



CONSENT

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**TOWN OF ACTON**  
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**Acton Community Housing Corporation**  
**Nancy Tavernier, Chairman**

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TO: Board of Selectmen  
FROM: Nancy Tavernier  
SUBJECT: Request for New View funds  
DATE: July 9, 2004

The ACHC is sponsoring a second First Time Homebuyers Course to be held in September or October depending on availability of meeting space. This 4 week course was oversubscribed last Fall with over 30 families attending and completing the course. The course has prepared them well for the important decisions to be made in the purchase of a home. Attendees spoke very highly of the course and were grateful to have an opportunity to become better informed about homeownership. The ACHC is now requiring certification in this course for home ownership in the local affordable housing program. Crossroads was the first development that required certification and all three affordable homebuyers complied with the request.

We have solicited a proposal from David Singer of the SMOC Community Center in Framingham and expect it to be identical to the course offered last Fall. David is a certified instructor for this program. The cost of the four week course is \$2780 based on 30 families attending. This includes the copying cost of all course materials.

We seek authorization from the BOS to use \$2780 of the New View affordable housing fund to cover the cost of the First Time Homebuyers Course. I have included the description of the program as it was proposed last year. This course will cover the same topics. This an extremely valuable service provided by the Town. When the proposal is finalized, we will submit it to Don Johnson for his approval.

As an aside, our recent request to the Board for New View funds to be used for a resale of a unit at Westside Village has been put on hold. The homeowner has apparently changed her mind about selling or has delayed her decision so those funds will not be utilized in the near future.

Thank you.

# **SMOC Community Home Center**

300 Howard Street • Framingham MA 01702 • 508-620-2675 800-724-7662 • FAX 508-620-2612  
Information Advocacy and Referral for Tenants Homeowners and Property Owners in  
MetroWest

Thank you for your interest in the First-Time Homebuyer's Course, sponsored by the Acton Community Housing Corporation, and certified by the Massachusetts Homeownership Collaborative. This course covers the step-by-step process of purchasing a home. It is designed for anyone who is not familiar with home buying, finances, or credit. Taking this course will make you better informed and a more confident homebuyer. **Please note that all lottery winners for Acton affordable units must complete a First Time Homebuyer Course certified by the Massachusetts Homeownership Collaborative and obtain a valid certificate of completion prior to purchasing the home.**

You will learn about financial assistance programs for qualified buyers. The course focuses on these subjects:

- Are you ready to buy? What are your next steps?
- Budgeting, credit, mortgages, and homeowner programs.
- Finding a home and making sure it is the right one for you.
- How to be a landlord.
- Taking control of the home buying process.

Our next course begins on Wednesday, October 15, 2003, and will be held at the R. J. Grey Junior High School, located at 16 Charter Road, Acton, Massachusetts. The total course cost is \$25.00 per household. The only requirement for graduation is attendance at all four sessions.

## CLASS SCHEDULE

Session One: Wednesday, October 15	Are You Ready To Buy? Budgets, Credit Reports, Repairing Credit and Addressing Credit Problems
Session Two: Wednesday, October 22	Banking and mortgage applications, Grants, First Time Homeowner Financial Assistance
Session Three: Wednesday, October 29	The role of an attorney, avoiding legal problems and bad deals
Session Four: Wednesday, November 5	Finding a Home, Home Inspection, Working with Realtors

***Please make \$25.00 check or money order payable to Acton Community Housing Corp. and mail with completed application to:***

***Naomi E. McManus  
Acton Community Housing Corp.  
P.O. Box 681  
Acton, MA 01720***