			
Annual Income 80% AMI (BR+1)	\$66,150	\$59,550	\$52,950
Monthly Income	\$5,513	\$4,963	\$4,413
30% on housing	\$1,654	\$1,489	\$1,324
RA (2008):			
	77%	72%	69%
Gross Rent	\$1,594	\$1,349	\$1,140
Utilities	\$244	\$229	\$165
Net Rent	\$1,350	\$1,120	\$975
2012 LIP MAX:			
Gross Rent	\$1,625	\$1,463	\$1,300
Utilities	\$188	209	\$161
Net Rent	\$1,437	\$1,254	\$1,139
2012 AHA Rent:			
HUD 50058 Date	3/25/2013	6/28/2012	12/7/2012
Payment Standard (HUD Line 12J)	\$1,637	\$1,369	\$1,156
Gross Rent (12P)	\$1,538	\$1,349	\$1,153
Utilities (12M)	\$188	\$209	\$153
Net Rent (12K, tenant and voucher)	\$1,350	\$1,140	\$1,000
AHA Gross Rent Versus LIP Maximum	(\$87)	(\$114)	(\$147)