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July 19, 2016

Ms. Brook Padgett, Chairman
Board of Selectmen
The Town of Grafton
30 Providence Road
Grafton, MA 01519

Dear Ms. Padgett:

This letter is sent to Town of Grafton on behalf of Karenina Rocha Lee, the current owner of an affordable property under Chapter 40B, to inform you of the owner's intent to sell her affordable unit. The unit is located at 30 Tulip Circle and is part of Hilltop Farm, a Chapter 40B project for which Citizens' Housing and Planning Association (CHAPA) serves as the Monitoring Agent.

Based on the affordable housing deed rider for Karenina Rocha Lee, CHAPA has determined that the Maximum Resale Price for the above-referenced unit is \$149,000.00. Per Deed Rider, the price was set at the amount the seller originally paid. As explained in the deed rider, CHAPA and the homeowner have 90 days to locate an Eligible Purchaser for this unit. This 90-day marketing period will begin on July 20, 2016 and end on October 20, 2016. During this time, Town of Grafton can elect to purchase the unit for the Maximum Resale Price.

If an Eligible Purchaser fails to buy the unit during the 90-day period (plus the option for a 60-day extension), the current owner of the property can sell the unit to an Ineligible Purchaser, subject to the deed rider restrictions.

CHAPA has subcontracted with Mary DiDomenico as a Housing Consultant to assist us with the resale of this unit. When a new Purchaser buys an affordable unit, a new deed restriction is signed and recorded and the unit remains on the Town's subsidized housing inventory.

Please feel free to contact me at 617-742-0820 with any questions regarding this matter.

Sincerely,

Elizabeth Palma-Diaz
Senior Program Manager

cc: Karenina Rocha Lee
Ann V. Morgan, Planning Department