



# MassWorks Infrastructure Program

**2020 Round – Informational Webinar  
June 22<sup>nd</sup> and June 29<sup>th</sup>, 2020**

**Commonwealth of Massachusetts**  
Executive Office of Housing & Economic Development

Charles D. Baker, Governor | Karyn E. Polito, Lt. Governor | Mike Kennealy, Secretary

**EOHED Community Programs & Resources Office**

**Juan R. Vega**, Assistant Secretary for Communities & Programs

**Marc Horne**, Deputy Director of Community Economic Development

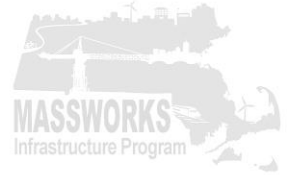
**Jacqueline Furtado**, Senior Planning and Project Manager

**Nicholas Bulens**, Program Administrator

**Jong Wai Tommee**, Program Manager

**Kevin Staley**, Assistant Program Manager

# Welcome to the webinar



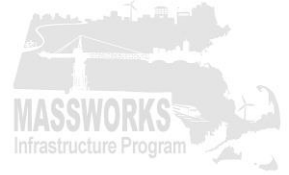
Welcome to the informational webinar for the MassWorks Infrastructure Program 2020 Grant Round. The following is the agenda for this session:

- Overview of the MassWorks Program
- Highlights from the RFR/Guidelines
- Highlights from the application
- Q&A

During the presentation, if you have general questions, please use the Q&A function in WebEx to submit them. These will be reviewed and answered during the Q&A period by the MassWorks team, in the order they are received. If time allows, we may also provide an opportunity for live questions from participants at the end.

Specific questions that may relate only to your community or particular project, should be sent via email to [massworks@mass.gov](mailto:massworks@mass.gov) to be reviewed/answered after the session.

# Program Description & History



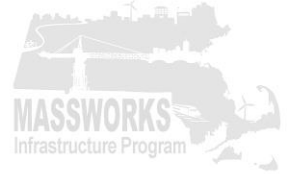
The MassWorks Infrastructure Program is a competitive grant program that provides a robust and flexible source of capital funds to municipalities and other public entities to support and accelerate housing and job growth throughout the Commonwealth.

MassWorks is authorized under Mass. General Laws, Chapter 23A, Section 63 and is administered by EOHED. The program primarily funds municipal public infrastructure and roadway improvement projects on a cost reimbursement basis.

The program holds one competitive round each fiscal year. The most competitive applications are generally those that are:

- a) Leveraging private development that directly aligns with the sustainable development goals and spending targets of the Commonwealth,
- b) Advanced in their planning, design, and permitting, and
- c) Demonstrate the ability to start in the upcoming construction season.

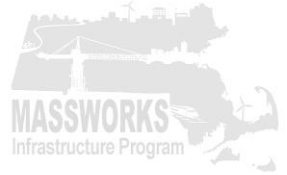
# Program Description & History



Since 2015, the Baker-Polito Administration has made 219 awards to 141 communities, investing over \$456M in public infrastructure projects throughout the state. These grants have supported the creation of over 14,000 new housing units, tens of thousands of construction and permanent jobs, while also leveraging over \$9.2B in private investment.

In 2020, MassWorks will continue its commitment to helping communities prepare for success and contribute to the long-term strength and sustainability of our Commonwealth. The program emphasis is in locating infrastructure projects that lead to the production of multi-family housing. EOHED seeks projects in appropriately located, walkable, mixed-use districts that result in direct and immediate job creation and/or that support new economic development activity in underdeveloped or distressed areas.

# Eligible Applicants and Projects

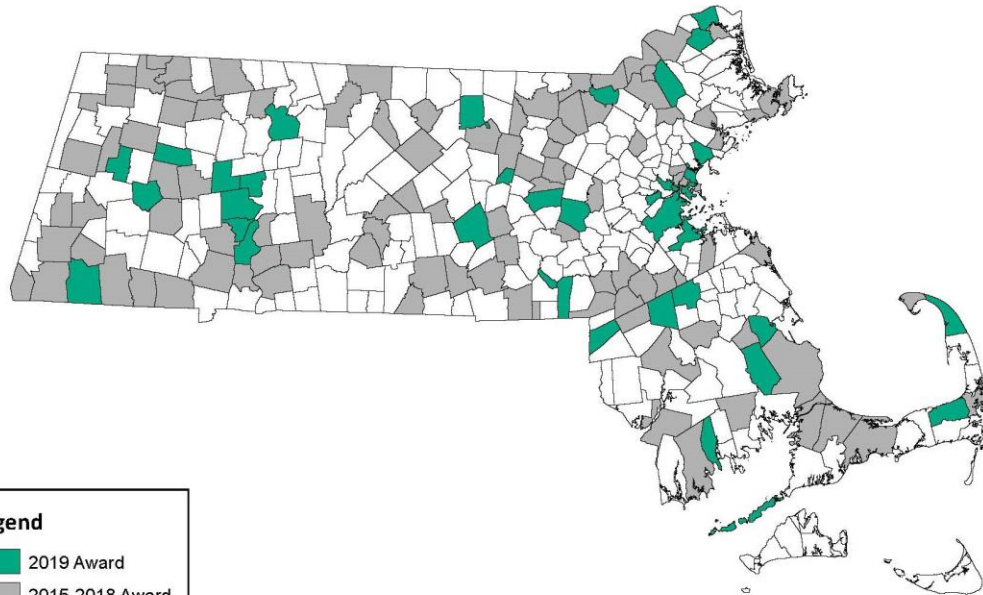


Per M.G.L. Ch.23A §63, the primary purpose of the MassWorks Program is: *to issue grants to municipalities and other public instrumentalities for design, construction, building, land acquisition, rehabilitation, repair and other improvements to publicly-owned infrastructure including, but not limited to, sewers, utility extensions, streets, roads, curb-cuts, parking, water treatment systems, telecommunications systems, transit improvements, public parks and spaces within urban renewal districts, and pedestrian and bicycle ways.*

- ☐ Eligible applicants shall be any Massachusetts city or town, acting by and through its municipal officers or by and through any agency designated by such municipal officers to act on their behalf, or any public entity. This includes public housing authorities, redevelopment authorities, and other quasi-governmental organizations.
- ☐ Eligible public infrastructure projects shall be located on public land or on public leasehold, right-of-way or easement.

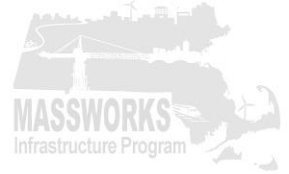


# Summary of the 2019 Round



- 92 applications received, requesting over \$223M in grants.
- 36 awards made to 35 communities totaling over \$72,053,000.
- All communities engaged in a Community Compact. Consideration given to those with economic development best practices, as well as to Housing Choice communities.
- 3 communities expected to leverage an Opportunity Fund investment.
- Awarded projects will result in the creation of 3,171 housing units, 4,635 new F/T jobs, support over 6,700 construction jobs, and unlock over \$2 billion in private investment.

# 2020 Round – What's New



**In 2020, EOHE will be holding its 10<sup>th</sup> Annual Round of the Massworks Infrastructure Program.** While the application has been further streamlined to assist reviewers in evaluating shovel-readiness, many of the questions are the same. Notable updates/changes include:

- This year's application will be available on the IGX Platform, which is the recently upgraded version of IntelliGrants®. The new system promises a more user-friendly and intuitive interface.
- In alignment with the climate resiliency goals outlined in the Massachusetts State Hazard Mitigation and Climate Adaptation Plan, the application now includes a series of questions related to flood risks and how the proposed project will mitigate climate change impacts and/or provide environmental benefits.
- Special consideration will again be given to projects that will directly leverage an Opportunity Fund investment. However, this year applicants will be required to provide details about the Fund, during the review.
- EOHE will coordinate a collaborative review process with the Department of Housing and Community and MassDevelopment to increase responsiveness to each community's economic development goals and identify other potential funding sources that could be leveraged to support projects.



# RFR / Program Guidelines - Highlights



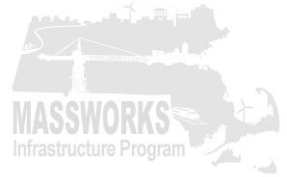
**Eligible Costs** - MassWorks grant funds may be used for: Pre-construction design and engineering; capped at 10% of total grant award (except STRAP), Direct construction costs, and Project administration costs

**Maximum Award Amount** - There is no set maximum or minimum amount that an applicant may request for a MassWorks grant, except in the case of STRAP awards. Each application should request funding to support a complete project (or project phase) and must provide clear justification for the amount requested. EOHEd may make partial awards for an amount less than requested by an applicant, at its discretion.

## **Commonwealth's Sustainable Development Principles**

The Commonwealth shall care for the built and natural environment by promoting sustainable development through integrated housing and economic development, energy and environment, transportation and other policies, programs, investments, and regulations. The Commonwealth will encourage the coordination and cooperation of all agencies, invest public funds wisely in smart growth and equitable development, give priority to investments that will deliver good jobs and good wages, transit access, housing, and open space. Furthermore, the Commonwealth shall seek to advance these principles in partnership with regional and municipal governments, non-profit organizations, business, and other stakeholders.

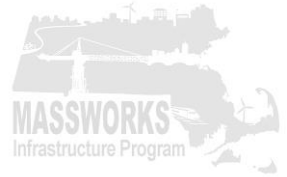
# RFR / Program Guidelines - Highlights



**Investment Goals** – In alignment with the Sustainable Development Principles and ensuring that program funds are invested in projects that meet the state priorities, EOHE has developed a set of spending targets to guide its grant making decisions. The 2020 portfolio of grants will seek to allocate funds as follows:

- 50% or more of the total funding in support of developments that contain a mix of residential and commercial uses, with a residential unit density of at least four units to the acre;
- 50% or more of the total funding to support projects that are regionally significant and consistent with regional land use and/or development plans;
- 50% or more of the total funding to support development in Gateway Cities;
- 67% or more of the total funding to support transit-oriented developments (that is, developments located within a half mile of a transit station; defined as a subway or rail station, or a bus stop serving as the convergence of two or more fixed bus routes that serve commuters);
- 80% or more of the total funding to support developments that are re-using previously developed sites;
- and 100% of the funding that is committed to support housing (or mixed use including residential) development be to projects with a residential unit density of at least four units to the acre.

# RFR / Program Guidelines - Highlights



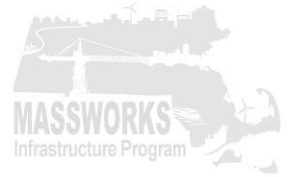
**Evaluation Information** – As outlined throughout the guidelines, the MassWorks Infrastructure Program seeks to provide capital funding to eligible communities for improvements to and/or construction of public infrastructure that helps spur economic and housing development and/or address roadway safety concerns. **Due to the volume of competitive projects, applicants are advised to apply only for projects that are truly shovel ready.**

Each application will be carefully reviewed and assessed on its own merits. EOHED will consult with the corresponding regional planning agency for each application, as well as a team of reviewers representing various state agencies, including MassDOT, DHCD, EOEEA to help identify the strongest proposals.

**Award Decisions** – Once all applications have been fully vetted and assessed, the MassWorks Team prepares a list of the strongest project proposals for the EOHED Secretary's further review, adjustment, and/or approval. The Secretary presents a final list of funding recommendations to the Governor and Lieutenant Governor for ratification.

Applicants that are approved for funding will receive a commitment letter from EOHED outlining the grant amount and any conditions of the award. Applicants that are not selected to receive funding during this round will also be notified in writing. Those wishing to get feedback on their proposal are invited to request a debriefing call with MassWorks staff. These will be scheduled after the round is closed, in the order that they are received.

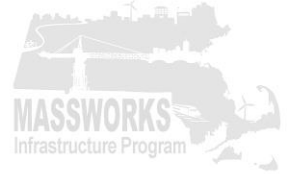
# RFR / Program Guidelines - Highlights



**Evaluation Criteria, continued...** Generally, the criteria used by EOHD to assess proposals includes: a) completeness of the application, b) alignment with the Sustainable Development Principles, c) rationale and feasibility of the proposed infrastructure work and the funding amount requested, d) the extent to which the project unlocks major development, and, most significantly, e) the shovel readiness of the project. In measuring the shovel-readiness criteria, EOHD assesses the extent to which the applicant meets most if not all of the following conditions:

- Public ownership or all rights of way have been secured or there is evidence that public ownership or rights of way can be secured within 120 days of receipt of an award notice;
- The project has been vetted locally and has the support of key stakeholders in the community;
- All required permits have been obtained or there is a reasonable expectation that all required permits can be obtained within 120 days of receipt of award notice;
- Project design has been started and the timeline and funding source(s) for completing the design allow for bid documents to be completed in time for the upcoming construction season.
- Demonstration that any other sources needed to fully fund the project have been committed or evidence that they will be committed in time for project to commence in the upcoming construction season.

# Application - Components



*The application is organized into eight sections. A complete proposal package includes answering the questions in all sections and attaching required documents, as requested. A separate section is designated for all attachments.*

- I. **Project Summary:** Includes all of the identifying information of the applicant as well as highlights of the application, such as project name, amount requested, and project abstract. We ask that you select the one type of development that the project is supporting
- II. **Infrastructure Project Description:** All of the questions about the specific public infrastructure project for which funding is requested. Includes detailed project description, construction schedule and timeline, status of required permits/licenses.
- III. **Budget & Sources:** Requests specific information about the public project's total budget, how much is requested from MassWorks, and amount and sources of match funding, if any. This year, EOHEd is requiring an itemization of the construction cost, which can be based on an engineer's estimate of costs.
- IV. **Preparing for Success:** Evaluates the extent to which the community has been actively preparing itself to attract investment and development. This includes the expanded section on climate resiliency and adaptation, as well as on the sustainable development goals.

# Application - Components



**V. Benefitted Private Development Project(s):** Questions related to the private development that is being supported and/or leveraged by the public infrastructure project. May require communication with the developer to answer specific questions related to the private project, such as total lot area (acres), total square footage of the development, total private investment, # of new units, affordability, # of full and part-time jobs created, etc.

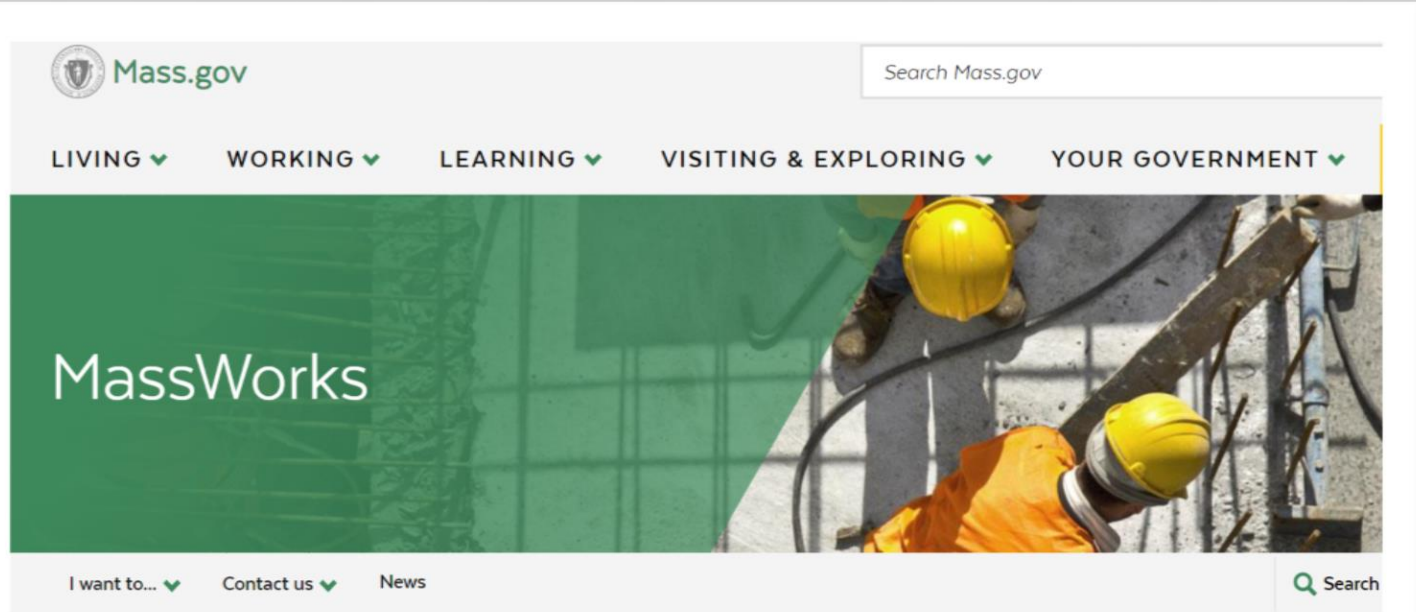
**VI. Applicability of MEPA Review:** Seeks to outline the expectations and guidelines related to MEPA. The awarding of MassWorks funding is a form of state action as cited in the MEPA regulations. This section requests that the applicant indicate if any of the MEPA thresholds are met or exceeded by the public and/or private project. The intent is to identify, early in the process, if any review is needed and how it might affect the project's timeline.

**VII. Certification of Public Entity Authorization and Attachments:** Signature page certifying that the application is authorized to be submitted and is true and accurate. This page should be completed by an authorized signatory.

**VIII. Attachments:** This section is for uploading attachments. Additional and/or supplemental narratives will not be accepted. All questions must be answered in their respective sections within the space provided in the application.



# www.mass.gov/massworks



MassWorks provides grants to communities to help them prepare for success and contribute to the long term strength and sustainability of our Commonwealth. The MassWorks infrastructure program is administered by the

# Online Application Portal



COMMONWEALTH OF MASSACHUSETTS  
Executive Office of Housing and Economic Development



## Welcome to the MassWorks 2020 online application!

### What's New in 2020? IGX!

The MassWorks application has been upgraded by the team at IntelliGrants to their new online Grants Management System – **IGX**.

### Accessing the application as an Existing MassWorks User:

Applicants who have used the Intelligrants system in any of the past three rounds (2017-2019) may be able to use their existing log-in credentials to access the 2020 application. If you do not remember your login information, please use the "Forgot Username/Password" function.

### Accessing the application as a New User:

## Announcements

- Applicants may start working on their application(s) at any time. However, final submissions will only be accepted during the open solicitation period: August 17, 2020 – August 28, 2020.
- The deadline for submitting an application(s) for consideration in the 2020 MassWorks Round is **Friday, August 28, 2020 @ 11:59 PM**. No exceptions.
- For details about upcoming MassWorks informational webinars (or post-webinar recordings), visit [www.mass.gov/massworks](http://www.mass.gov/massworks).

## Login

Username

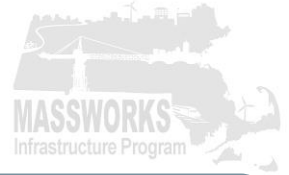
Password

**Submit**

[Forgot Username/Password?](#)

[New User? Register Here.](#)

# 2020 Round Timeline



June

- MassWorks Round Opens. EOHED informational conference calls.
- Guidelines posted and available on EOHED website – [www.mass.gov/massworks](http://www.mass.gov/massworks)

June/July

- Municipalities can access online portal, designate system users, and initiate applications.
- Staff available for general guidance/questions.

August/  
September

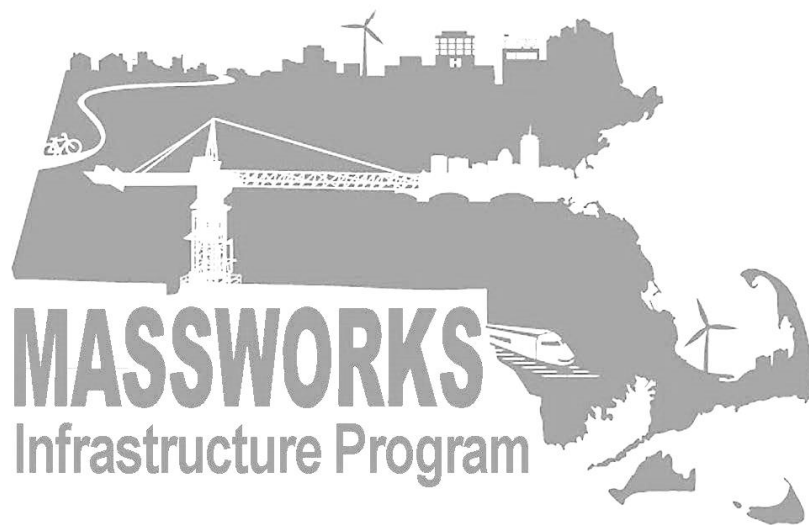
- Application deadline end of August. Submission period opens for two weeks prior to deadline.
- Submitted applications are reviewed and evaluated

October/  
November

- Final recommendations and award decisions are made
- Awards announced. All applicants notified of decisions in writing.

# Thank you

**Commonwealth of Massachusetts**  
Executive Office of Housing and Economic Development



Presenter:  
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