

# **Ayer Office of Community & Economic Development**

Monthly Report: June 2019

*Respectfully submitted by Alan S. Manoian, Director of Community & Economic Development*

## **Administration of Community Development Block Grant (CDBG) Prospect & Oak St. Infrastructure Improvement Project:**

This important neighborhood infrastructure improvement project launched the first week of June and is well underway. Bi-weekly construction project Progress/Coordination Meetings are conducted by Ayer DPW & AOCED with construction contractor D'Amico Construction Company. Final coordination meetings were also conducted by AOCED & Ayer DPW with District Courthouse officials as the project will impact the Courthouse Parking Lot current design/functional configuration on Prospect Street. AOCED is responsible for Federal Davis Bacon Wage Rate monitoring & reporting for all workers on the construction site. The project is scheduled for completion in approx. October 2019.

## **Pursuit of (Competitive) 2019 US Dept. of HUD Community Development Block Grant for Redevelopment of the Historic 1934 Ayer Central Fire Station for New Downtown Affordable Housing:**

The AOCED has engaged with historic Fire Station property-owner/developer to start the process of formulating & producing a new construction/re-development budget and affordable housing unit plan layout. The AOCED is also in active communication with our Dept. of Housing & Community Development (DHCD) CDBG community representative, as we prepare for the production of a \$750,000 US Dept. of HUD CDBG Grant Application for Fall/Winter 2019, with formal application submission scheduled for March 2020. The AOCED is also working directly with property-owner with historic exterior renovation/restoration process – in particular assuring that the appropriate “certified” historic preservation materials & products are used for the historic building façade, cupola & roof treatment.

## **Park Street Corridor Form-Based Code Formulation/Production Process Schedule:**

The AOCED, having invested 2+ years of civic engagement, municipal colleague informational exchange, municipal board & commission presentations & work sessions, public design charrettes, public urban space design walking tours, urban design videos, and community training, we are

exceedingly pleased to report that the Downtown Ayer/Park Street Form-Based Code, Article #2 on the Warrant, was passed at June 10<sup>th</sup> Special Town Meeting. The AOCED in partnership with municipal departments now puts the Code to work.

### **Implementation of the Ayer Master Plan:**

During the month of June several current projects & programs had to be (sidelined) as the AOCED was totally consumed in preparation/engagement for the Form-Based Code vote at Special Town Meeting on June 10<sup>th</sup>, and more so, to administer, manage, coordinate, promote and guide the upcoming Town of Ayer 4<sup>th</sup> of July Parade & Celebration – our work with Master Plan Implementation Process was one of those (sidelined) during June. As we enter the summer months the AOCED will structure, schedule and facilitate the next phase of Master Plan Implementation – which shall be known as the “Synthesis Sessions” between fellow departments and staff professionals.

### **West Main Street Corridor Redevelopment/Transformation Partnership Project:**

During the month of June the Dir of AOCED scheduled, conducted and led the West Main Street MassWorks Grant Work Group in a series of Grant Application Work Sessions at both Ayer DPW & Devens Enterprise Commission meeting spaces. The Dir. of AOCED and Devens Enterprise partners (Peter Lowitt & Neil Angus) participated in a Mass Executive Office of Housing & Economic Development (EOHED) MassWorks Grant Application review session. The Dir. of AOCED has also begun the work of formulating & producing a (critically necessary) new Form-Based Code (FBC) Zoning Bylaw for the MassWorks Grant. Without the innovative (FBC) zoning bylaw – the “new high-density, multi-modal accessible housing component” of the Project required for a competitive application submission is not possible – therefore the Form-Based Code is the foundation of this MassWorks Grant application submission. It is also necessary to place the proposed new Mitchellville/West Main Street Form-Based Code bylaw on the Fall 2019 Ayer Special Town Meeting Warrant – to meet the grant application competitive requirements for a Spring 2020 “Project Ready” proposal. The grant application is due August 9<sup>th</sup> 2019; this is a highly-competitive statewide grant program.

**CDBG FY 18 Grant:**

Ayer FY18 Housing Rehab Grant and Program has one residential rehabilitation project complete and three additional projects approved. We are in the process of evaluating these next three projects as to the work that needs to be done. So far all four projects are single-family homes with retired or elder homeowners. In the original grant scope we estimated being able to rehab 5 housing units. With the addition of program income monies to the rehab program we hope to be able to rehab an additional two units.

CDBG FY18 Prospect and Oak St. Infrastructure project got underway the first week of June. The month of June was spent replacing the water main on both Prospect and Oak Street. At this point the project is on schedule.

**Ayer Affordable Housing Committee (AAHC)**

The Ayer Affordable Housing Committee met on June 14th. The Committee discussed the award of the MRPC's DLTA grant for an Ayer Housing Production Plan. Two members of the committee were able to join Alan and Alicia at MHP's Housing Institute Conference this year.

**Massachusetts Housing Partnership (MHP) – Annual Housing Institute Conference**

June 5 & 6 was MHP's annual Housing Institute Conference. The Office of Community & Economic Development attended MHP's Housing Institute as well and the Town Planner. In addition we had Ken Diskin, an Affordable Housing & Planning Board member and Stephen Wentzell an Affordable Housing Board member join us. As always there was a wealth of information for the Town on Planning and Housing Development.

**Housing Production Plan**

The department of Community & Economic Development was notified that we have been awarded the DLTA grant from MRPC to assist the department with the development of an Ayer Housing Production Plan. We met with MRPC and signed a Memorandum of Understanding and MRPC has begun the initial research work.

