

**THE BOXFORD HOUSING PARTNERSHIP COMMITTEE
PRESENTS
THE BOXFORD SMALL REPAIR GRANT TRUST
AND
THE BOXFORD SMALL REPAIR GRANT PROGRAM**

APRIL 21, 2022

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OVERVIEW: THE TRUST

- At the annual meeting, the Town will vote to approve the bylaw to establish the trust with the general operational guide lines.
- At the annual meeting, the Town will vote to approve funding of the Trust, pending State approval
- The State Legislature will then review the Trust and give the Town the authority to establish the Trust, establish the Board of Trustees and fund the Trust without an additional Town vote.

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TRUST HIGHLIGHTS

- A Board of 5 Trustees will be established
- Grant max is \$7,500
- Boxford resident home owners to be a minimum of 60 years of age
- Boxford residents with a permanent disability of any age are eligible
- Boxford residents to be at or below 100% AMI in the Lawrence area
- Boxford resident must be the owner of the house
- If the house is in a trust, approval of the real estate trust is needed

***The Purpose Is To Enable Those Income Qualified Boxford Residents
To Continue To Age In Place Through Essential Modifications
To Their Homes***

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OVERVIEW: THE GRANT PROGRAM

- ***IF*** the Trust is approved, then the Trustees will establish the Grant Program in public meetings with specific parameters that meet the general operational guide lines of the Trust.
- No additional Town vote will be needed to establish the grant program
- The proposed Trust gives the Trustees sufficient latitude to adapt the grant program to the evolving needs of residents as they age in Boxford and to ensure that the spirit of the Trust is met.
- The grant program is intended to be a confidential assistance program that will respond to senior needs in a timely manner.

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TOWNS WITH SIMILAR GRANT PROGRAMS

Acton

Bedford

Concord

Lexington

Sudbury

Wayland

Weston

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OTHER SUPPORT PROGRAMS FOR RESIDENTS

The Grant Program Will Fill A Current Need

STATE PROGRAMS FOR LARGER LOANS

Typically require an affordable restriction on the property:

Mass Rehabilitation Commission and Community Economic Development
Assistance Corporation (CEDAC)

North Shore Consortium

BOXFORD PROGRAMS

Tax Abatement

Sceptic Programs

Rebuild Together, Haverhill (Limited to one day/yr of volunteer work)

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THE NEED IN BOXFORD

INCOME DISTRIBUTION FOR SENIORS OVER 60

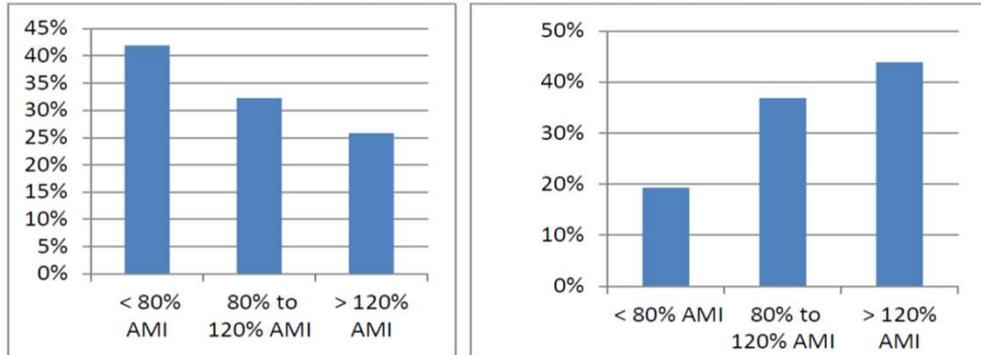
INCOME FOR A SINGLE

NUMBER OF SINGLES = 31

INCOME FOR A COUPLE

NUMBER OF COUPLES = 57

Percent of People Responded to Question of Income = 82.2%



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FUNDING THE GRANT PROGRAM

- The Second Proposed Warrant Article Will Fund The Trust With \$145,000 From Free Cash
- This Is Money That The Town Has Received From The Bank per LIP requirements When An Affordable Unit At Andrews Farm Was Sold At Market Rates. Funding This Program Will **NOT** Affect Your Taxes
- Based Upon Data From Other Towns, Anticipated Light Use Of The Program Indicates These Funds Should Last Several Years
- The Proposed Trust Empowers The Trustees To Raise Money As These Funds Are Expended

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**PROPOSED GRANT PROGRAM DESCRIPTION
BASED UPON SIMILAR PROGRAMS**

- 2 Step Grant: The First Is \$5,000 Max, After 1 Year The Second Is \$2,500
- A Maximum \$7,500 Grant For One Residence Or One Resident
- Property Must Be Assessed At Or Below 100% Of The Median Of Houses In Boxford
- Owner Must Reside In The House For 1 Year (With The Exception Of Extenuating Circumstances, Such As The Owner Passing)
- The Modifications Shall Address Safety And Health Considerations, Code Compliance And Accessibility Needs (NOT Aesthetics)
- The Owner Shall Cover The Cost For The Work That Is Above The Grant

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PROPOSED APPLICATION PROCESS

- Program Information, Description And Application Will Be On The Housing Partnership Home Page
- Applications Will Be Accepted on an as needed basis
- Confidential Applications Will Be Submitted to the Select Board's Office In A Sealed Envelope, To Be Forwarded It To The Program Administrator
- The Application Will Be Signed, Notarized And Include A Description Of Work, Tax Return, House Tax Assessment, Contractor Quote, Contractor's W9 Tax ID No, Certificate Of Insurance And Photos Of The Work To Be Done

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PROPOSED APPLICATION PROCESS

- The Program Administrator Will Verify The Application Information And Submit It To The Trustees
- The Applications Will Be Processed As The Schedule Of The Next Meeting Permits
- The Trustees Will Review The Application In An Executive Session To Ensure Confidentiality.
- If Approved, The Trustees Will Request Initial 1/2 Payment To The Contractor From The Town Treasurer

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PROPOSED PROJECT COMPLETION

- Town Inspection Will Be Required If A Permit Was Issued
- At Completion, The Owner Will Submit A Signed Letter of Acceptance Along With Photos Of The Completed Work To The Program Administrator, Who Will Forward It To The Trustees
- Upon Review, The Trustees Will Authorize Final Payment To The Contractor.
- Files Will Be Stored In A Locked File In The Select Board's Office.
- The 12-Month Residency Requirement: The Trustees Will Send A Return Receipt Letter To The Owner And The Tax Records Will Be Examined

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CONCLUSION

QUESTIONS

THANK YOU FOR YOUR TIME AND INPUT

***THIS ARTICLE IS SUPPORTED BY
The Boxford Housing Partnership
Boxford Council on Aging
Boxford Select Board***

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