



# HousingWorks Infrastructure Program

## 2024-2025 Report to the Massachusetts General Court

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*Commonwealth of Massachusetts*

Maura T. Healey, Governor | Kimberley Driscoll, Lt. Governor | Edward M. Augustus Jr., Secretary

## Executive Summary

The HousingWorks Infrastructure Program (“HWIP”) was established in FY24 by the Healey-Driscoll Administration to support infrastructure needs to increase housing production in the Commonwealth. Created as a “sibling” program to the MassWorks Infrastructure Program, HWIP awards capital funds to municipalities and other public entities for a variety of activities related to infrastructure projects that serves housing units.

HWIP accepted its first round of applications as part of the FY24 round of the Community One Stop for Growth (“COSG”) and considered applications under the “Infrastructure” category of the COSG development continuum. The program awards funds based on a project’s nexus with housing, transportation, infrastructure, and community development needs. Awarded funds may be used for infrastructure projects associated with housing, including but not limited to: design, construction, building, rehabilitation, repair, and other improvements to infrastructure, including, but not limited to, sewers, utility extensions, streets, roads, curb-cuts, water treatment systems, transit improvements, public parks and spaces adjacent to planned or proposed housing improvements, and pedestrian and bicycle ways, to advance projects that support new housing development, preservation, or rehabilitation, including transit-oriented housing developments.

## HWIP Application Rounds

In the first year, HWIP had approximately \$25 million in available funds to spend in FY25. However, as the grants are up to 4 year grants, it allowed EOHLA the opportunity to award more in the first year to maximize the number of projects supported as the program launched. For the HWIP inaugural FY24 round through the COSG, HWIP reviewed 39 applications that collectively requested \$109,034,228.00. HWIP awarded 15 projects for \$33,528,797.00 which will serve 2,147 housing units.

In the second year, HWIP had approximately \$21 million in available funds. Greater awareness and knowledge of the program more than doubled the number of applications submitted and amount of funding requested. For the FY25 round of the COSG, HWIP reviewed 84 applications that collectively requested \$253,574,914.00. HWIP awarded 13 projects for \$20,252,000.00, which will serve 2694 housing units.

## HWIP Awards

Table 1 lists the 15 projects HWIP awarded in the FY24 round, listed in alphabetical order by grantee name, including the number of units the project serves and amount awarded.

## FY24 Awards:

Table 1: FY24 HousingWorks Infrastructure Program Awards

FY24 Awardee	Project Description	# Units Served	Award Amount
Barnstable	Barnstable will redevelop a vacant 1.5-acre site in downtown Hyannis with approximately 50 units of mixed income housing that will provide opportunities for low-moderate income ownership, using grant funds for the project's wastewater system (pump station and sewer connection).	50	\$1,379,840.00
Boston Planning & Development Agency (BPDA)	Boston will construct and re-open a section of Harold St. to provide homeownership opportunities for 21 families and make the Garrison Trotter Neighborhood a more accessible, walkable, healthy, and safe neighborhood.	23	\$1,392,810.00
Brockton Housing Authority	Brockton Housing Authority will provide critical upgrades to outdated utility and site infrastructure in the Campello Neighborhood and support the private development of 398 low-income and deeply affordable new apartments.	398	\$2,783,084.00
Chelsea	Chelsea will make streetscape infrastructure enhancements surrounding an affordable housing development project at 170 Cottage St. for 66 new units of permanent supportive housing.	66	\$319,098.00
Edgartown	Edgartown will create 40 units of affordable housing and will partially fund the development of the sewer system and utility lines.	40	\$475,000.00
Groton	Groton will install approximately 4,700 linear feet of 8" ductile iron water main.	200	\$1,224,825.00
Leominster	Leominster will upgrade sewer/water/ sidewalks in the Marcello Avenue area to help facilitate two affordable housing projects for a total of 57 units.	57	\$2,974,276.00
Marlborough	Marlborough will complete phase 3 of the Lincoln Street Reconstruction Project and make targeted improvements along Lincoln Street to unlock new residential growth and private investment in this EJ area.	12	\$3,020,536.00
Medfield	Medfield will build the infrastructure required to unlock a \$235M redevelopment of Medfield State Hospital into a 334-unit mixed income residential development with 25% affordable units.	334	\$4,486,800.00
Medford Housing Authority	Medford Housing Authority will redevelop and make improvements to the Walking Court, a state public housing development with 144 elderly/disabled units in current poor condition that lacks necessary accessibility features, for a total of 238 units.	238	\$3,500,000.00

<b>FY24 Awardee</b>	<b>Project Description</b>	<b># Units Served</b>	<b>Award Amount</b>
New Bedford	New Bedford will reconstruct the main north-south corridors of Purchase St, Pleasant St, State St, and side streets to be Complete Streets, with improved sidewalks, crosswalks, pedestrian ramps, pedestrian scale lighting, bicycle accommodation where possible, and traffic signal improvements, to better accommodate all users, directly linking investments in housing and innovative business clusters in the TOD District.	62	\$5,000,000.00
North Adams	North Adams, in partnership with Wheel Estates, will complete a comprehensive Preliminary Engineering and Environmental Report (PER/ER) to consider infrastructure upgrades vital to the health and safety of this small community and the environment composed of roughly 198 manufactured homes.	198	\$30,000.00
Pepperell	Pepperell will expand and repair approximately 1 mile of a sidewalk system from the site of a proposed senior-designated affordable housing project to the downtown area.	40	\$2,750,000.00
Upton	Upton will extend water and sewer infrastructure east from Upton Town Center along Route 140 and directly support a new private development with residences for adults 55+, townhouses, and a mixed-use component as well as unlock the development potential.	126	\$3,620,615.00
Wakefield	Wakefield will install a new sidewalk extension to connect the Tarrant Lane Apartments 173-unit 40B development to the Town's sidewalk network and support two other affordable developments on Summit Ave. with 130 units.	303	\$571,913.00

**FY25 Awards:**

Table 2 lists the 13 projects HWIP awarded in the FY25 round, listed in alphabetical order by grantee name, including the number of units the project serves, and amount awarded.

*Table 2: FY25 HousingWorks Infrastructure Program Awards*

<b>FY25 Awardee</b>	<b>Project Description</b>	<b># Units Served</b>	<b>Award Amount</b>
Abington	Abington will plan, design, and permit up to a mile of roadway improvements near the MBTA Commuter Rail Station, supporting two recently permitted impactful housing developments (198 and 144 units).	342	\$500,000.00

<b>FY25 Awardee</b>	<b>Project Description</b>	<b># Units Served</b>	<b>Award Amount</b>
Brockton Redevelopment Authority	Brockton will construct a road, sidewalks, bus stop, and supporting underground utilities to unlock a 160-units of 100% affordable multifamily housing.	160	\$1,500,000.00
Chilmark	Chilmark will support the development and construction of affordable and community housing by provision of infrastructure for electric, water, and septic at the site, design and construction of up to 10 rental units on the site, and site preparation for 4 building lots that will be awarded for long-term lease at nominal cost below market value.	14	\$990,000.00
Easthampton	Easthampton will continue an established public/private partnership and provide pedestrian safety and utility infrastructure improvements to support a 91-unit affordable housing project at 11-15 Ferry Street.	91	\$4,400,000.00
Fitchburg	Fitchburg and Fitchburg Housing Authority will improve the streets and sidewalks at Green Acres to support existing and anticipated housing growth via survey, final design, and permitting.	100	\$330,000.00
Framingham	Framingham will make intersection improvements at Fountain St./Dudley Rd., providing key upgrades along this major gateway. Permanent traffic signals will be installed, ADA-accessible sidewalks and crosswalks improved, and dedicated turn lanes; the project will connect to over 500 units with 250 in permitting.	750	\$2,000,000.00
Gardner	Gardner will continue the North project to transform a vacant area by making public improvements to the water/sewer and drainage infrastructure along with associated parking to support a private development 45-unit multi-family market rate residential project.	45	\$3,500,000.00
Littleton	Littleton will design and construct public infrastructure to leverage private investment to support new housing units as part of the 550 King Street project.	780	\$1,000,000.00
Medfield	Medfield's Affordable Housing Trust will make infrastructure improvements required to unlock the private redevelopment of Medfield State Hospital into a 334-unit mixed income residential development with 25% affordable units. Funds will support construction of the public road network & utilities required to put a dilapidated former state-owned property back into productive use.	0 <sup>1</sup>	\$500,000.00

<sup>1</sup> Medfield was also awarded a FY24 HousingWorks Infrastructure Program grant to support the same project and, as such, the units served are counted as “0” for the FY25 award to avoid counting the units twice.

<b>FY25 Awardee</b>	<b>Project Description</b>	<b># Units Served</b>	<b>Award Amount</b>
North Adams	North Adams and Wheel Estates Tenants Association (WETA) will complete design engineering for several infrastructure improvement projects in response to a MassDEP Consent Order.	198	\$114,000.00
Pittsfield	Pittsfield will make streetscape improvements and convert a rear vehicular alley into a pedestrian way surrounding a mixed-use, 35-unit redevelopment.	35	\$1,370,000.00
Rowley	Rowley will make improvements to Newburyport Turnpike, constructing a new site driveway, installing new mast arm mounted signals, adding an ADA-compliant pedestrian crossing, and constructing a sidewalk.	29	\$548,000.00
Worcester Housing Authority (WHA)	WHA will make site improvements and the creation of public open space in Phase 2 of the Curtis Apartments redevelopment project, including expansion and improvement of Great Brook Valley Ave. and Tacoma S.t with new subsurface utility connections, new rights of way, and improved pedestrian circulation to the new residential buildings.	150	\$3,500,000.00