

# The Massachusetts Clean Water Trust

Guide to SRF Financing

A presentation brought to you by:



# Overview of the Massachusetts Clean Water Trust

The Massachusetts Clean Water Trust was established in **1989** to finance projects to:



**IMPROVE**  
water quality



**PROTECT**  
the environment



**PROTECT**  
public health

in the Commonwealth through the provision of **low-cost capital financing** to cities, towns, and other eligible entities

- SRF loans are funded by **annual grants** from the U.S. Environmental Protection Agency (EPA) and **state matching funds**
- The Trust and MassDEP jointly administer the Clean Water (CW) and Drinking Water (DW) **State Revolving Funds** (SRFs) which assist communities in complying with the Clean Water and Safe Drinking Water Acts
- To date, the Trust has financed approximately **\$9.6 billion** in loans for nearly 300 communities, serving 97% of the Commonwealth's population

# Two Agencies, One Service

## Massachusetts Department of Environmental Protection (MassDEP)

*Administers the programmatic aspects*



- Administers the Annual SRF Solicitation and Project Selections
- Develops the IUP Project Lists
- Receives and Approves Loan and Grant Applications
- Oversees Project Bidding and Awarding
- Issues Final Project Approvals
- Processes and Approves Payment Requisitions
- Initiates Project Closeouts

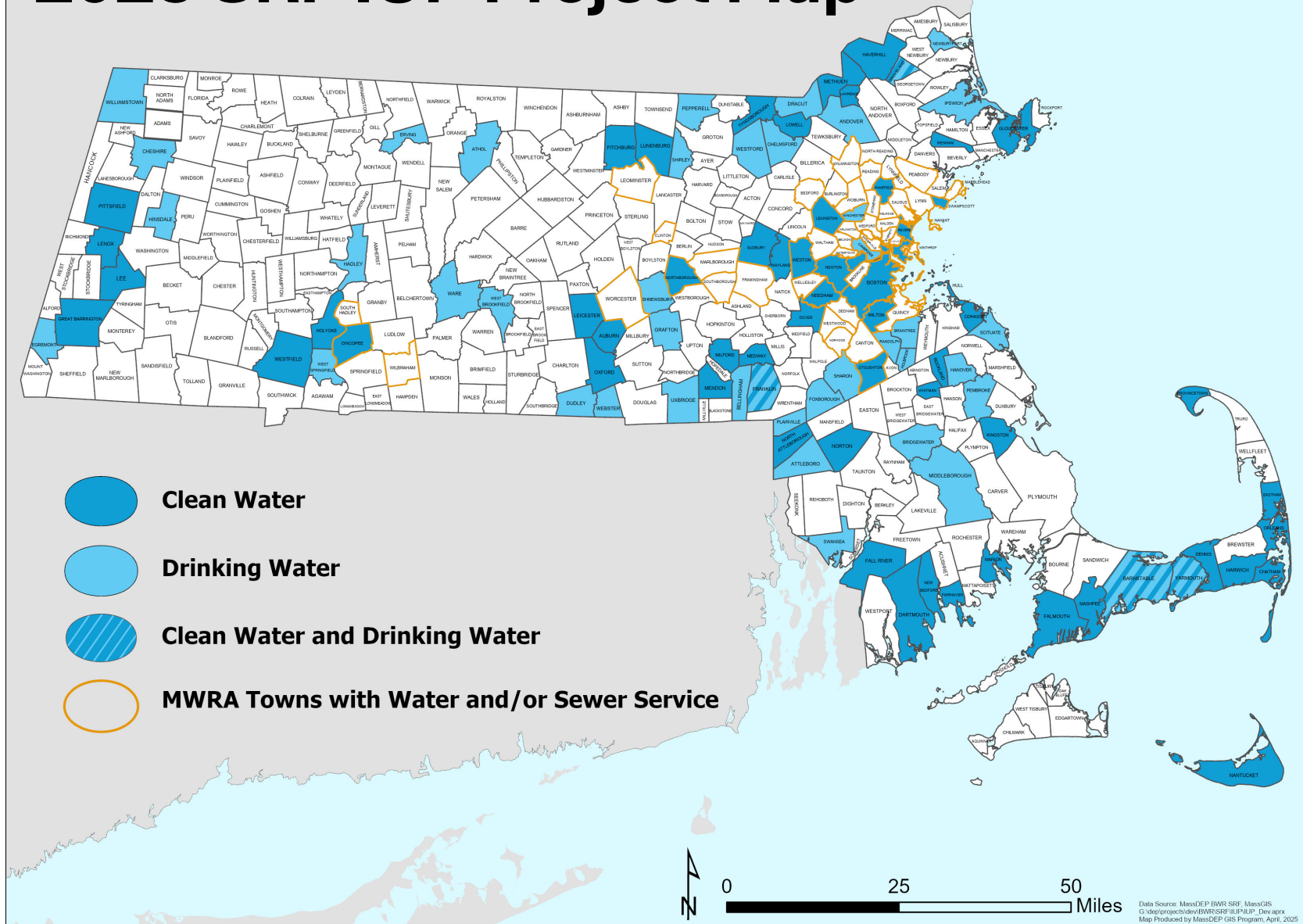
## The Massachusetts Clean Water Trust (the Trust)

*Administers the financial aspects*



- Sends and Receives Loan/Grant Commitment Packages
- Sends and Receives Financing/Grant Agreement Packages
- Processes Interim Loan Documents
- Disburses Loan/Grant Proceeds
- Processes Loan Repayments (Permanent Financing)

# 2025 SRF IUP Project Map





# Overview of the Massachusetts Clean Water Trust

Each year, **MassDEP** develops the **Intended Use Plan (IUP)**, committing funding to projects throughout the state for both the Clean Water SRF (CWSRF) and the Drinking Water SRF (DWSRF)

## CWSRF Funding for 2025: \$891,887,343

*Established in 1987 as an amendment to the Federal Water Pollution Control Act of 1972 (aka Clean Water Act)*

### Projects include:

- Combined Sewer Overflow (CSO) Correction
- Wastewater Treatment Improvements
- Collection Systems
- Stormwater Management
- Infiltration/Inflow (I/I) Remediation
- Sewer System Rehabilitation Projects
- Flood Mitigation

## DWSRF Funding for 2025: \$349,590,850

*Established in 1996 as amendments to the Federal Safe Drinking Water Act*

### Projects include:

- PFAS Remediation
- Lead Service Line Replacement
- Drinking Water Treatment Improvements
- Transmission Projects
- Source Protection and Storage Improvements
- Public Well Rehabilitation

# 2025 Intended Use Plan Projects

MassDEP Region	Number of Projects	IUP Cost <sup>1</sup>
Central	21	\$112,549,096
Northeastern	36	\$321,065,297
Southeastern	48	\$712,922,651
Western	15	\$13,041,149
Total:	120	\$1,159,578,193

<sup>1</sup> Amounts listed do not include project set-asides.

# BIL Grant Background Information

- The Infrastructure Investment and Jobs Act of 2021 (IIJA), also known as the Bipartisan Infrastructure Law (BIL), provided \$1.2 trillion of funding for infrastructure projects across the country
- An estimated \$1 billion in funding was allotted to Massachusetts for the Clean Water and Drinking Water State Revolving Funds (SRFs) from 2022 through 2026 in addition to the annual SRF capitalization grants
- The funding is available to the SRFs in the following grant categories:

## Clean Water Grants

**Supplemental Grant** - these funds are available for all eligible projects

**49%** of the grant must be given away as loan forgiveness to Disadvantaged Communities

**Emerging Contaminants Grant**- these funds focus specifically on emerging contaminants such as PFAS

**100%** of the grant must be given away as loan forgiveness

## Drinking Water Grants

**Supplemental Grant** - these funds are available for all eligible projects

**49%** of the grant must be given away as loan forgiveness to Disadvantaged Communities

**Emerging Contaminants Grant**- these funds focus specifically on emerging contaminants such as PFAS

**100%** of the grant must be given away as loan forgiveness and 25% of this grant must be directed to Disadvantaged Communities

**Lead Service Line Replacement Grant** - these funds will go towards identifying, planning and removing lead service lines

**49%** of the grant must be given away as loan forgiveness to Disadvantaged Communities

# BIL Investment in Massachusetts

Year	CW Supplemental	CW PFAS	DW Supplemental	DW PFAS	DW Lead	Total
2022	\$60,428,000	\$3,175,000	\$41,750,000	\$17,531,000	\$65,783,000	\$188,667,000
2023	\$70,769,000	\$7,220,000	\$45,206,000	\$16,404,000	\$33,700,000	\$173,299,000
2024	\$77,212,000	\$7,220,000	\$49,350,000	\$16,404,000	\$50,095,000	\$200,281,000
2025*	\$83,639,000	\$7,220,000	\$53,457,000	\$16,404,000	\$50,095,000	\$210,815,000
2026*	\$83,639,000	\$7,220,000	\$53,457,000	\$16,404,000	\$50,095,000	\$210,815,000
<b>TOTAL</b>	<b>\$375,687,000</b>	<b>\$32,055,000</b>	<b>\$243,220,000</b>	<b>\$83,147,000</b>	<b>\$249,768,000</b>	<b>\$983,877,000</b>

*\*Numbers based on preliminary figures from EPA.*



# Advantages of Financing through the Trust

## Fixed Low-Interest Rates

- Rates are established by law and offer a stable planning tool for communities
- Loans with a 20-year term will have an interest rate of 2%
- Loans with a term over 20 years will generally have an interest rate of 2.4%
- Certain projects qualify for reduced or 0% interest

## Interim Loans (Construction Loans)

- The Trust currently offers interim loans with no fees or interest charged
- These loans allow for one-stop financing through the Trust

## Flexible Repayment Terms

- Loans can be financed up to 30 years

# Grant Programs

## Lead Service Line (LSL) Planning and Inventory Grant Program (Currently Paused)

- In partnership with MassDEP, the Trust **will offer grants when funding becomes available again** for activities assisting public water suppliers (PWS) with completing planning projects for LSL inventories and developing LSL replacement plans

## Public Water Suppliers Cybersecurity Improvements Grant Program

- The DWSRF, in partnership with the MassDEP's Drinking Water Program, is offering grants funds of up to **\$50,000** to PWSs that have a cybersecurity risk assessment and use operational technology equipment with an identified cybersecurity risk on a first come, first served basis while funds are available

## Asset Management Planning (AMP) Grant Program

- The program provides grants up to **60% of the project costs** or **\$150,000**, whichever is less, to assist communities with completing asset management plans for wastewater, drinking water, stormwater utilities, or any combination of the three to ensure the operational integrity of the water utility

## Sewer Overflow and Stormwater Reuse Municipal Grant

- The Trust is accepting rolling applications for grants up to **\$250,000** for planning and/or design projects in Small and Disadvantaged Communities in support of construction projects intended for mitigation of combined sewer overflows (CSO), sanitary sewer overflows (SSO), and stormwater management

# Additional Subsidy Programs

## 0% Interest PFAS Remediation Loans

- Per- and polyfluoroalkyl substances (PFAS) are a family of chemicals that are classified as emerging contaminants and are known to cause health issues when found in drinking water
- 0% interest PFAS loans are contingent on availability funds

## 0% Interest Lead Construction Loans

- The Trust offers 0% interest financing for construction projects that remediate lead, a critical action in mitigating lead exposure and protecting public health
- LSL construction loan applications are accepted on a rolling basis

## 0% Interest Nutrient Enrichment Reduction Loans

- Nutrient enrichment is one of America's most widespread, costly and challenging environmental problems, and is caused by excess nitrogen and phosphorus in waterbodies
- This loan program is for CWSRF loans that are primarily intended to remediate or prevent nutrient enrichment of a surface water body or water supply which can cause environmental degradation of the surrounding water bodies, provided that certain requirements are met

## 0% Interest Income-Based Community Septic Management Program (CSMP) Loans

- Communities that provide reduced interest rate loans to homeowners based on their annual income as compared to the area median income (AMI) are eligible for the 0% interest rate

## Housing Choice Loan Program

- Communities that have achieved the “Housing Choice” designation under the Housing Choice Initiative will be eligible for an interest rate reduction up to .50% from the standard below market rate of 2% offered by the Trust

# Loan Forgiveness

## Loan Forgiveness:

- An additional subsidy provided by reducing the principal amount of the loan
- Loan forgiveness will only be awarded to construction contracts that are executed by June 30, 2026

## Disadvantaged Communities (DCs)

- Determined by an annual affordability calculation ranking communities into affordability tiers
- A fixed percentage of forgiveness is provided based on the tier and program
- Find which tier your community falls under on our [2025 Affordability Calculation](#)

## Environmentally Disadvantaged Communities (EDCs)

- Defined as a public water supplier that has lead in the water supply and/or lead service lines in the system
- The EDC designation only applies to DWSRF projects and is given on a project-by-project basis
- An EDC is not eligible to receive loan forgiveness through the Disadvantaged Community tiered designation in addition to the EDC designation

## Cape Cod & Islands Water Protection Trust Fund (CCIWPTF)

- This fund was created to help communities on Cape Cod utilize the tourist economy to raise revenue to pay for a portion of their wastewater loans from the Trust
- Provides debt service relief to eligible communities

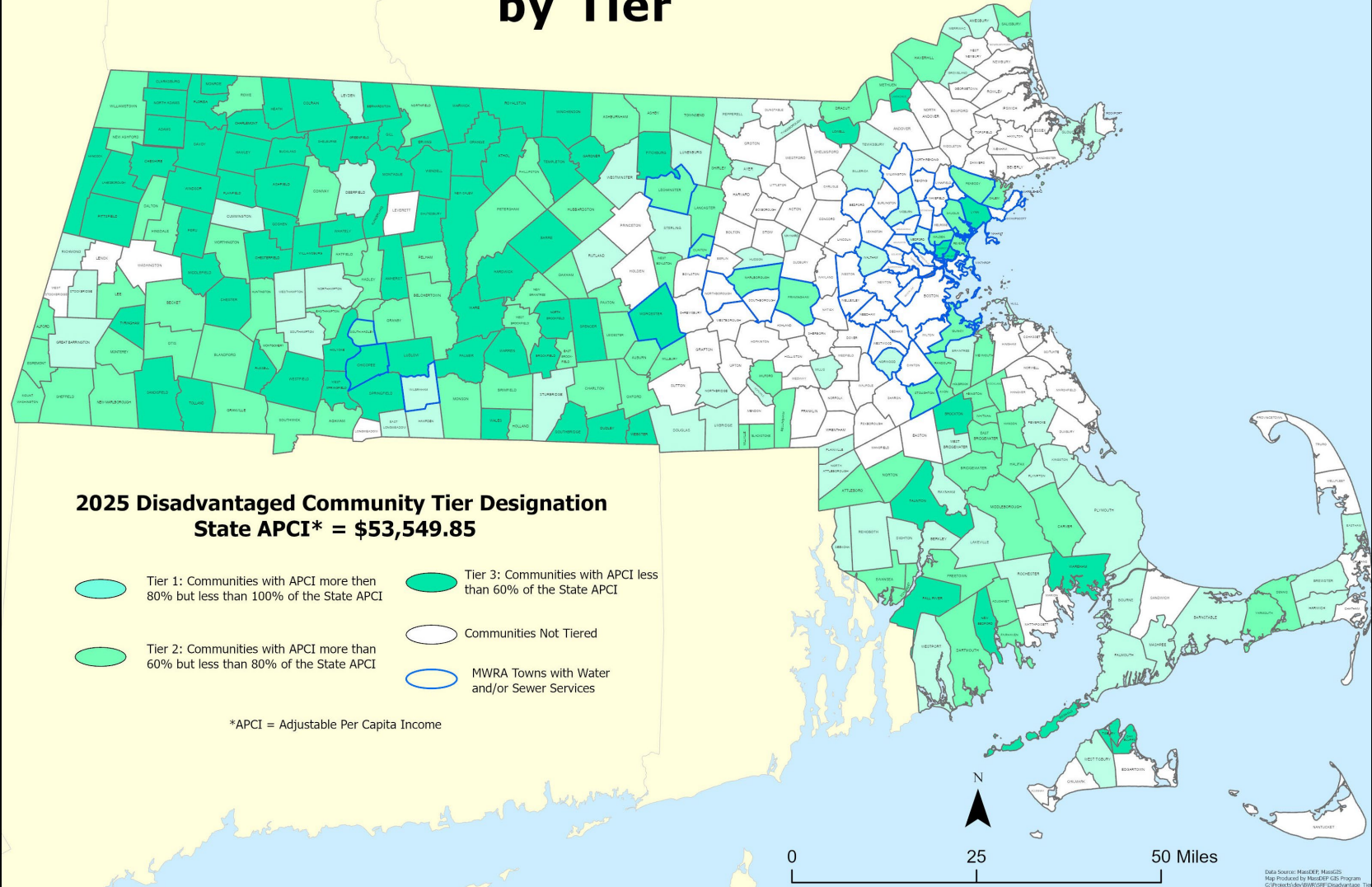


# Loan Forgiveness for Disadvantaged Communities

Program Tier	% of Forgiveness	Example: Applied to \$10,000,000 Loan
		Forgiveness Amount
CWSRF Tier 1 DWSRF PFAS Projects Tier 1	3.3%	\$330,000
CWSRF Tier 2 DWSRF PFAS Projects Tier 2	6.6%	\$660,000
CWSRF Tier 3 DWSRF PFAS Projects Tier 3	9.9%	\$990,000
DWSRF Tier 1	6.6%	\$660,000
DWSRF Tier 2	13.2%	\$1,320,000
DWSRF Tier 3	19.8%	\$1,980,000

*Loan forgiveness is contingent on the availability of funds. The adoption of an enterprise or restricted utility account is a prerequisite for the receipt of any enhanced SRF subsidy. PFAS projects will continue to receive 0% interest rate loans, which equates to a 20% subsidy when compared to a 2% interest rate over the life of the loan.*

# Massachusetts Disadvantaged Communities by Tier

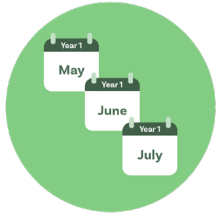


# State Revolving Fund Loan Process

## Years 1-2

### Step One

Project Proposals  
Accepted Between  
May - July, Year 1



### Step Two

Final Intended Use Plan  
Publication  
April - May, Year 2



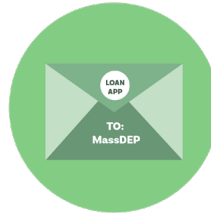
### Step Three

Town Meeting or  
City Council Vote  
June 30, Year 2



### Step Four

Loan Application  
Deadline  
October 3, Year 2



### Step Five

Loan Commitment  
Deadline  
December 31, Year 2



## Year 3 - Onward

### Step Six

Project Bidding  
Timeframe between  
January 1 - June 30, Year 3



### Step Seven

Contract Award  
Deadline  
June, Year 3



### Step Eight

Loan Agreements  
Approved and  
Executed



### Step Nine

Project  
Funding  
Begins



### Step Ten

Loan Repayment  
Could Begin Once 50%  
Project Funds Drawn



**The SRF financing process** can take up to two years, depending on the community and project, from the initial project proposal to funds being disbursed. MassDEP staff assists the community from application submission to project completion.

# New for 2025 IUPs

- Due to increased demand and potential limits on future loaning capacity from the SRFs:
  - Communities **must** adhere to the deadlines listed in the IUPs
    - If borrowers are unable to meet the deadlines, they should be prepared to reapply for funding on future IUPs
  - The Trust and MassDEP will review each request for cost overruns
    - Borrowers should expect that requests for financing beyond what is listed in the IUPs **cannot be accommodated**
    - Borrowers may apply for additional funding on future IUPs





# Readiness to Proceed & Local Authorization

## Readiness to Proceed

- A major component of the SRF process is the “Readiness to Proceed”
- Communities on the published IUPs must adhere to the application schedule
- A list of deadlines can be found at the end of this presentation



## Local Authorization

- The most **imminent** deadline is the vote for Local Authorization **by June 30, 2025**
- A community vote at town meeting or equivalent is needed for an authorization to borrow debt
- The borrowed debt is a general obligation pledged as security
- Authorization needs to account for:
  - Eligible and ineligible construction costs & 10% contingency
  - Construction management fees
  - Police details
  - Inflation
- Better to overestimate than underestimate costs
- Required for the Loan Application



# The Loan Application

After appearing on the IUP, a community must complete an application for financial assistance



## Deadline

Due to MassDEP **on or before October 3, 2025**



## Construction Project Requirements

- Plans, specifications, and checklist
- Local debt authorization
- Required SRF documentation
- Construction schedules
- Permits for construction



## Planning Project Requirements

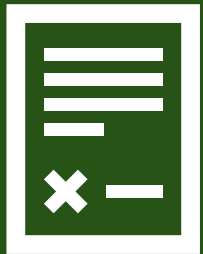
- Scope of services/plan of study
- Local debt authorization
- Required SRF documentation



# Project Approval Certificate (PAC)

MassDEP will issue a PAC to the Trust after a complete loan application package has been submitted

## DEADLINE



MassDEP must issue a PAC by **December 31, 2025**



If any requirements are not met by that date, the PAC will be **“restricted”**



Once all PAC requirements have been met, the Board of Trustees will vote on a **Loan Commitment**

# Loan Commitment Package

## After the Board of Trustees approves a Loan Commitment, the Trust sends a Loan Commitment Package

- Outlines commitment information and conditions
- Includes instructions on obtaining a Green Light Letter from local bond counsel and completing the Loan Questionnaire

### Loan Questionnaire

- Ensures the Trust is complying with laws and regulations for issuing tax-exempt bonds
- Collects the contact information for communities
- Allows communities to select preliminary loan terms and amortization
- Gathers other relevant financial information (credit rating, sources of repayment, etc.)



### Green Light Letter

- Issued by local bond counsel and submitted to the Trust
- Certifies that the local vote to authorize is legal
- **Note:** Loan proceeds **cannot** finance local bond counsel costs





# Project Bidding & Authorization to Award

## DEADLINE

- The first construction contract must be executed by **June 30, 2026**
- Construction projects financed through the SRF are owned and managed by the borrower
- MassDEP ensures that the project and procurement processes adhere to SRF requirements

## MASSDEP REQUIREMENTS

- Give the borrower “Permission to Advertise” for bidding
- Bidding occurs once the Board of Trustees approves the loan commitment according to the PAC
- MassDEP will review the procurement document and identify any ineligible costs

## UPON RECEIVING ACCEPTABLE BIDS, MASSDEP:

- Issues "Authorization to Award" upon review and approval of bid package
- Issues a **Project Regulatory Agreement (PRA)** for Board of Trustees loan agreement vote, the amount of which is based on the construction bid amount (plus 5% contingency) and construction services contract

# Signage

- **EPA Signage Information**

<https://www.epa.gov/aboutepa/signage>

- A physical sign is required for all CW & DW construction projects
- EPA begins tracking compliance with the signage requirement as soon as a loan is approved
- MassDEP will verify that the signage is in place and meets specifications when visiting construction sites

## Example Signs



Source: EPA

# Build America Buy America (BABA)







## Overview

- BABA expands domestic sourcing requirements for CWSRF treatment works construction projects and DWSRF construction projects funded with Federal grants
- These requirements apply for all steel, iron, manufactured products, non-ferrous metals, plastic and polymer-based products, glass, lumber, and drywall
- Build America, Buy America (BABA) <https://www.commerce.gov/oam/build-america-buy-america>

## Exceptions

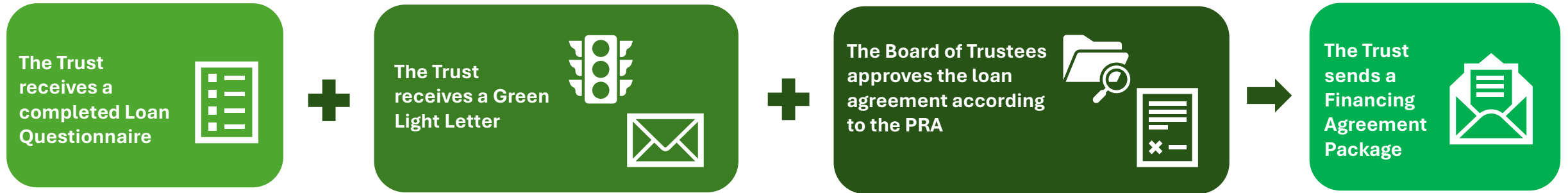
- Borrowers may apply with the EPA for project specific, cost, and limited availability project waivers
- MassDEP will review and notify borrowers in writing if BABA requirements apply to a project

# Project Regulatory Agreement (PRA)

-  Issued roughly around the same time as the “Authorization to Award”
-  States that the community agrees to follow the terms and conditions of MassDEP
-  Details the scope of the project
-  Lists estimated disbursements
-  Outlines the project timeline
-  Lists eligible and ineligible costs



# Financing Agreement Package



## The Trust creates a Financing Agreement Package

- The package contains the Financing Agreement, interim loan closing instructions, and the PRA
- States that the borrower agrees to follow the terms and conditions of the Trust
- Outlines loan information
- Contains a draft repayment schedule
- Communities are to follow the instructions on electronically signing the PRA and the Financing Agreement for each loan

## Interim Loan Closing

- Loans during construction are currently issued at 0% interest with no fees
- Makes loan funds available during construction
- Eliminates the need to issue interest accruing, additional fee bearing BANs

# Loan Repayment (Permanent Financing)

*Permanent financing is the term used by the Trust when loans are put into repayment status*

## **When should communities expect to have their loans put into repayment?**

- Loans are generally selected for permanent financing when:
  - Half or more of the loan proceeds have been drawn; or
  - The project is expected to be completed within a year
- Most projects will remain in interim financing for 1 – 2 years before going to permanent financing

## **What is the process for permanent financing?**

- Borrowers are contacted by the Trust months ahead of the loan permanent financing
- The Trust sends verification forms, which ask similar questions to the Loan Questionnaire, to borrowers, bond counsels, and financial advisors
- After loan closing, a final repayment schedule is sent to the borrower and posted on the Trust's website

## **When are payments due?**

- January 15<sup>th</sup> and July 15<sup>th</sup>
- Due dates will be listed on final repayment schedules
- Invoices are sent to borrowers a month in advance of due dates

*The Trust is available throughout this process to help with forms, verify loan amounts, and answer any questions*

# Disbursements & Project Closeout

## Disbursements

- “Payment requisitions” are completed by the borrower or grantee and forwarded to MassDEP once a month during construction with the appropriate supporting documentation (receipts, invoices, signed change orders, etc.)
- MassDEP reviews requests and approves appropriately documented eligible costs, typically within a couple of weeks
- MassDEP forwards approved requests to the Trust on a weekly basis
- The Trust will conduct a final review and wire funds, typically within a week

## Project Closeout

- Process initiated by MassDEP when the project is 90% complete
- Prior to receiving the final disbursement, the community shall file a Project Completion Certificate with MassDEP

## Electronic Submittal

- MassDEP has set up a dedicated email account to facilitate electronic submittal of the payment request packages  
[DMSDEP.General@mass.gov](mailto:DMSDEP.General@mass.gov)

# Loan Terms and Fees

	Permanent Financing	Interim Financing
<b>Standard Loan Rate</b>	2% (20 Years) Calculated (30 Years) <sup>1</sup>	0%
<b>Housing Choice Loan Rate</b>	1.5% (20 Years) <sup>2</sup>	0%
<b>Nutrient Enrichment Reduction, PFAS Mitigation Loans, and LSL Construction Loan Rate</b>	0%	0%
<b>Maximum Term</b>	30 Years <sup>3</sup>	3 Years
<b>Administrative Fee</b>	0.15%	N/A
<b>Origination Fee (One Time)</b>	Approx. \$5.50/\$1,000	N/A

<sup>1</sup> Rate calculated at time of permanent financing, estimated between 2.4-2.9%.

<sup>2</sup> Communities designated as Housing Choice communities on the 2019-2025 IUPs are eligible for an interest rate discount up to 0.5% for permanent financing. There is no negative interest in any scenario.

<sup>3</sup> Requires Useful Life Certificate stating the useful life will match or exceed the life of the loan.



# Debt Service Schedule (Schedule C)

## Draft Schedule C

Prepared by MCWT

### Massachusetts Clean Water Trust Preliminary Structuring Analysis Your Community CW-25-00

Initial Obligation Amount	1,000,000.00
Loan Forgiveness*	
Net Loan Obligation	1,000,000.00

Loan Origination Fee (\$5.5/1000)	5,500.00
Loan Term (in years)	20
Loan Rate	2.00%
Closing Date	2/15/2028
First Interest	7/15/2028
First Principal	1/15/2029

Date	Principal	Interest	Total Debt Service	Admin Fee (0.15%)	Loan Origination Fee	Total Payments	Total Annual Payments
2/15/2028							
7/15/2028		8,333.33	8,333.33	750.00	5,500.00	14,583.33	
1/15/2029	40,451.00	10,000.00	50,451.00	750.00		51,201.00	65,784.33
7/15/2029		9,595.49	9,595.49	719.66		10,315.15	
1/15/2030	41,330.00	9,595.49	50,925.49	719.66		51,645.15	61,960.30
7/15/2030		9,182.19	9,182.19	688.66		9,870.85	
1/15/2031	42,229.00	9,182.19	51,411.19	688.66		52,099.85	61,970.71
7/15/2031		8,759.90	8,759.90	656.99		9,416.89	
1/15/2032	43,146.00	8,759.90	51,905.90	656.99		52,562.89	61,979.79

# Important Dates and Deadlines

<b>Final IUP Publication</b>	April 2025
<b>Town Meeting/City Council Vote Deadline</b>	June 30, 2025
<b>Loan Application to MassDEP</b>	On or Before October 3, 2025
<b>MassDEP is to Issue a PAC</b>	On or Before December 31, 2025
<b>Project Contract Award/Notice to Proceed</b>	Within 6 months of PAC issuance
<b>Project Bidding General Timeframe</b>	Between January 1 and June 30, 2026
<b>Executed Construction Contracts</b>	June 30, 2026
<b>Loans in Repayment, Payments are Due to the Trust</b>	January 15 and July 15

# Lead in Schools

## Sampling Program

[www.mass.gov/guides/sampling-for-lead-and-copper-at-schools-and-childcare-facilities](http://www.mass.gov/guides/sampling-for-lead-and-copper-at-schools-and-childcare-facilities)

### Contact Michael Celona

**Michael Celona**

(617) 635-9358

[Michael.Celona@mass.gov](mailto:Michael.Celona@mass.gov)



### (2016 - 2018)

- First in the nation school drinking water testing program utilizing **\$2.75 million** from the Trust to sample public schools across the Commonwealth for lead and copper
- Nearly **1,000** schools were sampled during this period

### (2019 - Present)

- Expanded funding from EPA allows MassDEP to expand sampling program to public and private schools, childcare and early education facilities – limited to lead testing

## School Water Improvement Grants (SWIG) Program

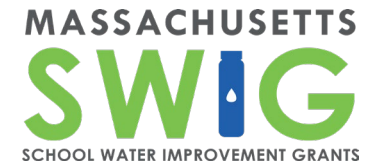
[mass.gov/school-water-improvement-grants](http://mass.gov/school-water-improvement-grants)

### Contact Ray Leconte

**Ray Leconte**

(617) 367-9333 x 493

[SWIG@tre.state.ma.us](mailto:SWIG@tre.state.ma.us)



### 2020 to Present:

- Provided **\$1,923,000** in grants to replace **641** water fountains in **271** facilities for **100** organizations serving over **119,920** students

### Private Schools and Childcares

- The Trust is encouraging private schools K-12, early education facilities and non-residential daycare facilities to apply
- The Trust has expanded replacement fixture eligibility to under sink and classroom fountains in facilities serving Pre-K aged children

# Trust and MassDEP Contacts

## The Trust

**Sue Perez** | *Executive Director*

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*Northeastern and Western Regions*

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**Lilla Dick** | *Section Chief*

*Central and Southeastern Regions*

857-276-3846 | [lilla.dick@mass.gov](mailto:lilla.dick@mass.gov)



# Contact Information:

## Massachusetts Clean Water Trust

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**Email:** [masswatertrust@tre.state.ma.us](mailto:masswatertrust@tre.state.ma.us)

**Phone:** (617) 367-9333 x 515

**Website:** [mass.gov/orgs/the-Massachusetts-clean-water-trust](https://mass.gov/orgs/the-Massachusetts-clean-water-trust)

## Social Media

**LinkedIn:** [linkedin.com/showcase/Massachusetts-clean-water-trust](https://linkedin.com/showcase/Massachusetts-clean-water-trust)

**X:** [x.com/MASSCLEANWATER](https://x.com/MASSCLEANWATER)

# Questions?

