

**Ayer Office of Community & Economic Development  
Monthly Report: January 2024**

*Respectfully submitted by Alan S. Manoian, Dir. AOCED*

**Town of Ayer Devens Resolution Committee (DRC):**

The Town of Ayer Devens Resolution Committee did not have a scheduled meeting in January 2024. The Dir. AOCED proceeded to begin production of comprehensive Devens Commercial/Industrial Property Overview Sheet for those industrial/commercial properties located in the “historic Ayer lands” of Devens – including data sets for tax rates, water rates, electric rates, building size, parcel size, building assessed value, land assessed value, zoning classification code, property type codes, roadway miles/acreage/condition, public infrastructure profile, property owners, business operators, sales prices, etc. The Overview Sheet also provides information on recreation field acreage, open space acreage, and Oxbow National Wildlife Refuge (Nashua Riverfront) description. The Overview Sheet will be provided to the Devens Resolution Committee members at the February meeting.

**Park Street Corridor Public Infrastructure Improvement Project:**

Dir. AOCED attended project coordination & status meeting on 1/16/24 with Ayer Town Manager, Dir. Ayer DPW & Ayer Town Engineer. Primary meeting items included, discussion on design changes relative to proposed sidewalks & on-street parking; review of the proposed 75% engineering/design project cost estimation received from Green International Associates; project eligibility requirements for proposed FY25 \$5 million construction grant application to MA HousingWorks/MassWorks grant program, project municipal matching funds, and proceeding to schedule and conduct next design review/comment forum with Park Street property-owners & business-operators for April.

**Montachusett Joint Transportation Committee & Downtown Ayer (TIP) Public Infrastructure Improvement Project Funding:**

Dir. of AOCED attended the 1/10/24 meeting of the Montachusett Joint Transportation Committee in order to continue advocacy and advancement of Federal (TIP) “Transportation Improvement Program” funding in the amount of approx. \$5 million for the proposed Downtown Ayer Main St. & Columbia St. Redesign & Reconstruction Project scheduled for 2027-28. Dir. AOCED, Dir. Ayer DPW & Ayer Town Engineer conducted a (TIP Project) coordination meeting on 1/12/24 at Ayer DPW Office to prepare for scheduled project team presentation at Montachusett Metropolitan Planning Organization (MMPO) & (MJTC) meetings in March 2024. Dir. AOCED attended the 1/17/24 Montachusett Metropolitan Planning Organization (MMPO) meeting to advocate the Downtown Ayer project.

**Town of Ayer Disabilities Commission (ADC):**

The Dir. of AOCED, who also serves as the ADC Secretary, worked closely with the Committee and the Ayer Town Manager/Municipal ADA Coordinator to research, formulate, and introduce suggested new ADA-based Definitions to the Town of Ayer Personnel & Policies Manual. The ADC also developed a suggested new “Protected Class Harassment Protection Policy” and

“Americans with Disabilities Policy” sections for the Town of Ayer Personnel & Procedures Manual updating. The above referenced DRAFT & suggested definitions & policies were submitted to the Office of the Town Manager on 1/17/24.

### **Federal Funds Partnership Grant Overview Forum:**

The Dir. AOCED attended the 1/23/24 Federal Funds Partnership Forum conducted by the MA Federal Funds & Infrastructure Office (FFIO). As stated on the MA FFIO website: “The Massachusetts Federal Funds & Infrastructure Office (FFIO) has launched an ambitious inter-agency strategy for the Commonwealth to successfully compete for the historic levels of federal funding available from the Bipartisan Infrastructure Law (BIL), Inflation Reduction Act (IRA), the CHIPS and Science Act, and more. FFIO is responsible for tracking federal opportunities, facilitating the submission of successful applications for federal funding, and advocating on behalf of Massachusetts projects that advance key priorities including infrastructure, jobs, economic competitiveness, affordable housing, clean energy, decarbonization, resilience, equity, and workforce development.”

## **MONTHLY REPORT – January 2024**

### **AYER OFFICE OF COMMUNITY DEVELOPMENT**

#### **Ayer Affordable Housing Trust (AAHT)**

This month’s Ayer Affordable Housing Trust meeting was held on January 31<sup>st</sup> via zoom. The FY24 Rental Assistance application period is open, the Community Development office has sent out approximately twenty applications to date and received back two completed applications.

#### **Ayer Affordable Housing Committee**

The Affordable Housing Committee held their monthly meeting on January 19<sup>th</sup>.

#### **Proposed Ayer Commons – 40B Comprehensive Permit Project**

NOAH (Neighborhood of Affordable Housing) is in the process of submitting the Ayer Project Pre-App in the upcoming One Stop Housing Application round, for the Low-Income Housing Tax Credit program to the Executive Office of Housing and Livable Communities.

#### **Ayer Fuel and Housing Assistance Emergency Fund**

The Ayer Fuel and Housing Assistance board received no applications for assistance in January.

#### **CDBG**

The Office of Community & Economic Development held a Public Hearing on January 18<sup>th</sup> for their upcoming CDBG grant application.

#### **Ayer Housing Rehabilitation Program – Ayer Program Income**

The current emergency housing rehabilitation project is under construction. The weather has slowed it down, but we anticipate having this project completed in the next 45 days.

