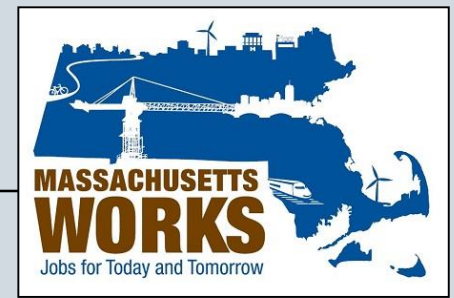


MassWorks Infrastructure Program

EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT

JULY 14, 2016

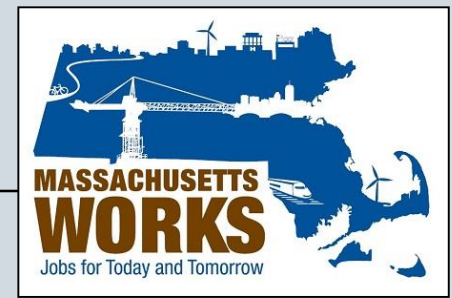
Program Overview – History



Created in 2010 the 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)	Small Town Rural Assistance Program (STRAP)
Community Development Action Grant (CDAG)	Massachusetts Opportunity Relocation and Expansion Program (MORE)
Growth Districts Initiative (GDI)	Transit Oriented Development (TOD)

Program Overview

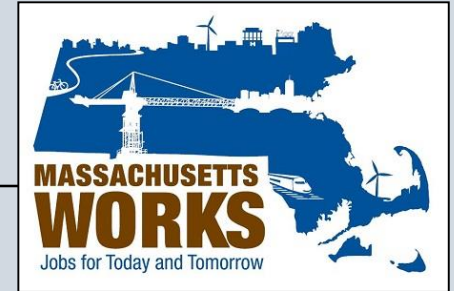


The MassWorks Program funds public infrastructure projects that support growth opportunities contributing to the long-term strength and sustainability of our Commonwealth with a particular emphasis on shovel-ready infrastructure projects that:

- Support the production of 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

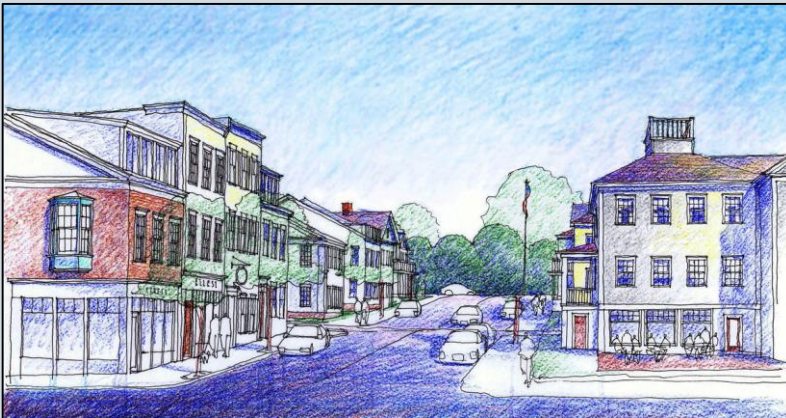


Plymouth, T Wharf

\$2 million MassWorks grant for the reconstruction of a public wharf

Somerville, Assembly Square T Station

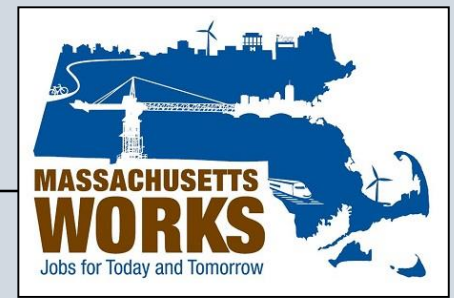
\$25 million MassWorks grant for the construction of the MBTA T Station at Assembly Square



Mashpee, Market Street Extension

\$901,250 MassWorks grant for the construction of new roadway to support Mashpee Commons

MassWorks Investments Goals

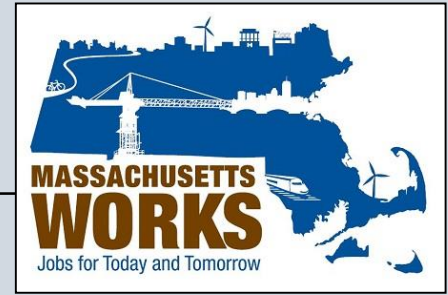


The program seeks to make investments that are consistent with the Commonwealth's Sustainable Development Principles.

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

	Program spending target	2013 spending achieved	2014 spending achieved	2015 spending achieved
Gateway city	50%	53%	46%	50%
Transit-oriented development	67%	72%	73%	80%
Reuse of previously developed sites	80%	87%	72%	89%
Mixed-use	50%	85%	49%	52%
Density of housing	100%	100%	100%	100%
Regional projects (2+ communities)	50%	56%	78%	89%

Competitive Round Overview



Five competitive grant rounds held

The program has received **602 applications** with over **\$1.47 billion** in requests.

Over **\$333 million** has been invested through the competitive grant round in **181 projects** across the Commonwealth

2011

158 applications submitted requesting \$400M
42 grants awarded, totaling \$63.5M

2012

130 applications submitted requesting \$323M
26 grants awarded, totaling \$38.5M

2013

108 applications submitted requesting \$263M
33 grants awarded, totaling \$79M

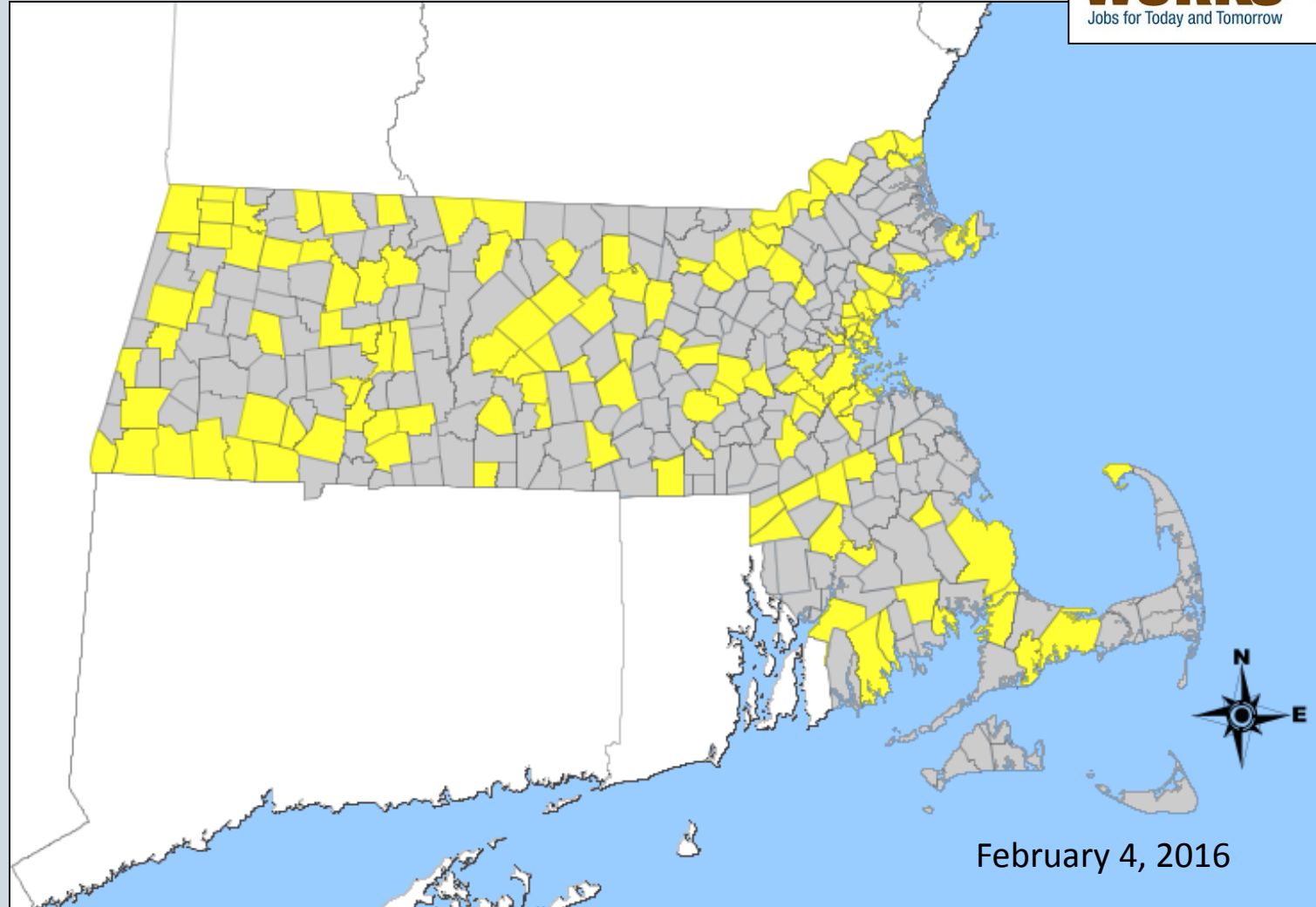
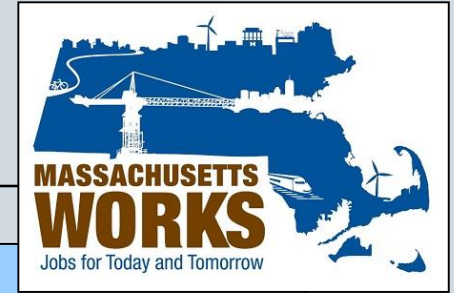
2014

105 applications submitted requesting \$241M
31 grants awarded, totaling \$66.86M

2015

101 applications submitted requesting \$245M
49 grants awarded totaling, \$85.6M

MassWorks Investments 2011-2015



NorthWest Park, Burlington

Overview

The Town of Burlington has received **\$4.75 million** in MassWorks grants for NorthWest Park. 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

West End Mill District Redevelopment, Chicopee

2015 MassWorks Project Overview

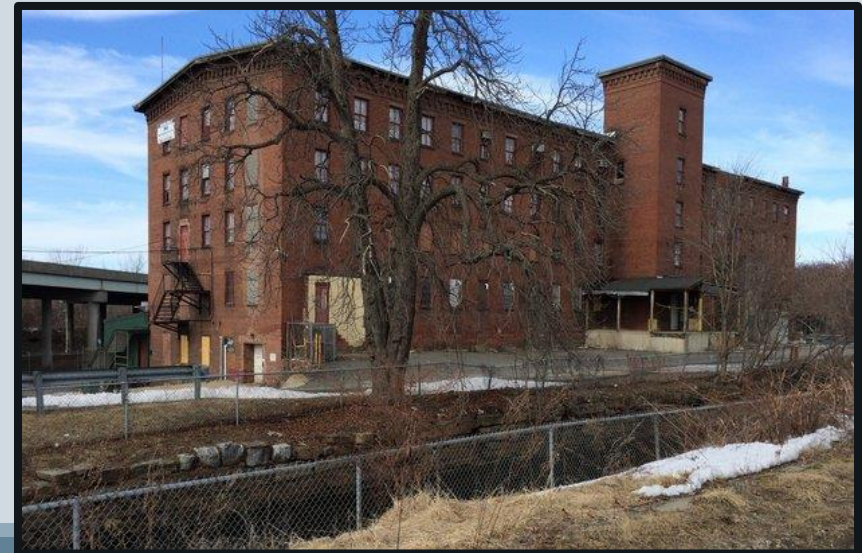
The City of Chicopee was awarded **\$2.64 million in MassWorks funding** to support the **West End Mill District Redevelopment** project. The MassWorks investment will allow for upgrades to the water system, sewer and drainage improvements, as well as a new pump station to allow for **80 live/work loft style apartments** in the former Lyman Mills.

Private Development

- Reactivates long-abandoned mills** in downtown Chicopee
- Will leverage **\$7 million in private investment**
- Provides the infrastructure for the eventual redevelopment of Cabotville Mills into a mixed use facility with 240 apartment units.

Project Highlights

- Private/public partnership
- Critical investment for downtown
- Reuse of a previously developed site
- Mixed-use development



2016 MassWorks Grant Round

June

- MassWorks Online Application opens
- Guidance for 2016 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

August/
Sept

- Submission period opens for 2 weeks
- Only municipalities can submit applications during this period
- Applications will not be considered for the 2016 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.

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