

MassWorks Infrastructure Program

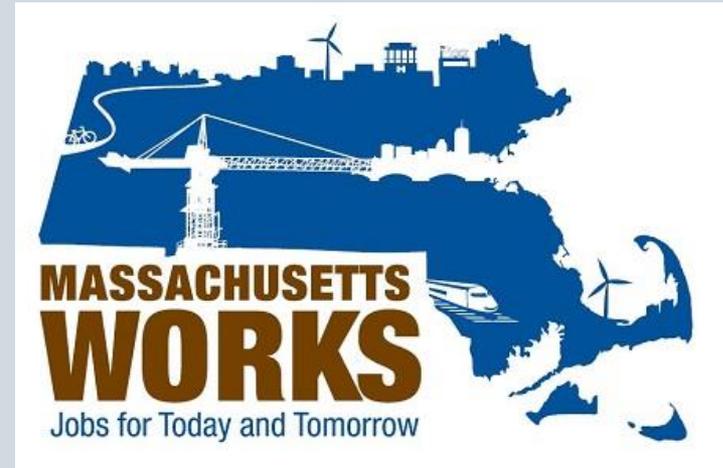
EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT

AUGUST 25, 2015

MassWorks

Created in 2010 to provide municipalities with a one-stop shop for public infrastructure funding to support housing production, economic development and job creation. The Program is an administrative consolidation of six former grant programs:

- Public Works Economic Development (PWED)
- Community Development Action Grant (CDAG)
- Growth Districts Initiative (GDI) Grant Program
- Massachusetts Opportunity Relocation and Expansion Program (MORE)
- Small Town Rural Assistance Program (STRAP)
- Transit Oriented Development (TOD) Program



The MassWorks Infrastructure Program provides funding for public infrastructure projects to support:

- Economic development and job creation and retention
- Housing development at density of at least 4 units to the acre (both market and affordable units)
- Transportation improvements to enhancing safety in small, rural communities

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 of Energy and Environmental Affairs, and the Executive Office for Administration & Finance.

Highlight of MassWorks Investments

Four competitive grant rounds held

The program has received **493 applications** with over **\$1.2 billion** in requests.

Over **\$226 million** has been invested through the competitive grant round in **132 projects** across the Commonwealth

The program has been successful in achieving most of its spending targets each year.

	Program spending target	2011 spending achieved	2012 spending achieved	2013 spending achieved	2014 spending achieved
Gateway city	50%	50%	49%	53%	46%
Transit-oriented development	67%	60%	77%	72%	73%
Reuse of previously developed sites	80%	86%	90%	87%	72%
Mixed-use	50%	57%	63%	85%	49%
Density of housing	100%	100%	100%	100%	100%
Regional projects (2+ communities)	25%	67%	51%	56%	78%

2014 Round Results

105 applications were submitted with \$241 million in requests

31 infrastructure grants were awarded totaling over \$66.8 million



NorthWest Park, Burlington

Overview

The Town of Burlington has received **\$4.5 million** in MassWorks grants. MassWorks funding leveraged **\$3 million** in private investment for the infrastructure projects and **\$350 million** for private development.

Private Development

3rd Ave's multi-phased, mixed-use development, includes **300 housing units, 3.28 million square feet of office space** and **600,000 square feet of retail and restaurants**; and Keurig's new **430,000 square foot**, LEED-certified, world headquarters.

Job Creation

Keurig relocated **450 jobs** and **plans to create 400 more**.

Wegmans anticipates creating **600 new jobs, 150 FTEs**.

At full build, **thousands of construction jobs** will be created and more retail/office jobs added.



3rd Avenue courtyard rendering Credit: Nordblom Company



4th Avenue Rendering. Credit: Nordblom Company

City Square, Worcester

Project Overview

\$27.25 million in MassWorks funding to support the **\$565 million** development project. The project will transform an underutilized mall into approximately **2.2 million square feet of mixed-use space**, including office, housing, hospitality, retail, medical and parking in the heart of the downtown.

Private Development

280,000 square feet of office and medical space has been completed.

Currently underway is a **158-room** hotel, **21,000 sqft** restaurant and retail space, **379 market-rate apartments**, 550-space underground parking garage and public plaza.

Job Creation

The public-private development will bring nearly **1,000 jobs** to CitySquare and has created **thousands of construction jobs**.



City Square Rendering. Credit: Nitsch Engineering

East Side Development Project, Lee

MassWorks Project Overview

The Town of Lee was awarded a \$1.2 million MassWorks investment to support the East Side Parking Development Project, which included the construction of a 61-space parking lot, paving of side and rear alleyways, and installation of lighting and landscaping.

Private Development

- Supported the College Internship Programs consolidation and expansion
- Leveraged \$3.7 million in private investment
- Created and relocated 70 jobs for CIP and the ground floor businesses and created 80 construction jobs (30 public and 50 private).
- “Spillover effects” have spurred additional economic development in the downtown

Project Highlights

- Private/public partnership
- Readiness to proceed
- Leveraged significant and immediate investment
- Reuse of a previously developed site
- Mixed-use development



2015 MassWorks Grant Round

June 1

- MassWorks Online Application opens
- Guidance for 2015 round will be available online on the MassWorks website (www.mass.gov/infrastructure)

June-
August

- Municipalities can access the system, initiate applications, save information
- Previous applications available to municipalities
- Municipalities can also add consultants to work on applications

Aug 24 –
Sept 4

- Submission period opens for 2 weeks
- Only municipalities can submit applications during this period
- Applications will not be considered for the 2015 round after submission period ends.

November

- Applicants are notified of decisions
- Executive Officers of communities are notified of decisions, interested stakeholders should refer to municipal officials

Thank you.

Erica Kreuter

MassWorks Infrastructure Program Director

617-788-3631

Erica.Kreuter@state.ma.us