MassWorks
Infrastructure Program

THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT
Program Overview – History

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 a consolidation of six former grant programs:

<table>
<thead>
<tr>
<th>Public Works Economic Development (PWED)</th>
<th>Small Town Rural Assistance Program (STRAP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development Action Grant (CDAG)</td>
<td>Massachusetts Opportunity Relocation and Expansion Program (MORE)</td>
</tr>
<tr>
<td>Growth Districts Initiative (GDI)</td>
<td>Transit Oriented Development (TOD)</td>
</tr>
</tbody>
</table>
Program Overview

The MassWorks Program funds public infrastructure projects that support growth opportunities contributing to the long-term strength and sustainability of the Commonwealth:

- Support multifamily housing of at least 4 units to an acre in appropriately located walkable mixed-use districts;
- Support economic development and job creation in weak or distressed areas;
- Support roadway safety in small, rural communities. At least 10% of funding must be awarded to these projects, per statute.

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.
Public Infrastructure Defined

**Somerville, Assembly Square T Station**  
$25 million MassWorks grant for the construction of the MBTA T Station at Assembly Square

**Plymouth, T Wharf**  
$2 million MassWorks grant for the reconstruction of a public wharf

**Mashpee, Market Street Extension**  
$901,250 MassWorks grant for the construction of new roadway to support Mashpee Commons
MassWorks Investments Goals

The program seeks to make investments that are consistent with the Commonwealth’s Sustainable Development Principles.

Portfolio Goals have been developed to ensure investment aligns with the development principles:

<table>
<thead>
<tr>
<th></th>
<th>Program spending target</th>
<th>2016 spending achieved</th>
<th>2015 spending achieved</th>
<th>2014 spending achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gateway city</td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
<td>46%</td>
</tr>
<tr>
<td>Transit-oriented development</td>
<td>67%</td>
<td>79%</td>
<td>80%</td>
<td>73%</td>
</tr>
<tr>
<td>Reuse of previously developed sites</td>
<td>80%</td>
<td>90%</td>
<td>89%</td>
<td>72%</td>
</tr>
<tr>
<td>Mixed-use</td>
<td>50%</td>
<td>74%</td>
<td>52%</td>
<td>49%</td>
</tr>
<tr>
<td>Density of housing</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Regional projects (2+ communities)</td>
<td>50%</td>
<td>89%</td>
<td>89%</td>
<td>78%</td>
</tr>
</tbody>
</table>
# Competitive Round Overview

<table>
<thead>
<tr>
<th>Year</th>
<th>Applications</th>
<th>Requests</th>
<th>Grants Awarded</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>158</td>
<td>$400M</td>
<td>42</td>
<td>$63.5M</td>
</tr>
<tr>
<td>2012</td>
<td>130</td>
<td>$323M</td>
<td>26</td>
<td>$38.5M</td>
</tr>
<tr>
<td>2013</td>
<td>108</td>
<td>$263M</td>
<td>33</td>
<td>$79.0M</td>
</tr>
<tr>
<td>2014</td>
<td>105</td>
<td>$241M</td>
<td>31</td>
<td>$66.9M</td>
</tr>
<tr>
<td>2015</td>
<td>101</td>
<td>$245M</td>
<td>49</td>
<td>$85.6M</td>
</tr>
<tr>
<td>2016</td>
<td>114</td>
<td>$287M</td>
<td>34</td>
<td>$84.8M</td>
</tr>
</tbody>
</table>

Since 2011...

- **Six** competitive grant rounds have been held
- **716 applications** have been received and reviewed with over **$1.7 billion in total requests.**
- Over **$418.3 million** has been invested through grant awards to a total of **215 projects** across the Commonwealth
MassWorks Investments
2011-2015

February 4, 2016
In 2016, the MassWorks Infrastructure Program awarded 34 infrastructure grants totaling $84.8 M to support housing, economic development, and road safety in communities across the state.

The average grant amount was $2.5 M and grants were awarded to municipalities of all sizes ranging in population from less than 5,000 to over 600,000.

114 Applications were submitted, requesting $287 M in public infrastructure grants.

Applications were considered by a team of state reviewers representing a diversity of disciplines and evaluated for consistency with Program priorities, including readiness and consistency with the state’s Sustainable Development Principles.

The 2016 funding round prioritized projects that promoted multi-family housing in mixed-use environments. This year’s awards will result in the near-term creation of over 2,200 housing units.

The proposed awards will unlock $1 billion in private investment.

### 2016 Infrastructure Investment Portfolio

<table>
<thead>
<tr>
<th>Gateway City</th>
<th>Transit Oriented Development</th>
<th>Reuse Previously Developed Sites</th>
<th>Mix of Residential and Commercial Uses</th>
<th>Density of Housing</th>
<th>Regionally Significant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2016 Portfolio</strong></td>
<td>50%</td>
<td>79%</td>
<td>90%</td>
<td>74%</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Program Targets</strong></td>
<td>50%</td>
<td>67%</td>
<td>80%</td>
<td>50%</td>
<td>100%</td>
</tr>
</tbody>
</table>

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Executive Office of Housing and Economic Development
3rd Ave, Burlington

Overview
The Town of Burlington received $4.75 million in MassWorks funds for 3rd Ave, leveraging $353 million in private development.

Private Development
• 300 housing units
• 3.28 million sq ft of office space
• 600,000 sq ft of retail/restaurants
• 430,000 sq ft Keurig headquarters
• Keurig relocated 450 jobs and plans to create 400 more
• Wegmans created 600 new jobs, 150 FTEs.

3rd Avenue courtyard rendering Credit: Nordblom Company
City Square, Worcester

**Project Overview**

$27.25 million in MassWorks funding to support the $565 million redevelopment project that includes 2.2 million sq ft of mixed-use transit-oriented development

**Private Development**

- 280,000 sq ft of office/medical
- 158-room hotel under construction
- 350 market-rate apartments
- 600 jobs relocated by Unum
- Thousands of construction jobs
Riverfront Drive, Attleboro

Project Overview
The City of Attleboro received $4.67 million in MassWorks funding to construct Riverfront Drive. The award leverages over $15 million in state and local funds.

Private Development
• 286 new residential units
• 16,000 sq ft of commercial
• $52.5 million private investment
• Unlock 250 + additional units.

Riverfront Drive rendering Credit: City of Attleboro
2017 MassWorks Grant Round

**TODAY**
- MassWorks Online Application opens
- Guidance for 2017 round will be available online on the MassWorks website (www.mass.gov/infrastructure)

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

**July 24 - August 4**
- Submission period opens for 2 weeks
- Only municipalities can submit applications during this period
- Applications will not be considered for the 2017 round after submission period ends.

**Fall**
- Applicants are notified of decisions
- Executive Officers of communities are notified of decisions, interested stakeholders should refer to municipal officials
Thank you.

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