

# Brownfields Redevelopment Fund

## Annual Report 2025

The **MassDevelopment Brownfields Redevelopment Fund**, established in 1998, has spent the past quarter-century helping to transform environmentally challenging properties across Massachusetts. Through this fund, we've successfully revitalized hundreds of sites, returning them to productive use for the benefit of communities statewide.

In FY24, the Fund received an additional **\$20 million** in capital funding, a move that empowered us to provide faster, more impactful assistance to shovel-ready projects by awarding funds on a rolling basis. In FY25 this funding led to providing **\$3.45 million** in grants to **12 development projects**, spanning across all regions of the Commonwealth. These projects will restore **14.3 acres** of contaminated land, bringing new life to these sites. From Holyoke to Boston, Gloucester to New Bedford, these grants will yield:

- **506 new or rehabilitated affordable housing units**
- **17 market-rate homeownership units**
- **32 new jobs created**
- **44 existing jobs retained**


Further supporting the Commonwealth's long-term vision for revitalization, the Brownfields Redevelopment Fund also provided **\$1.46 million** to **7 municipalities** through the FY25 **One Stop for Growth** portal. This funding helped these communities address early-stage environmental concerns on **39.5 acres** of land, with the goal of eventually transforming these blighted properties into vibrant, productive spaces. These efforts are expected to:

- **Drive job creation**
- **Increase local property tax revenue**
- **Contribute to sustainable urban renewal**

The **Healey-Driscoll Administration** has identified the shortage of affordable housing as a critical challenge facing Massachusetts residents. The recapitalization of the Brownfields Redevelopment Fund in FY25 is a key strategy in addressing this need. By reclaiming environmentally compromised land—often smaller infill sites—we are improving neighborhoods by removing harmful environmental barriers, creating space for much-needed housing, and fostering a stronger sense of community.

In the coming year, we will continue to work in close collaboration with the **Executive Office of Economic Development**, community development corporations, and nonprofit partners. Together, we are committed to restoring and improving the communities of Massachusetts.

Sincerely,



Navjeet K. Bal  
President and CEO

# Case Studies



Photo credit: Jones Whitsett Architects

## Montachusett Veterans Outreach Center, Winchendon

MassDevelopment proudly supported the **Montachusett Veterans Outreach Center** with an **\$80,000 Brownfields Site Assessment grant** and an **\$876,717 award** through the **Underutilized Properties Program**. These funds will help repurpose the vacant Streeter and Poland School buildings in Winchendon into 44 single-resident apartments, providing much-needed housing for Veterans. The 3.8-acre site will also include 22 parking spaces, a courtyard, recreational areas, a grill area, and raised garden beds – creating a welcoming and supportive environment for those who served.



## Allston-Brighton CDC, Boston

Our Brownfields Redevelopment Fund supports local partners in transforming blighted or vacant properties into productive community assets. The **Allston-Brighton Community Development Corporation** was awarded **\$500,000** to remediate a .335-acre site at 329 Washington Street in Boston's Brighton neighborhood. The site, home to a 35,936-square-foot historic brick building, will soon include 33 renovated affordable housing units and two new units, helping to preserve and expand access to much-needed housing in the community.

# FY 2025 Project Listing

The Brownfields Redevelopment Fund helps to transform vacant, abandoned, or underutilized industrial or commercial properties, restoring them to productive use and increased assessment value. In most cases, redevelopment of Brownfields sites is complicated by real or perceived environmental contamination and liability. In FY 2022, the Fund began being distributed through two programs – the One Stop for Growth Program and the Rolling Awards with each serving distinct project types.

Municipalities, including their agencies or authorities, may apply through the annual One Stop for Growth Program for environmental site assessment and/or remediation funding for sites that are under their control and for which they do not have a certified developer. These parcels are in various early, less time-sensitive stages of predevelopment planning with most being prepared for eventual disposition for redevelopment.

Projects with a committed developer and which have a majority of their project funding secured and are seeking time-sensitive access to capital to advance required environmental work may apply for funds on an as-needed basis through our Rolling Awards. These grant funds are available to municipalities, community development corporations and nonprofit organizations.

## Rolling Awards

### Brownfields Remediation

Allston-Brighton Community  
Development Corp:  
329 Washington Street  
Boston  
\$500,000

Codman Square Neighborhood  
Development Corp:  
151 Spencer Street  
Boston  
\$400,000

Codman Square Neighborhood  
Development Corp:  
25 New England Ave  
Boston  
\$450,000

Esperanza Academy  
Lawrence  
\$580,000

Main South Community  
Development Corp:  
807-815 Main Street  
Worcester  
\$48,000

The Community Builders:  
3368 Washington Street  
Boston  
\$500,000

The Preserve at Olmsted Green  
Boston  
\$237,000

Vietnamese-American Initiative for  
Development:  
25-33 Hamilton Street  
Boston  
\$410,000

### Brownfields Site Assessment

Montachusett Veterans Outreach  
Center: Streeter and Poland  
School Buildings  
Winchendon  
\$80,000

South Holyoke Homes Phase III  
Holyoke  
\$35,000

### Brownfields Site Assessment/ Remediation

City of New Bedford:  
241 Duchaine Boulevard  
New Bedford  
\$90,000

YMCA of North Shore:  
71 Middle Street  
Gloucester  
\$120,000

## Community One Stop for Growth Awards

### Brownfields Remediation

City of Brockton:  
307 Montello Street  
Brockton  
\$194,150

Town of Clinton:  
172 Sterling Street  
Clinton  
\$250,000

Town of Hanson:  
100 Hawkes Ave  
Hanson  
\$237,000

City of Lynn:  
100 Willow Street  
Lynn  
\$233,900

City of Taunton:  
395 West Water Street  
Taunton  
\$250,000

### Brownfields Site Assessment

Town of Southbridge:  
30 Mill Street  
Southbridge  
\$50,000

### Brownfields Site Assessment/ Remediation

Town of Westford:  
12 North Main Street  
Westford  
\$250,000

## Brownfields Advisory Group (as of June 30, 2025)

### Michael Crawford

Senior Vice President, Rockland Trust

### Tom Daniel

Director of Planning and Community Development, City of Salem

### Heriberto Flores

Chairman, Partners for Community

### Virginia (Gina) Foote

Director, Impact Investment, Conservation Law Foundation Massachusetts

### Nancy E. (Betsy) Harper

Chief, Environmental Protection Division, Office of the Attorney General

### Commissioner Bonnie Heiple

Massachusetts Department of Environmental Protection

### Rory O'Hanlon

Chief of Staff & Director of Policy, Executive Office of Housing and Economic Development

### Michele S.W. Paul, LSP

Director of Environmental Stewardship, City of New Bedford

# Total Funding (June 30, 2025)

Beginning balance, FY 1999	\$20,024,000
Fund recapitalization - Capital Bond FY 2001	9,975,084
Fund recapitalization - Capital Bond FY 2007	30,000,000
Fund recapitalization - Capital Bond FY 2014	15,000,000
Fund recapitalization - Capital Bond FY 2017	1,608,361
Fund recapitalization - Capital Bond FY 2018	2,650,000
Fund recapitalization - Capital Bond FY 2019	2,500,000
Fund recapitalization - Capital Bond FY 2020	2,500,000
Fund recapitalization - Capital Bond FY 2021 & FY 2022	2,500,000
Investment in joint ventures - Repayment from Village Hill	50,000
Fund recapitalization - Capital Bond FY 2023	1,250,000
Fund recapitalization - MDFA General Fund FY 2023	4,750,000
Fund recapitalization - Capital Bond FY 2024	21,250,000
Fund recapitalization - Capital Bond FY 2025	1,450,765
<b>Total funding</b>	<b>\$115,508,210</b>
<b>Fund activity (accumulated):</b>	
Net loans	(36,786,510)
Operating income	3,740,835
Prepaid expense	(6,813)
Operating expenses	(15,586,555)
Investment income	13,238,447
Accrued expenses	118,545
Grant awards	(56,183,903)
Accounts receivable and other assets	(3,225)
Recoverable grants/loans	74,389
<b>Sub-total</b>	<b>(91,394,791)</b>
Committed awards undisbursed	(5,869,325)
Administrative Reserve	(857,431)
<b>Sub-total</b>	<b>(6,726,756)</b>
<b>Available cash for awards</b>	<b>\$17,386,663</b>



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