



TOWN OF MAYNARD
COMMUNITY PRESERVATION COMMITTEE
GRANT AGREEMENT

CPC#: CH013-23

RECIPIENT: Maynard Affordable Housing Trust

PROJECT NAME: Maynard Affordable Housing Trust Funding

GRANT AMOUNT: \$200,000.00

GRANT TERM: Not applicable

PROJECT DESCRIPTION: Funding support for the Maynard Affordable Housing Trust will enable the Trust to access funds in an efficient and timely manner when opportunities to support affordable housing arise.

PROJECT LOCATION: Not applicable

DATE OF TOWN MEETING &
WARRANT ARTICLE NUMBER: May 15, 2023; Article 31

PROJECT SPONSOR(S)
(IF DIFFERENT FROM RECIPIENT): Not applicable

This Grant Agreement made this first day of July, 2023 by and between the Town of Maynard, a municipal corporation duly organized under the laws of Massachusetts and having a usual place of business at 195 Main Street, Maynard, MA 01754 (hereinafter referred to as the "TOWN"), acting by and through the Community Preservation Committee (hereinafter referred to as the "CPC"), and the Maynard Affordable Housing Trust (hereinafter referred to as the "RECIPIENT"), with an address of 195 Main Street, Maynard, MA 01754.

Witnesseth

Whereas, the CPC invited the submission of proposals for grants of funds for purposes consistent with the Community Preservation Act, G.L. c.44B; and

Whereas, in response thereto, the Sponsor submitted a proposal for funding for purposes described above as Project Description (hereinafter referred to as the "Project"), and the CPC reviewed and approved the Project and recommended that the funding for the Project be approved at the above referenced Town Meeting; and

Whereas, the above referenced Town Meeting thereafter appropriated the funds recommended by the CPC pursuant to the above referenced Warrant Article authorized the CPC to enter into a grant agreement with the Recipient for the purposes set forth in the Project; and

Now, Therefore, the Town and the Recipient agree as follows:

1. Award: Subject to the terms of this Agreement, the Town agrees to award the Recipient the amount of \$200,000.00 from the Undesignated Reserve Fund for the Project for the purposes as set forth herein.
2. Project Application: The Project Application submitted to the CPC, as may be amended by conditions of the CPC upon award, is incorporated into this Grant Agreement by reference.
3. Term: Not applicable.
4. Budget/ Other Sources of Funding: If the CPC determines that funds have been spent on goods or services not included in the Project Budget or otherwise not authorized under the CPA, the Recipient shall be responsible for repayment of such funds to the CPA Fund.
5. Project Manager: Not applicable.
6. Disbursement of Funds: Not applicable.
7. Project Closeout Report: Not applicable.
8. Records: The Recipient agrees to maintain such records with respect to utilization of the grant funds and income derived therefrom as are kept in the normal course of business. Should the Recipient have multiple funding sources, the Recipient shall track specific expenditures of the Funds separate from other funding sources. The Town shall have full and free access to such records and may examine and copy such records. The Recipient further agrees to meeting from time to time with the CPC or its designee(s), upon request, to discuss expenditures of Project Funds.
9. Project Liaison: The CPC may designate a Project Liaison for the Project being funded by this Grant Agreement. The Project Liaison may be either a CPC Member, a municipal employee, or a consultant retained by the CPC for that purpose. The Recipient shall cooperate with the Project Liaison,

including providing access to the Project Site at reasonable times and with reasonable notice.

10. Deed Restrictions: Pursuant to Massachusetts General Laws Chapter 44B, § 12 every project that involves the acquisition of any interest in real property with CPA funds, in whole or in part, shall be bound by a permanent deed restriction that meets the requirements of M.G.L. c. 184, limiting the use of the interest to the purpose for which it was acquired. Where applicable, the Recipient agrees to the imposition of such deed restriction in a form acceptable to the CPC.
11. Compliance with Laws and Agreement: Recipient understands and agrees that projects funded through this Award are made pursuant to and must comply with the requirements of the Community Preservation Act, M.G.L. c. 44B. Recipient also agrees to comply with all requirements of this Grant Agreement. Failure to meet the terms and requirement set forth in the CPC Grant Agreement may affect the Recipient's eligibility for future projects.
12. Permits and Licenses: It is the obligation of Recipient to obtain all permits and licenses necessary for implementation of the Project. No local permit or license is waived by the award of this Grant.
13. No Liability of Town: By making this award, the Town does not accept any liability whatsoever for any acts, omissions or errors associated with the Project. Nothing in this Grant Agreement shall be construed to render the Town or any elected or appointed official or employee of the Town, or their successors in office, personally liable for any obligation under this Grant Agreement. Recipient agrees to indemnify and defend the Town from all claims, suits or demands, and costs and expenses, including attorney's fees resulting from implementation of the Project.
14. Community Preservation Act Awareness: Recipient shall identify that the Project was funded through the Town of Maynard Community Preservation Act in its written and online materials about the Project, including but not limited to press releases, brochures, websites, and online database. The Recipient must permit the installation of a sign, at the discretion of the CPC, stating that the Project was funded through the Town of Maynard's Community Preservation Act program, which shall be posted in a prominent location mutually acceptable to the parties.
15. No Assignment: This Grant Agreement may not be assigned by Recipient without prior written agreement by the Town of Maynard. This Agreement is binding upon the parties hereto, their successors, assignees, and legal representatives (and where not corporate, the heirs and estate of the Recipient).
16. Default and Termination:
 - a) If the CPC determines that the Recipient has failed to fulfill all obligations set forth under the terms of this Grant Agreement and so defaulted in said obligations, the CPC shall so notify the Recipient in writing, setting forth the nature and details of the default.
 - b) Upon the Recipient's receipt of said notice of default, the Recipient shall immediately cease to incur any additional expenses in connection with this Grant Agreement.
 - c) The CPC shall hold a public hearing within sixty (60) days of the date of the Recipient's receipt of the notice of default for the purpose of determining whether this Grant Agreement should be terminated. The Recipient shall have the opportunity to

present evidence and argument at said termination hearing prior to the CPC voting whether to terminate the Grant Agreement.

d) Following the public hearing, the CPC shall issue a written decision setting forth its findings that form the basis of its decision. The CPC may:

1. vote to reinstate the Grant Agreement without any further condition; or
2. vote to reinstate the Grant Agreement with additional conditions; or
3. vote to terminate the Grant Agreement.

17. Return of Funds:

- a) Upon completion of the Project, any funds granted to the Recipient under this Grant Agreement and not yet expended shall be returned forthwith to the CPC Funds without further expenditure thereof.
- b) In the event this Grant Agreement is terminated pursuant to the provisions of Section 15 hereof, any funds granted to the Recipient under this Grant Agreement and not yet expended shall be returned forthwith to the Community Preservation Committee without further expenditure thereof.
- c) If this Grant Agreement is terminated as a result of negligent or intentional acts or omissions of the Recipient, the Recipient shall be liable to repay to the Town the entire amount of funding provided under this Agreement, and the Town shall take such steps as are necessary, including legal action, to recover said funds.
- d) In the event the Town is required to take legal action under this Grant Agreement, the Recipient shall be liable for all of the Town's costs expended for the enforcement of this Grant Agreement, including but not limited to reasonable attorney's fees and court costs.

18. Special Conditions:

- a) The Maynard Affordable Housing Trust shall provide written reports, at least quarterly, detailing expenditures during the latest reporting period and the remaining balance of the grant funds. The report shall also indicate any known or anticipated expenditures for the upcoming reporting period.
- b) The funding provided to the Trust by the CPC shall be held in an account separate from that used for other monies controlled by the Trust. CPC funds may only be expended for purposes enumerated in this Grant Agreement.
- c) The grant funding shall be used for community-housing purposes allowed under the Community Preservation Act, except that the grant funding is not allowed to be used for the following:
 - Reimbursement of direct or indirect costs of staffing assistance by Town employees.
 - General administrative and operational costs of the Trust other than those directly associated with application and monitoring activities required for properties on the Subsidized Housing Inventory (SHI).
 - Planning activities such as zoning initiatives and housing need studies.

- Facility reuse studies that are not solely for the determination of how to convert the facility to affordable housing.
- Subsidies of costs for development projects providing no more than the required number of affordable housing units. Subsidy of additional affordable housing units is an eligible activity.
- Collateral for a loan.

19. Notice: Any and all notices, or other communications required or permitted under this agreement, shall be in writing and delivered in hand or mailed by certified mail, return receipt requested or by other reputable delivery service to the parties hereto at the following addresses:

If to the Recipient: Maynard Affordable Housing Trust
 Town of Maynard
 195 Main Street
 Maynard, MA 01754

If to the CPC: Community Preservation Committee
 Town of Maynard
 195 Main Street
 Maynard, MA 01754

With copies to:

Town Administrator
 Town of Maynard
 195 Main Street
 Maynard, MA 01754

Town Accountant
 Town of Maynard
 195 Main Street
 Maynard, MA 01754

20. Severability: If any term or condition of this Grant Agreement or any application thereof shall to any extent be held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Grant Agreement shall not be deemed affected thereby.
21. Governing Law: This Agreement and any performance herein shall be governed by and be construed in accordance with the laws of the Commonwealth. Any and all proceedings or actions relating to subject matter herein shall be brought and maintained in the courts of the Commonwealth or the federal district court sitting in the Commonwealth, which shall have exclusive jurisdiction thereof. This paragraph shall not be construed to limit any other legal rights of the parties.
22. Entire Agreement: This Agreement constitutes the entire agreement between the parties hereto and may be amended only in writing executed by both the Town of Maynard and the Recipient. Signatory below acknowledges and avers that he/she has the authority to execute this Agreement on behalf of the Recipient.

SIGNATURE PAGES FOLLOW

In Witness Whereof the parties have set their hands and seal on the date first written above.

RECIPIENT

MAYNARD AFFORDABLE HOUSING TRUST



[Signature]

Richard T. Lefferts, Chair, MAHT

COMMUNITY PRESERVATION COMMITTEE

[Signature]

TOWN ACCOUNTANT

[Signature]

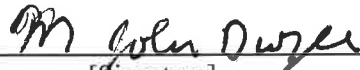
In Witness Whereof the parties have set their hands and seal on the date first written above.

RECIPIENT

MAYNARD AFFORDABLE HOUSING TRUST

[Signature]

COMMUNITY PRESERVATION COMMITTEE


[Signature]

TOWN ACCOUNTANT


[Signature]