

MASSWORKS INFRASTRUCTURE PROGRAM

2013 Program Guidelines

February 1, 2013

OVERVIEW

The MassWorks Infrastructure Program provides a one-stop shop for municipalities and other eligible public entities seeking funding that supports and accelerates housing and job growth in the Commonwealth of Massachusetts. The MassWorks Infrastructure Program was signed into law in August 2012 in Section 11 of Chapter 238 of the Acts of 2012.

In 2013, the MassWorks Program will support growth opportunities that contribute to the long term strength and sustainability of our Commonwealth with a particular emphasis on projects that support the production of multi-family housing in appropriately located mixed-use districts or that support economic development in weak or distressed areas. More broadly, the Program may be used to support growth opportunities that:

- Advance economic development or housing opportunities in Gateway Cities;
- Complement existing centers of development such as city and town center revitalization projects or mill redevelopment opportunities;
- Include a mix of commercial and residential development or contribute to a mix of development within an area (with an emphasis on multi-family or small lot single-family residential development);
- Are consistent with regional land use and development plans; and
- Provide for transportation improvements which enhance roadway safety in small, rural communities.

The MassWorks Infrastructure Program, as established in Section 11 of Chapter 238 of the Acts of 2012 may be implemented by the Executive Office of Housing and Economic Development in the following ways:

Public Infrastructure Projects in support of Housing and Economic Development: The MassWorks Infrastructure Program will provide grant funding for the construction, reconstruction and expansion of publicly owned infrastructure including, but not limited to sewers, utility extensions, streets, roads, curb-cuts, parking facilities, water treatment systems, and pedestrian and bicycle access. Eligible public infrastructure must be located on public land or on public leasehold, right-of-way, or easement. The project must be procured in accordance with Massachusetts General Laws c.30B, c.30 §39M, c.149, and c.7. The MassWorks Program infrastructure investments will be targeted to projects that require the infrastructure upgrades or expansion in order for new growth to take place.

Roadway Safety in Small, Rural Communities: Each year, at least ten percent of funds will be set aside annually for projects in small, rural communities with a population of 7,000 or less to support economic or community development. Such towns shall be eligible for a grant not to exceed \$1,000,000, and towns shall be eligible to receive 1 grant every 3 fiscal years. Two or more towns eligible under this subsection may file a joint application for a single project serving those towns provided that the total amount awarded to 1 town shall not exceed the maximum amount allowed under the program. Communities receiving funds for a joint project will not preclude the community from receiving an award for a separate application.

Growth Districts Initiative: MassWorks projects funded through the Growth District Initiative shall be eligible for funding for the construction or improvement of public infrastructure that is ancillary to the overall housing or economic development project and necessary and appropriate to support the project; or site remediation or site preparation activities including demolition necessary to advance the project; or the construction of or the improvement of structures which are deemed a necessary element to achieving the goals of the Growth District as determined by the Secretary of Housing and Economic Development. The Growth District Initiative shall be administered by the Executive Office of Housing and Economic Development at the discretion of the Secretary of Housing and Economic Development. For additional information on the Growth District Initiative, please see the GDI guidelines at www.mass.gov/mpro.

Transit Oriented Housing Development Initiative: MassWorks projects funded through the Transit Oriented Housing Development Initiative may be used to match other public and private funding sources to build or

rehabilitate transit-oriented housing located within .25 miles of a commuter rail station, subway station, ferry terminal, or bus station, at least 25 per cent of which shall be affordable. Awards made in support of transit oriented housing development shall be made at the discretion of the Secretary of Housing and Economic Development. For additional information on the Transit Oriented Housing Development Initiative, please see the TOD guidelines at www.mass.gov/mpro.

The MassWorks Infrastructure Program is administered by the Executive Office of Housing and Economic Development, in cooperation with the Department of Transportation, the Executive Office for Administration and Finance and the Executive Office of Energy and Environmental Affairs.

SPENDING GOALS: The Patrick/Murray Administration is committed to implementing the Commonwealth's Sustainable Development Principles by ensuring that state funds used for infrastructure investments are consistent with these principles to the greatest extent possible. To that end, the Administration has developed spending goals for the MassWorks Infrastructure Program portfolio of investments. Awards made during the September 2013 funding round will be measured against the spending goals for the MassWorks Infrastructure Program as follows:

- 50% or more of the total funding be in support of developments in Gateway Cities;
- 67% or more of the total funding be in support of transit-oriented developments (that is, developments located within one-half mile of a transit station; further, transit station is defined as a subway or rail station, or a bus stop serving as the convergence of two or more bus fixed routes that serve commuters);
- 80% or more of the total funding be in support of developments that are re-using previously developed sites;
- 50% or more of the total funding be in support of developments that contain a mix of residential and commercial uses, with a residential unit density of at least four units to the acre;
- 100% of the funding that is committed in support of housing (or mixed use including housing) be in support of developments with a residential unit density of at least four units to the acre;
- 25% or more of the total funding be in support of projects which are consistent with regional land use and development plans.

Based on the large number of applications in the 2011 and 2012 MassWorks rounds that fit into one or more of these spending categories, the Administration will place priority in the 2013 round on applications that:

- 1) support the production of multi-family housing in mixed-use districts that are well-connected to significant employment opportunities; or**
- 2) support economic development in weak or distressed areas.**

It is also the goal of the Administration that funding be awarded to projects that are ready to proceed. To meet the minimum threshold for consideration for MassWorks Infrastructure Program grants, infrastructure projects must make reasonable efforts to demonstrate:

- A timeline and funding source for completing design in a timeframe that allows for construction in the upcoming construction season; and
- Project design that is consistent with MassDOT's Complete Street design guidelines, which call for accommodation of all roadway users in a manner that is appropriate to the type of roadway and location; and
- A complete list of required state and local permits; and
- Demonstration that all required permits can be reasonably obtained within 120 days of receipt of grant approval or shortly thereafter (for example, the applicant can demonstrate that all permit applications have been submitted and provide a timeline for anticipated issuance, or a detailed schedule for submittal and a schedule for anticipated issuance detailing all applicable milestones for each permit including publication dates and maximum agency review periods); and

- All rights of way are secured or evidence that the rights of way will be secured within 120 days of receipt of approval or immediately thereafter; and
- Demonstration that all sources necessary to fully fund the project have been obtained and a complete draw schedule that reflects a construction start during the upcoming construction season. Sources must be fully committed;
- With respect to applications which state that they support housing development projects, such projects must meet density of at least 4 units to the acre or greater for single family and 8 units to the acre for multi-family units. We expect such housing projects to be tangible and either permitted, or within an area of prompt and predictable permitting (e.g., Chapter 40R, Chapter 43D, or Compact Neighborhoods).

MassWorks applications will be measured against the spending goals and funding priorities outlined above. Applicants may review their project's consistency with the MassWorks spending goals and funding priorities by reviewing the scoring criteria established for the 2013 MassWorks Infrastructure Program funding round.

APPLICATION AND CONTRACT PROCESS

Each year, there will be a funding round in late August/early September and decisions will be rendered approximately eight weeks after the close of the application period. MassWorks Infrastructure Program applications will be available no later than June for the fall funding round in that calendar year. **Only those projects that are prepared to proceed to construction during the upcoming construction season should apply for consideration.**

Communities with a population of 7,000 or less are eligible to apply for design/engineering costs along with a construction grant. In that case, the project must be able to complete design/engineering in a period that allows the project to advance to construction during the upcoming construction season.

Communities with a population over 7,000 are eligible to apply for design/engineering costs along with a construction grant however no more than 10% of the total grant request may be used for design/engineering. If a project is seeking design/engineering funds as part of an application, the project must be able to complete design/engineering in a period that allows the project to advance to construction during the upcoming construction season.

The MassWorks Infrastructure Program may withhold up to 20% of available funds for projects of significant regional benefit that meet with Administration funding priorities and arise out of round and grants may be made at the discretion of the Secretary. Municipalities and other eligible public entities should contact the Program Manager directly to discuss projects for consideration out of round.

Applications will be reviewed for consistency with Administration funding priorities. As needed, the Executive Office of Housing and Economic Development will consult a team of reviewers representing housing, economic development, transportation, community development, regional planning and other applicable interests to review pending applications and develop recommendations for funding. Final decisions will be rendered by the Secretary of Housing & Economic Development, in cooperation with the Secretaries of Administration & Finance, Transportation and Energy and Environmental Affairs.

Applicants that are approved for funding will be notified in writing of the approval with instructions for demonstrating readiness and any other required submissions as determined by the Secretary. Grant contracts will only be issued for projects that successfully meet all requirements set out as a condition of the award. Any project that receives an award but does not meet the requirements by the specified date will lose its funding commitment for that year and may be penalized during future funding rounds.

Applicants that are denied for funding will be notified in writing and applicants will have an opportunity to meet with program staff to discuss the reason for denial if desired. If the reason for denial is a lack of available funds, that application may be reconsidered at a later date that year if additional program funds become available. The

Program will reset every September and applicants that have not received a contract for funding in a prior round will be required to submit a new application for consideration.

CONTACT INFORMATION

MassWorks Infrastructure Program

Executive Office of Housing and Economic Development

One Ashburton Place, Suite 2101, Boston, Massachusetts 02108

T: (617) 788-3649

E: MassWorks@state.ma.us

www.mass.gov/eohed/infrastructure