



TOWN OF WAREHAM
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MEMORANDUM

DATE: August 22, 2011
TO: Board of Selectmen
FROM: Peter D. Sanborn, Acting CEDA Director
RE: **Update on Current CEDA Activities**

This memorandum provides the Board of Selectmen with a summary of the status of current Massachusetts CDBG Program grants, the Town's upcoming FY 2012 grant application and other major CEDA activities.

Under the broad umbrella of the CDBG Program, the Massachusetts Department of Housing and Community Development (DHCD), the grantor agency for CDBG funds, has established several individual funds for its CDBG allocation from the federal government.

Current Massachusetts CDBG Program Grants

Since 2008, Wareham currently has a total of five (5) grants from three of these funds: from the Housing Development Support Program (HDSP), the Community Development Fund-1 (CDF-1) and the Mini-Entitlement Plan (ME) funds. Two of the five grants are complete and awaiting formal close-out.

The Town has three (3) active grants being managed by CEDA: a FY 2009 CDF-1 grant (\$697,800.00), a FY 2010 ME grant (\$1,000,000.00) and FY 2011 ME Grant (\$1,000,000.00).

FY 2009 CDF-1 Grant

This \$697,800 funded the town's housing rehabilitation program and several social service components. This grant is nearly complete; final expenditures should occur by the end of August. Prior to formally closing out the grant, DHCD will complete a programmatic and financial monitoring.

FY 2010 ME Plan Grant

The Town is using its \$1,000,000 grant for multiple purposes. This grant, which effectively started in January 2011, is progressing well. The following summarizes the status of major grant components in the FY 2010 grant:

- Housing Rehabilitation Program – The Program has assisted and/or has in progress eight (8) projects. Four are complete, three are under construction, and one is out to bid. Others are in the pre-bid or qualification stage.

- Improvements at Agawam Village – The Housing Authority awarded a contract last week to complete exterior renovations and install new siding in one building (funded by CDBG/CEDA). This contract also includes the replacement of exterior doors for all units at Agawam Village, funded largely with Community Preservation Act (CPA) funds that were approved at the 2011 Annual Town Meeting. Construction work should start in the very near future and is expected to be complete by mid-December.
- Wareham Village Streetscape Design Improvements (Phase 1) – This project will be released for construction bidding at the beginning of September. CEDA hopes to complete a portion of the construction by the end of 2011, with the balance of the Phase 1 work to be completed by the beginning of Summer 2012. The project is funded with both FY 2010 and 2011 grant funds.
- Public Social Services - All of the social service programs are progressing well. These include Power Hour (by the Boys and Girls Club), Reading Partners (by the Library), Transportation Assistance (by the Council on Aging, GATRA and CED) and Domestic Violence Prevention/Intervention (by the South Shore Women's Resource Center).

In addition to the above, the FY 2010 grant is funding improvements at the CEDA-owned property at 4 Recovery Road (which houses the Christopher-Donovan Day School).

FY 2011 ME Plan Grant

DHCD awarded this \$1,000,000 grant in July and CEDA is in the process of completing "start-up" tasks associated with this recent award. The grant was awarded several months later than expected due to delays at the state level. The Town will be able to actually start spending grant funds in early September. Because this grant was just awarded, none of the projects are yet active.

The FY 2011 grant will be used for multiple purposes:

- Housing Rehabilitation Program – Goal is to assist 10 units
- Wareham Village Streetscape Design Improvements (Phase 1) (jointly with the FY 2010 grant)
- Public Social Services - Funding for multiple social service programs (Power Hour, Reading Partners, Transportation Assistance and Domestic Violence Prevention/Intervention).

The CEDA Board has committed Program Income to provide supplemental funding of several social service program or to independently fund additional ones (Turning Point, Transportation Assistance and Damien's Pantry). Program Income is also being committed to increase the amount of funds for the housing rehabilitation program.

FY 2012 ME Plan Grant Application

Based on information from DHCD, Wareham will be eligible to apply for up to \$900,000 for FY 2012 ME grant funding. Currently, the application deadline for this grant is December 16, 2011. Although the exact timeframe is not known, the Town is expected to be awarded this grant in mid-2012. The \$900,000 limit reflects a \$100,000 reduction from the past two years and is

directly a result from reduced federal funding for the CDBG program overall. While this reduction is disappointing, Wareham will be more fortunate than many other communities who receive these grants, as they will experience much greater competition for a reduced pot of funds. Because of its status as a Mini-Entitlement community, Wareham is virtually assured of receiving funding as long as it meets certain requirements:

In order to be eligible to apply for the FY 2012 grant, DHCD requires communities to meet "thresholds" relating to the progress of existing grants. These are:

FY 2009 or earlier Grants:	100% of funds must be expended
FY 2010 Grants:	80% of funds must be expended
FY 2011 Grants:	Grant administrative "start-up" must be complete

Other Current Major CEDA Activities

DEP Title V Septic Loan Program

CEDA has been administering the \$200,000 Round 6 funding of this program since February 2011. Due to the Town's ongoing sewer expansion, CEDA is assisting homeowners not only to replace failing septic systems, but also to connect to the sewer system. As of this date, CEDA has assisted or has in progress fourteen (14) applications, 6 for septic system replacements and 8 for sewer tie-ins. Nearly 75% of the Round 6 funds have either spent, are under contract or have been earmarked.

MassWorks Application

CEDA is preparing a MassWorks application to the Commonwealth's Department of Transportation that will request funding for the additional phases of the Village Streetscape Design Improvement project. This application is due in mid-September. Although the competition for these funds is expected to be intense and the likelihood of receiving a grant is uncertain, if funded, this grant will enable the Town to accelerate the completion of the streetscape project in Wareham Village.

Economic Development Fund (EDF) Application

The EDF fund is one of the specialized funds of DHCD's funds CDBG program. This fund is oriented to support downtown revitalization through the renovation of mixed-use (housing and commercial) buildings. Earlier this month, CEDA submitted a pre-application for funding to support the redevelopment of the former industrial use building at 367 Main Street. The proposed work will construction 6 affordable rental residential units on the top floor, and 5 commercial spaces at the at-grade basement level. CEDA is waiting a response from DHCD on the pre-application. If DHCD's initial review is favorable, it will invite the Town to submit a full application. I will provide the Board with additional information as this project progresses.