Commonwealth of Massachusetts
Executive Office of Housing and
Livable Communities

HousingWorks Infrastructure Program Guidance Webinar

Community One Stop for Growth

EXECUTIVE OFFICE OF
HOUSING
AND LIVABLE
COMMUNITIES

HousingWorks Infrastructure Program (HWIP) Overview

Program Staff	McKenzie Bell, Senior Community Grants Coordinator (McKenzie.Bell@mass.gov) Victoria Healey, Community Grants Coordinator (Victoria.J.Healey@mass.gov)
What is the Purpose of the Program?	New program of the Healey-Driscoll Administration to support efforts to increase housing production in the Commonwealth Fund activities related to infrastructure projects associated with imminent housing development
Who is Eligible?	Municipalities Related municipal entities (Public Housing Authorities, Redevelopment Authorities, and Water/Sewer or Service Districts)

The HWIP is administered through the **Community One Stop for Growth,** a single application portal and collaborative review process designed to streamline the experience for the applicant and better coordinate economic development programs and staff on engagement and grant making.

What's New This Year?

Eligible Infrastructure Activities

- Horizontal infrastructure work on public and/or private land is now eligible for HWIP funding

MBTA Communities Compliance

- Noncompliant MBTA Communities are ineligible

Housing Moratoria & Restrictive Bylaws

- Applicants with adopted housing moratoria or other restrictive bylaws that do not allow for at least a 5% increase in housing production over a single year are ineligible

Special Considerations

- Up to 10% of HWIP funds will be set aside each for:
  - Rural and Small Towns
  - Gateway Cities
  - Seasonal Communities

GUIDELINES

For more details about what's new

Where Does HWIP Fit in the One Stop?

Preparing for Growth

Catalyzing Specific Projects

Community Activation & Placemaking

Technical Assistance for Downtowns
- Downtown Design Consultant Services
- Downtown Mobility/Parking Consultant Services
- Downtown Wayfinding/Branding Consultant Services
- Economics of Downtown Consultant Services
- Pedestrian Orientation/Placemaking Consultant Services
- Small Business Support/E-commerce Consultant Services
- Forming a Downtown Management District: Feasibility
- Forming a Downtown Management District: Implementation

Incentivize Business in Vacant Downtown Storefronts
- Access Tax Credits for Business to Occupy Vacant Storefronts

Planning & Zoning

Community Plan
- Master Plan
- Neighborhood/Downtown/Corridor Plan
- Urban Renewal Plan
- Housing Production Plan
- Housing Plan Alignment with State Housing Plan/Regional Goals
- Regional Plan
- Other Community Plan

Zoning Revision
- Zoning Revision to Comply with Section 3A of MGL c.40A
- Zoning Revision related to Accessory Dwelling Unit to comply with revisions to MGL c40A section 3
- Zoning Revision to adopt pro-housing revisions that qualify for simple majority voting threshold
- Comprehensive Zoning Review & Revision
- Other Zoning Revision

Planning for Housing
- Housing Feasibility Plan
- Housing Site Master Plan
- Housing Infrastructure Plan
- Housing Site Design Plan

District Redevelopment Technical Assistance
- Planning for Growth in a Commercial/Industrial

Site Preparation

Site Improvements to Unlock Development
- Site Readiness Pre-Construction
- Site Readiness Construction

Municipal Surplus Property Disposition
- Municipal Surplus Property

Brownfield Site Clean Up
- Brownfields Site Assessment
- Brownfields Remediation
- Disposition Study

Building

Underutilized Property Rehabilitation
- Underutilized Property Pre-Construction
- Underutilized Property Construction

Housing Production
- Support Housing Production
- Support Housing Rehabilitation
- Support Housing Preservation

Revitalize Commercial Space in a TDI District
- Activation of Underperforming Commercial Space

Infrastructure

Infrastructure to Support Residential Growth
- Pre-construction - Design / Engineering Documents Only
- Construction

Public Infrastructure to Support Mixed-Use Development
- Pre-construction - Design / Engineering Documents Only
- Construction

Public Infrastructure to Support Commercial/Industrial Development
- Pre-construction - Design / Engineering Documents Only
- Construction

Small Town Road Improvements to Enhance Public Safety (STRAP)
- Construction of Road Improvements to Enhance Public Safety

Application Instructions

Full Application, Section 2, select:

Development Continuum Category: [Infrastructure ▾]

Project Type: [▾]

> Infrastructure to Support Housing Growth (Residential Only)
> Public Infrastructure to Support Mixed-Use Development
> Public Infrastructure to Support Commercial/Industrial Development

2.4.b. **Housing Choice Consideration** -By ... Housing Choice Grant Program.
Please note that the maximum Hou... Preparation, Building, and
Infrastructure projects. To be cons... ional Questions.

Do you intend to complete the Housing Choice Additional Questions in order to be considered by the Housing Choice Grant Program?

For more information on completing the Full Application, visit www.mass.gov/onestop to view *One Stop Webinar 2: Application Guidance*

HWIP Guidelines Parameters

Project Budget	No set minimum or maximum amount • Past pre-construction awards have ranged from $100K to $500K • Past construction awards have ranged from $1M to $5M • Projects with secured funding from other sources will be more competitive (including bonus points for 10% local cash match)
Project Timeline Requirements	4 fiscal-year grant cycle • Awards made in fall 2025, projects must be completed by June 30, 2029
Eligible Use of Funds	Activities related to infrastructure projects associated with imminent housing development, including but not limited to design, construction, repair, and other improvements to: • Sewer lines, septic systems, and other sanitary waste disposal systems, water lines, wells and water treatments systems, • Utility extensions, • Streets, roads, curb cuts, and other transit improvements, • Other related horizontal infrastructure work adjacent to planned or imminent housing improvements
Ineligible Activities	• Vertical construction, including municipally owned buildings and public parking garages • Staff time or training

Competitive Applications

HWIP guidelines include scoring rubric: <mark>**How can you maximize all possible points?**</mark>

- Note: In addition to score, award recommendations also consider:
  - Regional diversity
  - Environmental resiliency
  - Previous support for project from EOHLC
  - If applicant would be a first-time recipient
  - Alignment with EOHLC priorities

Competitive applications:

- Explain how this project addresses need(s) <u>specific to YOUR community</u>

- Demonstrate how project will leverage and/or support housing growth

- Outline a detailed scope of work that can be achieved within grant timeline

- Include documented evidence of progress to date and experienced leadership with a track record to execute project

- Have feasible and defensible costs/grant requests

FY26 Round Timeline
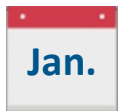
- **January:** Full Application and Expression of Interest (EOI) open

- **January to April:** Guidance phase (www.mass.gov/onestop for more information)
  - Expression of interest (EOI)
  - Webinars & Office Hours

- **May to June:** Full Application submission period
  - **June 4, 2025, at 11:59pm is Full Application deadline**

- **July to September:** Review and evaluation

- **October:** Notification of grant decisions