

# Economic Development Funding Sources

## **1. Community One Stop for Growth EOI Application** – <https://www.mass.gov/guides/community-one-stop-for-growth>

For the FY 2023 Round, twelve (12) programs will be administered through the Community One Stop for Growth - one application door to access programs offered by the Executive Office of Housing and Economic Development, Department of Housing and Community Development, and MassDevelopment.

Full applications are due June 3, 2022.

**Ware submitted an Expression of Interest (EOI) in Feb 2022 and received feedback for four projects:**

### Project 1: Ware Millyard Infrastructure Project

- o Based on the description, the team confirms that this project is eligible and would fit in the Infrastructure category.
- o In this case, the applicant should carefully review the **MassWorks Infrastructure Program** for details about how this type of application would be evaluated.
- o To be competitive in the Infrastructure category, the project will need to be advanced in design and permitting, while also leveraging a private development that is imminent and closely linked to the public improvements. The Full Application will require details about shovel readiness, scope of construction work, project cost and timeline, etc., for both the public infrastructure projects and the specific private development.
- o However, the project should only be submitted in this category if/when it is ready to leverage and support imminent private development. Without specific housing, commercial, and/or mixed-use development and economic impact, the application is not likely to be successful.

### Project 2: Monroe Street Parking Lot/Multi-Purpose Court

- o Based on the description, the team confirms that this project is eligible and would fit in the Infrastructure category.
- o Based on the Rural and Small Town designation, the municipality qualifies for consideration by the Rural and Small Town Development Fund for projects submitted in the Infrastructure category. The applicant should carefully review the guidelines for the **Rural and Small Town Development Fund** for details about how this type of project would be evaluated.

### Project 3: Mary Lane Hospital Feasibility Study

- o As described, this project may fit in the Planning and Zoning category, to the extent that the focus will be on developing a plan for land use, parking management, zoning updates, or other eligible activity.
- o In this case, the applicant should carefully review the guidelines for the **Community Planning Grants** for information on how this type of project would be evaluated.
- o Based on the Rural and Small Town designation, the municipality qualifies for consideration by the **Rural and Small Town Development Fund** for projects submitted in the Planning and Zoning category. The applicant should carefully review the guidelines for the **Rural and Small Town Development Fund** for details about how this type of project would be evaluated.

## Project 4: Building 9 Demolition Project

o Based on the description, the team confirms that this project is eligible and would fit in the Site Preparation category.

O In this case, the applicant should carefully review the guidelines for the Brownfields Program for details about how this type of application will be evaluated.

## **2. Community One Stop 12 Programs**

**(2) Executive Office of Housing and Economic Development** - <https://www.mass.gov/info-details/eohed-programs-and-grants-communities-and-municipalities#infrastructure->

MassWorks (Mill Yard Infrastructure Project)

Urban Agenda

**(4) Department of Housing and Community Development** - <https://www.mass.gov/orgs/housing-and-community-development>

Housing Choice Community Grants

Massachusetts Downtown Initiative

Community Planning Grants (Mary Lane Project)

Rural Development Fund (Mary Lane Project and Monroe Street Project)

**(6) MassDevelopment** - <https://www.massdevelopment.com/>

Brownfields (Building 9 Demo Project)

Site Readiness

Underutilized Properties

Collaborative Workspace Program (New to the One Stop)

Real Estate Services (New to the One Stop)

Commonwealth Places (New to the One Stop)

## **3. Brief Descriptions of Some Community One Stop Programs**

### **Massworks**

- <https://www.mass.gov/orgs/massworks>
- Predevelopment: Engineering documents, pre-permitting, proforma development, due diligence, etc. • Pre-Construction: Design, final engineering/surveying, permitting, bidding, etc. • Direct Construction: All earthwork and/or site work (for example, demolition, sidewalk and road construction, utility relocation, traffic signals, water/sewer extensions, bridge/culvert repairs, etc.) • Construction Administration: Project management, traffic control, public safety details, etc.
- As a STRAP eligible community, Ware is eligible to apply for up to \$1M/per year (waiting on verification for eligibility to apply and be awarded a RSTD Award and a STRAP award simultaneously)



## MA Downtown Initiative (MDI)

- <https://www.mass.gov/service-details/massachusetts-downtown-initiative-mdi>
- DHCD's Massachusetts Downtown Initiative (MDI) offers a range of services and assistance to communities seeking help on how to revitalize their downtowns. The primary mission of the MDI is to make downtown revitalization an integral part of community development in cities and towns across the Commonwealth.
- Successful downtown revitalization is comprehensive and includes a well-balanced community strategy composed of seven downtown building blocks:
  - \* Encouraging Community Involvement & Ownership;
  - \* Preserving & Enhancing Downtown Character;
  - \* Ensuring Economic Vitality;
  - \* Promoting Downtown Assets;
  - \* Getting Into & Around Downtown;
  - \* Living Downtown; and,
  - \* Keeping Downtown Safe.
- [Business Improvement District information](#)
- Activities - Currently, MDI provides assistance through the following components:
- Desktop Technical Assistance
- Ongoing technical assistance on downtown-related issues is provided by staff via telephone, fax, and written materials based on requests from communities as well as referrals from DHCD staff. Recent requests have included how to develop business recruitment programs, upper story spaces, and downtown organizational bylaws.
- Download the Guidelines for the MDI Technical Assistance program.  
[MDI FY23 Application Guidelines](#)

## Community Planning Grants

- <https://www.mass.gov/doc/cp-fy23-guidelines/download>
- The Community Planning Grant Program provides funding for technical assistance for Community Planning projects. This competitive grant program awards funds based on the community planning or zoning project's nexus with housing, transportation, infrastructure, economic development, and community development.

## Rural and Small Town Development Fund – a focus of the Expression of Interest feedback

- <https://www.mass.gov/doc/rst-fy23-guidelines/download>
- The Rural and Small Town Grant Program provides funding for capital and community planning projects in Rural and Small Towns. This competitive grant program awards funds based on the project's nexus with housing, transportation, infrastructure, economic development, and community development.
- Use of Funds: Funding is available through "Planning and Zoning," "Site Preparation," "Buildings (vertical)," and "Infrastructure (horizontal)" categories of the One Stop development continuum.
- Grants will fund capital projects such as construction, modernization, or major repair of physical infrastructure, acquisition of property or interests in property; long-lived equipment; feasibility, engineering or schematic designs for capital projects.
- Grants in this category will likely be \$25,000-\$400,000. For FY23, approximately \$3 Million is available in grants.



- Timing: FY23 grants are expected to be awarded in the fall of 2022 and must be completed by June 30, 2024. Maximum
- Award Amount: \$400,000 is the maximum grant award for projects that fall under the site preparation, building, or infrastructure One Stop development continuum categories. Projects that fall under the planning and zoning One Stop development continuum category will be typically capped at \$75,000. **Only one RSTD award may be received per year.**
- Examples of these projects include:
  - Rehabilitation of housing in a rural community to bring an underutilized property back onto the market.
  - Design or construction of a new water line connection to an adjacent town or making plans to consolidate water districts for an area served only by wells.
  - Physical infrastructure improvements to increase safety and mobility between residential and commercial areas that increases and promotes alternative modes of transportation.
  - Address town infrastructure through public building improvements that addresses a local need.
  - Create a housing production plan to better understand housing needs of the community and identify strategies to reduce gaps in existing housing relative to identified needs.
  - Create a multi-family zoning district near a transit station to comply with M.G.L. Chapter 40A, Section 3A “draft guidelines”.
  - Review zoning ordinances and create a plan to update zoning rules to unlock potential housing production and economic development growth.

**Brownfields Rolling Applications** - Redevelopment Fund - The Brownfields Redevelopment Fund finances the environmental assessment and remediation of brownfield sites in [Economically Distressed Areas \(EDAs\)](#) of the Commonwealth. Eligible applicants may apply for up to \$100,000 in site assessment funding, and/or up to \$500,000 in remediation funding. Brownfields Redevelopment Fund grant-eligible entities (municipalities and its agencies, CDCs, EDICs, or Economic Development Authorities) **must have an identified development opportunity with a committed developer in place.**

**Brownfields through Community One Stop** - A portion of the Brownfields Redevelopment Fund program – specifically for municipalities and their agencies or authorities seeking environmental assessment or remediation of municipally-owned or controlled sites **without an identified developer.**

- Brownfield through Community One Stop Guidelines - [https://www.massdevelopment.com/assets/what-we-offer/brownfields/gb\\_brownfieldsonestop\\_FY23guidelines\\_FINAL.pdf](https://www.massdevelopment.com/assets/what-we-offer/brownfields/gb_brownfieldsonestop_FY23guidelines_FINAL.pdf)

### **Underutilized Properties Program**

- [https://www.massdevelopment.com/assets/what-we-offer/underutilized-properties/Underutilized\\_Properties\\_Program\\_Guidelines\\_FY23\\_-\\_FINAL.pdf](https://www.massdevelopment.com/assets/what-we-offer/underutilized-properties/Underutilized_Properties_Program_Guidelines_FY23_-_FINAL.pdf)
- Through the Community One Stop, municipalities, municipal agencies or authorities, economic development and industrial corporations, economic development authorities, nonprofit entities and for-profit entities can apply for Underutilized Property Program funding. All applications must include a letter of support from the municipality clearly articulating the proposed funding’s public purpose/benefit. Applicants must be able to demonstrate ownership of the property that would benefit from grant funding. For-profit entities will need to make clear the public purposes advanced by their proposed funding request.
- Eligible Uses of Program Funds fall under the Buildings Development Continuum category, including Capital Improvements and Predevelopment: Buildings

### **Collaborative Workspace Program**



- [https://www.massdevelopment.com/assets/what-we-offer/brownfields/gb\\_coworkonestop\\_FY23guidelines\\_\(002\)\\_FINAL.pdf](https://www.massdevelopment.com/assets/what-we-offer/brownfields/gb_coworkonestop_FY23guidelines_(002)_FINAL.pdf)
- The Collaborative Workspace Program provides funds to accelerate the pace of new business formation, job creation and entrepreneurial activity in Massachusetts communities, by supporting infrastructure that funds community-based innovation. Owners and Operators of collaborative workspaces may apply for either fit-out grants of up to \$100,000 for new equipment or building improvements, or seed grants of up to \$15,000 for planning money to advance the development of new collaborative workspaces.

### Commonwealth Places

- <https://www.massdevelopment.com/what-we-offer/real-estate-services/commonwealth-places/>
- MassDevelopment's "Commonwealth Places" is a competitive opportunity to advance locally driven placemaking in downtown and neighborhood commercial districts in eligible communities throughout Massachusetts. Placemaking is a collaborative process through which people in communities work together to improve public spaces and maximize their shared value. The process facilitates creative patterns of use, and leverages the local physical, cultural, and social assets that define a place and support its ongoing evolution.
- The Commonwealth Places program will make awards on a rolling basis through the following funding categories:
- **Category 1: Seed Grants:** Impactful placemaking and/or placekeeping is a community-driven process. Seed grants should be used to fund inclusive community engagement, visioning, and local capacity-building that will support future placemaking efforts. MassDevelopment will award individual grants of between \$2,500 - \$15,000 to projects within this funding category. Grants made within this category of work require a 1:1 local match, either cash or in-kind. Eligible in-kind matches may include: volunteer work, staff time, relevant planning and coordinated activities by organizing entities, or any equipment, goods, or services contributed that would have been eligible costs under this funding category.
- **Category 2: Implementation Grants:** MassDevelopment will award individual grants of between \$5,000 and \$50,000 for the implementation of locally led placemaking projects. Grant funding must be matched on a 1:1 basis with crowdfunding. In-kind contributions will not be counted towards the local match requirement for Implementation Grants.

## 4. Other Funding Sources

**Cultural Facilities Fund**— a program run by MassDevelopment but not part of Community One Stop Program

- <https://massculturalcouncil.org/organizations/cultural-facilities-fund/>
- The Cultural Facilities Fund is an initiative to increase public and private investment in cultural facilities throughout the state. The program is administered jointly with the Massachusetts Cultural Council for 501(c)(3) organizations engaged in the arts, humanities, or interpretive sciences. Three types of grants are available:
- Capital Grants for the acquisition, design, construction, repair, renovation, and rehabilitation of a cultural facility. Feasibility and Technical Assistance Grants for the planning and assessment of a cultural facility.
- Systems Replacement Grants for 20-year capital needs assessments of buildings and mechanical systems.
- Owned, leased, or used by one or more nonprofit cultural organizations; and accessible to the public
- To be eligible, facilities owned by municipalities must be at least: 50,000 square feet (or at least 125 years old); and 50% devoted to cultural purposes



## Taxi & Livery Business Support Grant Program

- <https://www.massdevelopment.com/what-we-offer/financing/grants/taxi-livery-business-support-grant>
- The Taxi & Livery Business Support Grant Program offers taxi, livery, and hackney operators financial assistance to secure products or services that will aid in improving their competitiveness and enhancing their safety capabilities in the rapidly evolving market of for-hire transportation.

## Community Health Center Grant Program

- <https://www.massdevelopment.com/what-we-offer/financing/grants/community-health-center-grant-program>
- The Community Health Center Grant Program (CHCGP) provides grants of up to \$50,000 to community health centers in Massachusetts for infrastructure projects, which include construction, renovation, equipment, furniture, and technology-related projects (including training). All licensed community health centers in Massachusetts are invited to apply. The deadline for application submission was Thursday, December 30, 2021.

## Regional Economic Development Organization Grant Program (REDO)

- <https://www.mass.gov/doc/fy22-redo-rfr-round-2/download>
- MA Office of Business Development (MOBD) posts rfp's for the REDO program. In FY21 it received applications from eleven (11) regional economic development organizations, and awarded grants to all applicants for some, but not all, proposed projects, based on scope of work, in the total amount of \$3,083,037.93. The Legislature appropriated to MOBD \$6 M for the FY 2022 REDO Program.
- The goal of Regional Economic Development Organization (REDO) is to support businesses seeking help from the state. Working with the MA Office of Business Development, these organizations facilitate regional projects that grow businesses and the Massachusetts economy.
- Economic Development Council of Western Mass.- <http://www.westernmassedc.com/>
- 1441 Main St.  
Springfield, MA 01103  
(413) 755-1368
- Samples of Types of Projects Eligible for Grants
  - Non-construction façade improvement/investment (e.g., signage, beautification)
  - Continuation of pop-up businesses
  - Projects similar to Shared Street and Spaces Program projects related to economic development, such as improvements to spaces or lighting on certain streets for better business traffic
  - Main Street recovery projects with high local impact for small businesses

## MA Growth Capital Corporation

- <https://www.empoweringsmallbusiness.org/>
- Through funds appropriated by the Commonwealth's share of the American Rescue Plan Act of 2021, MGCC is administering two grant programs to continue to support small businesses negatively impacted by the COVID-19 pandemic. Learn about the programs and decide which one is right for your business.