



Commonwealth of Massachusetts
Executive Office of Housing and
Economic Development

Community One Stop for Growth

Presentation on the FY2024 Round

April 21, 2023





One Stop Overview: Brief History

For years, EOHEH heard from communities about their **frustrations with not knowing about, and the challenges in accessing, state funding resources** to help them advance their goals for economic growth.

The feedback led to an internal review, resulting in the creation of 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.



**COMMUNITY
ONE STOP
FOR GROWTH**

mass.gov/onestop

The process reoriented the State from a passive reviewer of funding requests to an active partner in economic development strategy, priorities, and investment.



One Stop Overview: Key Benefits

- **Guidance and Partnerships**, allowing applicants to receive key feedback through optional “Expression of Interest” process before completing a full application, and allowing the State to holistically and directly engage with local leadership.
- **Ability to be considered for more than one grant program simultaneously**, saving time on research and applications to different agencies and programs.
- **Greater accessibility to grant programs for small communities** with limited staff resources, that would otherwise not have the capacity to prepare applications to multiple grant programs during the year.
- **Direct referrals to additional programs** to support applicants’ priorities that did not fit within One Stop.
- **A full view by program staff of community priorities**, allowing the state to understand community vision beyond four corners of a single, discrete application.
- **Collaborative review**, allowing for State funding coordination and enhanced State awareness and support for community development goals.



The One Stop Process

EXPRESSION
OF INTEREST
(Optional)

EOI REVIEW &
FEEDBACK

FULL APPLICATION
Core Questions
Continuum Specific Questions

COLLABORATIVE
REVIEW

AWARD
DECISION

*Potential
Referral to
Other Programs*

GRANT NOT
AWARDED

GRANT
AWARDED

Debrief Meeting
(Optional)

Community
Activation and
Placemaking

Planning &
Zoning

Site Preparation

Building
(Vertical)

Infrastructure
(Horizontal)



One Stop Timeline

DEC

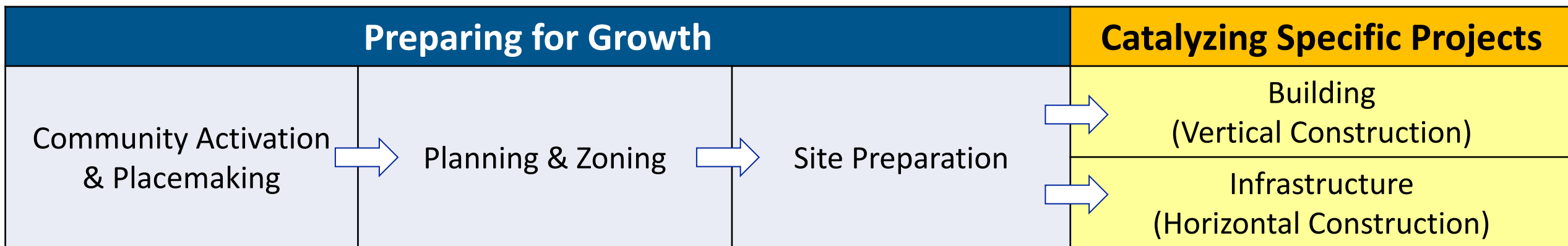
- **Expression of Interest and Guidance (December – March)** – The EOI, which will be accepted and reviewed on a rolling basis through March 17, 2023, is an opportunity for any interested organization to submit their priority project ideas for review and feedback by the participating state agencies. The feedback is intended to help prospective applicants understand how their project(s) fits in the Development Continuum, and ultimately to decide if they want to proceed with a Full Application(s).
- **Full Application (January – June)** – The Full Application is the official form for submitting all funding requests. Applicants will be able to start drafting their Full Application as soon as the portal is opened in January. However, application(s) will only be accepted during the submission period: May 1, 2023 – June 2, 2023.
- **Review and Evaluation (July – September)** – All complete and eligible Full Applications submitted by the deadline will be reviewed and evaluated by the corresponding program managers at each state agency. The One Stop team will also conduct joint application reviews across agencies. Based on the program’s criteria, each program will prepare its list of applications recommended for funding, to be further reviewed and approved by agency and Secretariat leadership.
- **Notification of Grant Decisions and Referrals (October/November)** – Once final recommendation have been approved, applicants will be notified of grant decisions in writing, and announcement events will be scheduled. Some projects may be referred to other grant programs aligned with the One Stop. Applicants not awarded will have the opportunity to request a debrief about the evaluation of their application(s).

NOV



Development Continuum

- To help guide applicants, the One Stop uses a Development Continuum that describes how a typical economic development project moves from concept to reality within diverse communities.
- All projects submitted through the One Stop will generally fit within one Development Continuum category.
- This continuum separates economic development activities into two broad categories:
 - Preparing for Growth - Grants to support activities and initial steps by community-based actors to attract and guide private investment in a community.
 - Catalyzing Specific Projects - Grants to support the private development of commercial, industrial and residential investment projects that further the community vision.





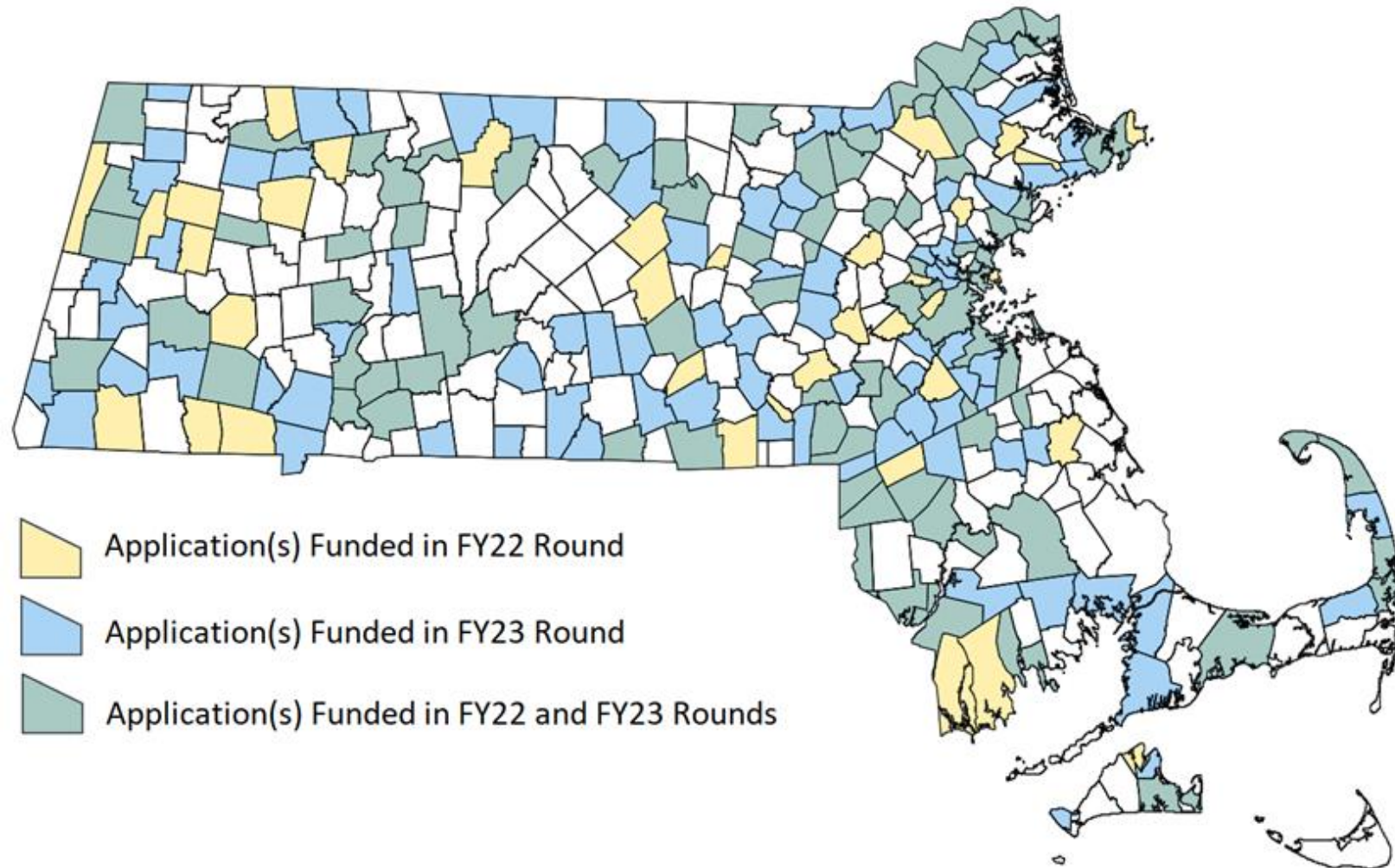
Development Continuum: Applicant Eligibility

	Community Activation & Placemaking	Planning & Zoning	Site Preparation	Building	Infrastructure
Public Entity					
Municipality					
Public Housing Authority					
Redevelopment Authority					
Regional Planning Agency	✓	✓	✓	✓	✓
Quasi-Governmental Agency (i.e. Economic Development Industrial Corporation, etc.)					
Water or Sewer District					
Non-Public Entity					
Community Development Corporation	✓		✓	✓	
Non-Profit	✓		✓	✓	
For-Profit				✓	



One Stop Overview: Community Coverage

In the first two One Stop rounds, 532 applications were funded, totaling over \$231 million, across 205 different communities.





One Stop Overview: One Stop Programs

Executive Office of Housing and Economic Development

- ✓ Mass Works Infrastructure Program
- ✓ Urban Agenda Grant Program

Department of Housing and Community Development

- ✓ Community Planning Grant Program
- ✓ Rural and Small Town Development Fund
- ✓ Housing Choice Grant Program
- ✓ Massachusetts Downtown Initiative

MassDevelopment

- ✓ Brownfield Redevelopment Fund
- ✓ Site Readiness Program
- ✓ Underutilized Properties Program
- ✓ Collaborative Workspaces Program
- ✓ Commonwealth Places Program
- ✓ Real Estate Services Technical Assistance



Commonwealth of Massachusetts

Executive Office of Housing and
Economic Development





EOHED: MassWorks Infrastructure Program

Description: MassWorks funds public infrastructure improvements that are needed to leverage private development, support and accelerate housing production, and create jobs throughout the Commonwealth. The program also supports roadway safety improvement projects in small towns (population of 7,000 or less), which is commonly referred to as "STRAP."

Max Award Amount: No maximum for Infrastructure
No maximum for Predevelopment
\$1,000,000 for STRAP

Development Continuum Category: Infrastructure

Project Types:

- Infrastructure Predevelopment
- Infrastructure Construction
- Small Town Roadway Safety Improvement (STRAP)



Award Example: Braintree - \$2.5 million: This grant will fund the reconstruction of approximately 1,450 feet roadway to support the redevelopment of a vacant property with 44 mixed-income housing units and the furthering the community's multimodal transit goals with added walkability to the nearby commuter rail station.



EOHED: Urban Agenda Grant Program

Description: Urban Agenda is designed to support community economic development that is grounded in collaboration and local leadership development. The program offers funding to implement projects that are based on creative collaborative work models with the goal advancing and achieving economic progress.

Max Award Amount: \$100,000

Development Continuum Category: Community Activation & Placemaking

Project Types:

- Entrepreneurship, Small Business Development and Technical Assistance
- Workforce Development, Training Initiatives, and Job Pipelines
- Supporting Access to Opportunity
- Community Organizing and Leadership Development



Award Example: Blackshires Community Empowerment Foundation Corp (Pittsfield) - \$55,122: This grant will be used to train, educate, and advocate for Black community members to prepare them for involvement in community-based leadership with service on planning boards, local committees, municipal advisory boards, and other civic service.



DHCD: Massachusetts Downtown Initiative

Description: MDI awards provide up to \$25,000 worth of technical assistance for a range of services and assistance to communities seeking help on how to revitalize their downtowns.

Max Award Amount: \$25,000 of Technical Assistance

Development Continuum Category: Community Activation & Placemaking

Project Types:

MDI provides technical assistance consultant services related to:

- Business Improvement District Feasibility
- Downtown Design
- Downtown Parking/Mobility
- Downtown Wayfinding/Branding
- Downtown Economic Equity
- Downtown Housing
- Economics of Downtown
- Downtown Small Business/E-commerce



Award Example: Fitchburg: The City of Fitchburg will hire a consultant to undertake a business district assessment and market analysis of the Downtown Business District to reduce commercial vacancies and attract new small business and economic activity.



DHCD: Community Planning Grant Program

Description: This program provides funding for technical assistance for Community Planning projects. As these are community planning and zoning revision grants projects must use the funds to produce planning or zoning document(s) and/or related materials in draft, phased, or final product.

Max Award Amount: \$100,000

Development Continuum Category: Planning & Zoning

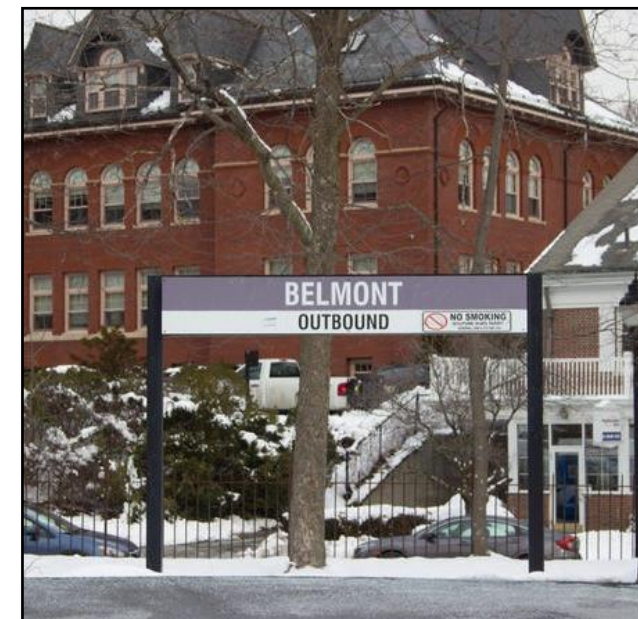
Project Types:

Community Plan

- Master Plan
- Neighborhood Plan
- Downtown Plan
- Urban Renewal Plan
- Housing Production Plan
- Regional Plan
- Corridor Plan
- Other Community Plan

Zoning Revision

- Zoning to Comply with Section 3A of MGL c.40A
- Comprehensive Zoning Review & Revision
- Other Zoning Revision



Award Example: Belmont - \$75,000: The Town of Belmont will hire a planning consultant to assist the newly formed MBTA Communities Advisory Committee to advise the Select Board on the Multifamily Zoning Requirement for MBTA Communities and recommend multifamily zoning that can be brought to a future Town Meeting.



DHCD: Housing Choice Grant Program

Description: The Housing Choice Grant Program is open to municipalities with Housing Choice Community designation. Grants fund infrastructure improvements in those communities that have shown commitment to advancing sustainable housing production.

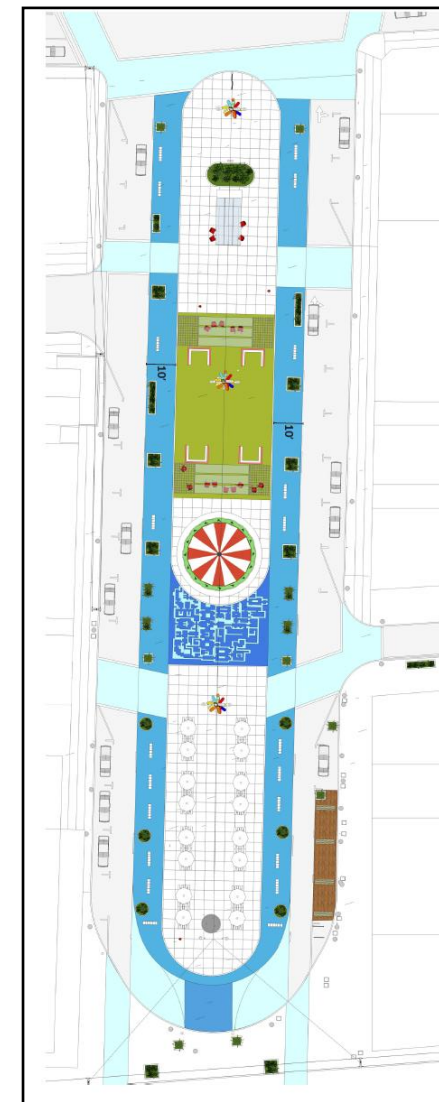
Max Award Amount: \$300,000

Development Continuum Categories: Planning & Zoning, Site Preparation, Building, and Infrastructure

Project Types:

- Community Planning and Zoning Revisions
- Site Related Upgrades for Future Development
- Feasibility, Engineering, Designs and Construction of Existing and New Buildings
- Feasibility, Engineering, Designs and Construction of Physical Infrastructure

Award Example: Salisbury - \$130,000: The Town of Salisbury will pursue permanent streetscape improvements to the Broadway Mall area to support existing residents and businesses and attract residential and commercial growth the Beach Commercial District of Salisbury.





DHCD: Rural and Small Town Development Fund

Description: The Rural and Small-Town Development Fund provides funding for capital and community planning projects in Towns with populations less than 7,000 or with a population density of less than 500 persons per square mile.

Max Award Amount: \$500,000

Development Continuum Categories: Planning & Zoning, Site Preparation, Building, and Infrastructure

Project Types:

- Community Planning and Zoning Revisions
- Site Related Upgrades for Future Development
- Feasibility, Engineering, Designs and Construction of Existing and New Buildings
- Feasibility, Engineering, Designs and Construction of Physical Infrastructure

Award Example: Becket - \$145,000: The Town of Becket will revitalize a blighted property to create an affordable homeownership unit.





MassDevelopment: Brownfields Redevelopment Fund

Description: This is a portion of the Brownfields Redevelopment Fund program specifically reserved for municipalities to apply for up to \$100,000 in site assessment funding, or up to \$250,000 in remediation funding to provide valuable site information and better position sites for redevelopment when development potential has been identified, but an end-user has not yet committed to a redevelopment project.

Max Award Amount: \$100,000 for Site Assessment
\$250,000 for Remediation

Development Continuum Category: Site Preparation

Project Types:

Predevelopment

Implementation

Brownfield Site Assessment

Brownfield Site Remediation

Award Example: Belchertown - \$250,000: This project will remediate the site around the power plant, which includes a boiler house and chimney stack, at the former Belchertown State School, now known as Carriage Grove.





MassDevelopment: Site Readiness Program

Description: The Site Readiness Program aims to increase the Commonwealth’s inventory of large, well-located, project-ready sites; to accelerate private-sector investment in industrial and commercial projects; and to support the conversion of abandoned sites and obsolete facilities into clean, actively-used, tax-generating properties.

Max Award Amount: No set maximum (Typically \$50,000 - \$500,000)

Development Continuum Category: Site Preparation

Project Types:

Predevelopment

- Site Due Diligence
- Site Plan Design
- Market Study
- Civil Engineering

Implementation

- Pre-Permitting/Permitting
- Demolition
- Site Acquisition, related tasks
- Construction of site related upgrades

Award Example: Haverhill - \$300,000: The City of Haverhill will use funds for activities related to the development of a new 65-acre business park with the potential for 800,000 square feet of industrial/commercial space. Activities include site survey, environmental review, wetlands delineation, traffic impact study, and natural resource evaluation.





MassDevelopment: Collaborative Workspace Program

Description: The goal of the Collaborative Workspace Program is to accelerate the pace of new business formation, job creation, and entrepreneurial activity in communities. 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 funds to advance the development of new collaborative workspaces.

Max Award Amount: \$15,000 for Seed Grants
\$100,000 for Fit-out Grants

Development Continuum Category: Building

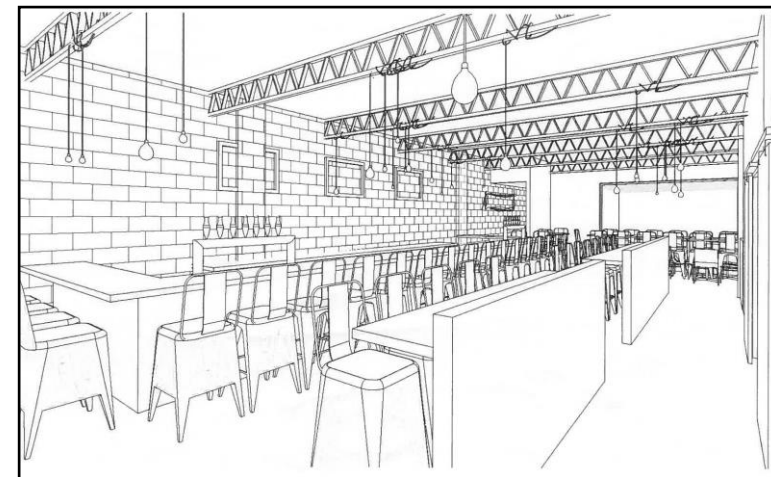
Project Types:

Predevelopment

Predevelopment and feasibility work performed by third party consultants

Fit-Out

Improvements to owned/leased buildings and equipment purchases



Award Example: Centerboard, Inc. (Lynn) - \$100,000: The award funds will be used to outfit a commercial kitchen at the site that will serve multiple uses: catering, restaurant, and shadow kitchen as a social-enterprise venture to further support at-risk youth in paid job placements at Palette to learn the food service industry, which will then provide a path towards employment at partner restaurants.



MassDevelopment: Commonwealth Places Program

Description: The Commonwealth Places program advances locally driven placemaking in downtown and neighborhood commercial districts. 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.

Max Award Amount: \$15,000 for Seed Grants
\$50,000 for Implementation Grants

Development Continuum Category: Community Activation & Placemaking

Project Types:

Seed Grants

- Workshops/Community Feedback Sessions
- Local Engagement Facilitation Training
- Participatory Displays and Engagement Tools
- Removing Barriers within the Placemaking Process
- Compensation for Labor-Intensive Engagement

Implementation Grants

- Place-Based Activities and Events
- Creating Community Gathering Spaces
- Sidewalk Retail Solutions
- Reclaiming Roadways and Sidewalks for Pedestrians
- Local Re-Granting for Micro-Projects



Award Example: North Shore CDC (Salem) - \$50,000: Casa de Abuela (Grandma’s House) is an immersive cultural experience which captures Dominican country life through a replica of a home and small colmado/home business, which is common for families in the Dominican Republic.



MassDevelopment: Real Estate Services Technical Assistance

Description: Real Estate Services Technical Assistance works with municipal officials, planners, local stakeholders, and others to provide technical assistance aimed at addressing site-specific and/or district-wide economic development challenges.

Max Award Amount: \$50,000

Development Continuum Categories: Community Activation & Placemaking and Site Preparation

Project Types:

Community Activation & Placemaking

- Business Improvement District (BID) Formation
- District Improvement Financing (DIF) Plans

Site Preparation

- Municipal Surplus Property Reuse Plans



Award Example: Malden - \$30,000: This is a project to conduct a re-use study and operator RFP for the planned Center for the Arts & Culture located at the former Malden District Courthouse. The project will include a study to show needed capital improvements and a financial feasibility operating model.



MassDevelopment: Underutilized Properties Program

Description: The Underutilized Properties Program was created by statute to improve, rehabilitate or redevelop blighted, abandoned, vacant or underutilized properties to eliminate blight, increase housing production, support economic development projects, increase the number of commercial buildings accessible to persons with disabilities.

Max Award Amount: \$1,000,000

Development Continuum Category: Building

Project Types:

Predevelopment

- Building Condition Study
- Development Feasibility Studies
- Code Compliance Studies
- Architectural or Engineering Plans

Construction

- Code Compliance
- Building Accessibility Improvements
- Building Stabilization and/or Shell Repair
- Interior Demolition or Remediation



Award Example: Stevens Mill Owner LLC (Dudley) - \$900,000: The Stevens Mill, in its current distressed condition, restrains property values in the surrounding area. Furthermore, it represents a safety hazard to the community. The proposed redevelopment of the mill will result in 159 new rental apartments, including a mix of studio, one-, and two-bedroom units.



Questions and Wrap-Up

A significant benefit of the Community One Stop for Growth is that it creates **additional opportunities for state reviewers to engage with applicants** regarding their projects **and for applicants to help reviewers** understand how their project fits into broader community economic development goals. Suggested next steps:

- **WATCH WEBINARS:** Applicants and staff are strongly encouraged to watch the recorded [webinars](#) to learn about the One Stop, receive guidance on how to develop a strong application, and access training on the application platform.
- **REVIEW NOFA AND GUIDELINES:** Carefully read the Community One Stop for Growth NOFA and program guidelines, to understand. Go to mass.gov/onestop for the NOFA, program guidelines, and all other materials.
- **CONTACT THE ONE STOP:** You can contact the One Stop Team with any additional questions at onestop@mass.gov.