

**Acton Community Housing Corporation**

**Nancy Tavernier, Chairman**

**TOWN OF ACTON**

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TO: Board of Selectmen  
FROM: ACHC  
SUBJECT: Approval of LIP unit at Dunham Park  
DATE: September 23, 2004  
CC: Planning Board

Enclosed is a packet of information that contains the DHCD LIP (Local Initiative Program) Application for a single unit and other documents. The application requires Local Approval in the form of signatures from the Chief Elected Official and the chairman of the ACHC. ACHC has voted to approve the application.

This unit is part of the Dunham Park development approved by the Planning Board as a subdivision in April, 2001. As part of that decision, the ACHC requested the existing ranch house on site be retained rather than torn down to allow the construction of a large home in its place. The developer had offered ACHC an off site house on Parker St. that was ultimately rejected by ACHC as being an inappropriate location for a family. In doing so, we prevented an unnecessary "tear-down" and created a more diverse neighborhood. We agreed to allow the developer to use the house as his on-site office with the understanding that it would not be prepared for purchase until the development was nearing completion. That time is now here.

I have included excerpts from the April 2001 Planning Board decision to give you the necessary background information. All of the listed improvements have been done to the house and it is nearing the point of final inspection by both the ACHC and the Town Building Commissioner. You will note the price of the home has risen as the years passed but we requested many improvements to the house in the meantime and it required more structural corrections than originally detected.

We are extremely pleased with the house and think it will make a charming home for a local family. We have requested DHCD allow this to be a Local Preference Unit. The selling price of the home has been set at \$150,000. The most heartening factor is this house can be marketed to households earning no more than 60% of the Area Median Income or \$49,620. In fact with the use of a Soft Second Loan the buyer will have an income window of \$39,684 to \$49,620.

ACHC requests the Board authorize the Chairman to sign the LIP Application at your Sept. 27 meeting.

Nancy will be in attendance at the meeting should you have any questions.

## DECISION (EXCERPTS) 01-01

### Dunham Park Definitive Subdivision Approval Planning Board April 11, 2001

**The following are excerpts from the Planning Board decision for Dunham Park as it relates to the affordable unit, the existing small ranch house on site.**

2.5 10 lots are intended for new single family dwelling units. The two existing dwellings, one on the Dunham parcel and the other on the Case parcel are proposed to remain. They are shown on the Plan on lots 2 and 12.

2.6 **The existing dwelling unit on the Dunham parcel, shown on lot 2 on the Plan, is proposed as an affordable unit under section 4.4.3 of the Bylaw - Minor Affordable Housing Developments. A corresponding increase of lots or dwelling units from 8 to 10 on the Dunham parcel is proposed. The Case parcel accounts for two more lots or dwellings units.**

2.7 Under the Plan, **the affordable dwelling unit would be sold to a qualified low or moderate-income household in compliance with the State of Massachusetts Local Initiative Program.**

3.3.4 **The Applicant shall make repairs and correct deficiencies on the existing house on lot 2, designated as the affordable unit, identified during a preliminary inspection by a representative of the Acton Community Housing Corporation (ACHC) as follows:**

- Install new aluminum seamless gutters, and new downspouts in front and back.
- Repair all soffit and fascia damage.
- Repair all sills as necessary.
- Replace all existing clapboard with cedar shingles and apply solid stain to match existing shingles; or install new siding on the entire house with materials consistent in appearance (but not necessarily color) with those used for the other homes on the Site.
- Inspect the roof. If damaged or older than 10 years, replace it or overlay it with new shingles.
- Repair and paint bulkhead and stairs.
- Check windows and doors and repair as needed for proper operation.
- Remove the underground oil tank.
- Replace furnace with new, efficient gas or oil furnace.
- Connect domestic water lines to the Acton Water District supply, provided that one of the following occurs:
  - The Acton Water District waives the water hookup fee;
  - The Town of Acton subsidizes the water hookup fee from available affordable housing funds; or
  - The Massachusetts Department of Housing and Community Development (DHCD) approves a sales price for the affordable unit substantially above \$94,500 to offset the cost of the water hookup and the tie-in fee, up to a maximum price of \$105,000.
- Replace power supply with new 100 amp. circuit breaker service.
- Replace kitchen floor.
- Update and repair bathroom as needed.
- Remove all carpets in living room, dining room, and foyer and refinish hardwood floors.

- Repaint all painted surfaces and trim (de-lead if necessary).

**3.3.5 In addition, prior to offering it for sale, the designated affordable unit on lot 2 shall be inspected by an independent home and lead inspector at the Applicant's expense. The Applicant shall repair all damage and correct all deficiencies that the inspector may identify in addition to the items listed under 3.3.4 above, and shall de-lead the property if lead paint is found.**

**3.3.6 The designated affordable unit shall be offered to qualified low or moderate-income first time homebuyers. Sales price, deed, deed restrictions, and all other documents and procedures shall comply with the DHCD's Local Initiative Program (LIP).**

**3.3.7 If permitted by DHCD, the affordable unit shall be marketed under ACHC's local preference guidelines.** It would give priority to persons employed by the Town of Acton, the Acton-Boxborough Regional School District, the Acton Water District, and other employees working in Acton; to current Acton residents; and to children of current Acton residents.

**3.3.8 The Applicant shall bear the cost of marketing the designated affordable unit, including the cost of the lottery that may be necessary to select from a pool of qualified home buyers.**

**3.3.9 Before the issuance of the 10th building permit for new construction on the Site, the designated affordable unit shall be certified as ready for occupancy by the Building Inspector and the unit shall be certified by the ACHC as a suitable LIP unit.**

**3.3.10 Throughout the process of renovating, marketing, and selling the designated affordable unit, the Applicant shall consult with and seek guidance from the ACHC, which is the designated facilitator of affordable housing in Acton.**