

**SPECIAL SELECT BOARD MEETING
MONDAY, DECEMBER 12, 2022
COMPREHENSIVE PLAN ANNUAL REVIEW WORKSHOP 5 PM
SPECIAL SELECT BOARD MEETING & ARPA WORKSHOP TO FOLLOW**

IN-PERSON AT 13 VALLEY STREET

LIVE STREAMING AVAILABLE ON THE TOWN WEBSITE OR BY VISITING:

https://www.townhallstreams.com/towns/thomaston_me

CAN'T ATTEND A MEETING? PLEASE SUBMIT QUESTIONS/CONCERNS TO THE TOWN MANAGER AT:

kgeorge@thomastonmaine.gov

5 PM ANNUAL COMPREHENSIVE PLAN REVIEW WORKSHOP

6 PM SPECIAL SELECT BOARD MEETING

A. CALL THE MEETING TO ORDER

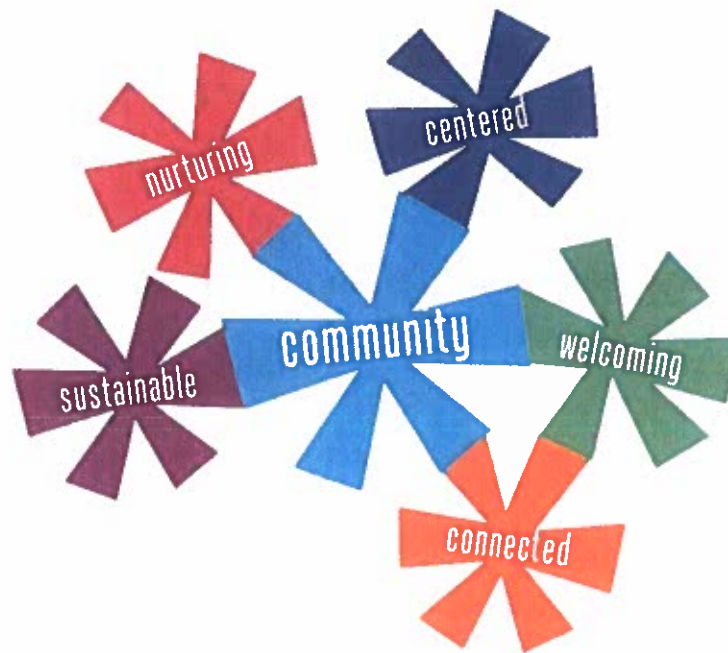
B. NEW BUSINESS:

a. Discuss the replacement of 2 heat pumps at the Academy Building.

C. ADJOURN THE MEETING

WORKSHOP TO FOLLOW: AMERICAN RESCUE PLAN ACT (ARPA) FUNDS

Select Board & Comprehensive Plan Committee Joint Workshop



December 12, 2022

Annual Review of Comprehensive Plan Goals

Prepared by Town Manager Kara George

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Implementation and Evaluation

This Comprehensive Plan was drafted and nearing completion before our Town and the entire world were upended by the COVID-19 pandemic. Accordingly, it will be imperative that the vision and implementation strategies contained in this Plan be informed and guided by the challenges Thomaston will face, and the opportunities that may be presented, as we recover from the societal and economic impacts of the COVID-19 virus.

There are many strategies in The Thomaston Plan, ranging from the broad and ongoing to the specific and finite. A matrix listing each strategy, an estimated timeframe for implementation, and the group or person who is primarily responsible appears at the back of this Plan.

As the Committee researched the various chapters of the Comprehensive Plan and heard from Thomaston citizens, several broad concepts regarding what is needed to realize this collective vision for our Town kept surfacing. The Committee ended up calling these concepts Recurring Themes, and they are listed in no particular order below. The Recurring Themes are provided here to help prioritize strategies and form the basis of deciding on annual work plans. Although it may be overly optimistic to think that our Town will execute all of the strategies, the Committee takes comfort in knowing that each strategy that is achieved will address at least one of the fundamental Recurring Themes that the Town has articulated.

This Plan is intended to serve as a guide for the Selectboard and Town Manager as they develop annual work plans, for other Town departments as they plan and prioritize their respective work, and for the Planning Board as it considers land use and development requests. Ultimately, the success of The Thomaston Plan will be measured by its use during everyday decision-making. Monitoring the Plan's implementation should be an open and ongoing process. At the least, the Selectboard will conduct an annual review of progress toward meeting the goals of The Plan, identify strategies that have been implemented, and, using the following list of "Recurring Themes" as a guide, establish a work plan that identifies implementation priorities for the coming year.

As the Plan is implemented, the Comprehensive Plan Committee's role will evolve into one of monitoring progress and identifying areas in need of further attention, clarification, or modification. Additionally, the Committee will assist the Code Enforcement Officer in drafting amendments

to the Town's Land Use and Development Ordinance to assure its compatibility with the Plan. (A joint committee of Planning Board members and Comprehensive Plan Committee members is recommended for this purpose.) The Committee should also review all future recommended Ordinance changes for compatibility with the Comprehensive Plan.

As required by the goals and guidelines of the Growth Management Act, progress on the Plan will be evaluated at least every five years to determine the following:

- The degree to which the Future Land Use Plan strategies have been implemented;
- Percent of municipal growth-related capital investments that have been directed to growth areas;
- The location and amount of new development in relation to designated growth areas, rural areas, and transition areas;
- The amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.

Recurring Themes

- 1** Promote historic preservation as a key economic, sustainability, and community development strategy, providing incentives and reducing disincentives for the preservation, rehabilitation, and restoration of historic properties.
- 2** Work with DEP, DMR, landowners, neighboring towns, and nonprofits to monitor the water quality of the St. George River, identify and eliminate sources of pollution, and protect the Weskeag Focus Area.
- 3** Continue efforts to develop and maintain an interconnected greenway through Town and along the waterfront, linking town parks, trails, and public spaces, with the goals of protecting critical and important natural resources, maintaining parks, creating wildlife corridors and pollinator pathways, increasing visual and physical access to the shore, and enhancing low-impact land- and water-based recreational opportunities.
- 4** Pursue population and economic growth through in-migration by creating and promoting the Town as a vibrant small New England village that is both family- and age-friendly with natural beauty, walkability, recreational opportunities, and a vibrant downtown.
- 5** Create and further an economic and community development function within Town government to pursue economic development and community-building opportunities

and assist new and existing commercial enterprises in their efforts to locate and expand their businesses in Town.

- 6** Develop Town policies and practices that serve to increase the number and quality of affordable housing options.
- 7** Commission a professional study of the feasibility, desirability, and cost of constructing a new road north of US Route 1, including whether such a road would have the desired effects of relieving traffic (especially truck traffic) on Route 1 through the village center and encouraging residential development of areas around and to the north of the village center.
- 8** Support effective, efficient, transparent operation of Town government by establishing annual goals and reviews of Town management and its various departments; conducting ongoing reviews of all public facilities and services; and working with neighboring jurisdictions and institutions to pursue consolidation of facilities and services where such would lead to improvements in efficiencies or performance.
- 9** Set a course to reduce the Town's property tax mil rate through a combination of economic development, balanced population growth, sale or lease of Town property suitable for development, consolidation or outsourcing of municipal services, and pursuit of additional State aid to education and revenue sharing.
- 10** Work with other towns in the region to combat global warming and prepare for the impacts of climate change by reducing greenhouse gases; exploring interlocal renewable energy projects; supporting decentralized energy production; and planning for infrastructure projects required by sea-level rise, especially those related to storm surge flooding.

Note: *This concludes the **Planning Guide** section of the Thomaston Comprehensive Plan. For more on how these recommendations were derived, see the **Background, Conditions, and Analyses** section of the Plan, which can be found in the following pages, on the Town website, or at the Town Office.*

2021 Comprehensive Plan Annual Review Town Manager's Goal Recommendations

Below is a list of Comprehensive Plan goals from December of 2021 that I recommended the Town continues to work on . **How did we do?**

- IN PROGRESS** Solutions to housing shortages for affordable homes and workforce homes.
- COMPLETED** Wrap up the acquisition of the Kiln Parcel on Wadsworth Street. Begin planning stages for future uses.
- INCOMPLETE** Consider hiring a consultant to review town ordinances and the comprehensive plan.
- COMPLETED** Wrap up the Mill River boundary dispute. Begin planning stages for future uses.
- CANCELED** Next steps for the proposed North Road. To be or not to be?
- IN PROGRESS** Continue work with the Army Corp of Engineers for maintenance dredging of the Federal Approach Channel to Thomaston Harbor.
- IN PROGRESS** Wrap up the Masterplan for parks and trails. Plan future steps for the Thomaston Green.
- COMPLETED** Complete placing town-owned land into conservation in exchange for developable industrial land.
- IN PROGRESS** Continue forest/bike trail expansion through partnering with Sidecountry Trails and Georges River Land Trust.
- IN PROGRESS** Continue bike and pedestrian ways pending the MDOT Bicycle Pedestrian Grant application outcome.

Continue all on-going tasks throughout the coming year and review again next year!

Comprehensive Plan Committee Recommendations for Next Year's Goals:

- INCOMPLETE** Create a historic overlay district in R3 to preserve the Town's historic character.
- IN PROGRESS** Focus on storm water run-off.
- INCOMPLETE** A tab on the Town website that directs residents to information on environmental issues.
- IN PROGRESS** Continue increased tree planting.
- IN PROGRESS** Continue improved traffic management- speeding, truck noise, and signage.

2022 Comprehensive Plan Annual Review Town Manager's Goal Recommendations

Below is a list of recommended Comprehensive Plan goals for this coming year, with projects that are currently in progress being priority:

- IN PROGRESS** Solutions to housing shortages for affordable homes and workforce homes. Continue negotiating option agreements with George C Hall and Maine Working homes in pursuit of workforce housing in Thomaston.
- IN PROGRESS** Continue work with the Army Corp of Engineers for maintenance dredging of the Federal Approach Channel to Thomaston Harbor. This is pending Congressional Discretionary Spending funds.
- IN PROGRESS** Wrap up the Masterplan for parks and trails. Plan future steps for the Thomaston Green. The Trails and Parks Masterplan is completed. Facilitated workshops for the Green are completed. The findings will be presented to the Select Board on December 19th. Next steps to be determined.
- IN PROGRESS** Continue forest/bike trail expansion through partnering with Sidecountry Trails and Georges River Land Trust. The Town is seeking funding for a sidewalk/trail loop project that will connect the Town Forest trails with our local schools and recreational parks.
- IN PROGRESS** Continue bike and pedestrian ways pending the MDOT Bicycle Pedestrian Grant application outcome. The Town was approved for funding for the Mill River Multiuse Pathways project. MDOT has selected an engineering firm to do the design, and a field survey is completed.
- IN PROGRESS** Continue work on the Knox-Water Street Resilience Project. Voters have approved up to \$27,000 for the preliminary engineering design. The Town has joined the Community Resiliency Partnership program through the State to qualify for additional funding.
- NEW** As part of the major capital projects list recommended by the Economic Development Committee, a priority is infrastructure expansion in the TR3 Zone. This goal supports the further development of workforce housing.
- NEW** Fire-EMS Building development.
- NEW** Create a long-term capital and strategic plan for best uses of Dragon TIF and ARPA funds.
- NEW** Consider hiring a consultant to review town ordinances and the comprehensive plan. Continue all on-going tasks throughout the coming year and review again next year!

COMPREHENSIVE PLAN ANNUAL REVIEW
2022
Comprehensive Plan Committee

The Comprehensive Plan Committee continues to be impressed with progress being made toward the goals outlined in the 2020 Comprehensive Plan, and especially appreciates the frequency with which Town government refers to the Plan in its decision-making and planning processes, assuring that the Plan is a living document, rather than a tome buried on the shelf somewhere.

As we look forward to continued implementation, areas highlighted by the Committee at the 2021 annual review remain as high priorities. As previously mentioned it may be helpful to think about the goals in terms of the 10 Recurring Themes rather than individual chapters, strategies or timelines.

Priorities identified by the Committee that reflect the top concerns voiced by citizens in the development of the 2020 Comprehensive Plan, and align with the Recurring Themes are:

- ☆ RC 1. Historic Preservation
 - Create an historic overlay district in R3 to preserve the Town's historic character
- ☆ RC 2. Water quality and other environmental Issues including
 - A town-wide focus on storm water run-off
 - A tab on the Town website that directs residents to information on such issues as pesticide use, recycling, renewable energy, etc.
- ☆ RC 4. Population growth through in-migration by making living in town more desirable
 - Reduce the impact of heavy truck traffic through town
 - Study the advantages and disadvantages of a new North Road
 - Ban engine brakes in Town
 - Enforce speed & motor vehicle noise regulations
 - Continue increased community building activities
 - Increase tree planting
 - Promote affordable child care
- ☆ RC 6. Affordable Work Force Housing - Pursue the 11 strategies identified on page 41 of the Plan including:
 - Extend sewer and water to TR3
 - Develop a Community Land Bank (CLB) or Community Land Trust (CLT)
 - Address density density/minimum lot size in the LUO - ADUs, variable density for multi-family units, etc
 - Work with owners of low-income apartments to continue affordable rents once their federal loans are repaid.
 - Pursue energy efficient and senior housing on the Green
 - Become active in a regional Workforce Housing Coalition
- ☆ Review the LUO to assure alignment of Ordinance with 2020 Comprehensive Plan
 - Establish a joint committee of Planning Board and Comprehensive Plan Committee members for this purpose
 - Possible assistance from a consultant
 - Examples of areas that need to be examined include conditional uses in R1 & R2, density requirements to support an increase in affordable housing options, protection of view corridors, consideration of changes in district boundaries to enlarge R3, a regional approach to protecting the Weskeag and St George Rivers.

Of the above strategies, the Committee recommends that highest priority be given to the last starred item, "Review the Land Use Ordinance to assure its alignment with 2020 Comprehensive Plan

Because the town is required to assure that its Land Use Ordinance is aligned with the Comprehensive Plan, and the Growth Management Act requires that the Plan be evaluated at least very five years to determine the "degree to which the Future Land Use Plan strategies have been implemented," the Comp Plan Committee recommends that the Town prioritize work on the items outlined in the "Strategies Related to the Land Use Ordinance" document of Oct 21 (identified as Exhibit A in the Town Manager's Workshop packet.)

IMPLEMENTATION MATRIX

NOTE: The following strategies are abbreviated for length. Refer to the noted chapters for details and context.

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Encourage individuals and developers to work with Town officials and historical organizations to protect and preserve the Town's architectural integrity.	2021	CEO; Planning Board; historic preservation advisory board	1. History	See Exhibit A
Identify Federal and State housing assistance grants and programs designed to assist elderly and low-income homeowners.	2021	ECDC; historic preservation advisory board	1. History	
Discourage individuals and developers from acquiring significant historic buildings with the intent of demolition for new construction.	2021	CEO, Planning Board	1. History	See Exhibit A
Appoint an advisory group to work with the Planning Board to create design guidelines for a historic overlay district and to act in an advisory role on alterations, demolitions, and new construction within the Historic District.	2022	Selectboard; Planning Board	1. History	The Historic Thomaston Resource Group was established by the Select Board on August 27, 2018. The group has not been active this past year.
Consider a preservation ordinance that could earn Certified Local Government status to create homeowner eligibility for grant assistance on preservation projects.	2022	Planning Board, historic preservation advisory board	1. History	The Historic Thomaston Resource Group was established by the Select Board on August 27, 2018. The group has not been active this past year.
Provide incentives and reduce disincentives for the preservation, rehabilitation, and restoration of historic properties.	2023	Selectboard; Tax Assessor	1. History	David Martucci- State law requires the valuation of a property based on its present condition. Same is true when considering the value of an historic property. The only alternative in this case is a local ordinance that would allow the Town to appropriate funds for historic preservation, but that is outside the purview of the Assessing office. The disincentive for historic preservation is usually thought of as higher taxes. We value the restoration of historic features somewhat conservatively so that often there is no change in tax value and have been doing it this way for more than 50 years at least in Thomaston. But each parcel is evaluated on its own merits.
Consider a tax formula that encourages homeowner improvements.	2024	Selectboard; Tax Assessor	1. History	David Martucci- State law requires the valuation of a property based on its present condition. Upgrading a property requires us to alter the value upwards. We do not have much choice in the matter. The basic formula we use is mandated by the State.
Stabilize the former lime kiln at the base of Wadsworth Street.	2024	Selectboard	1. History	Kara George-The Town acquired the Lime Kiln parcel of land from the state on June 6, 2022.
Promote and appeal to public/private partnerships to fund historic preservation.	2025	ECDC; historic preservation advisory board	1. History	Kara George-The Town has applied for Congressional Directed Spending (CDS) funds from Senator Collins office to support renovation projects at Watts Hall.
Create an overlay for the Town's Historic District (as designated on the National Register) where guidelines for preserving the character and style of historic structures will pertain.	2025	Selectboard; Planning Board; historic preservation advisory board	1. History	
Update the Town Architectural Survey. Identify historic buildings and sites not previously listed, some of which might qualify for listing on the National Register of Historic Places.	2025	Conservation Committee; historic preservation advisory board	1. History	
Consider other eligible areas of Town for potential listing in the National Register.	2026	Selectboard; Historic Preservation Advisory Board	1. History	

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Incorporate maps of the revised federally recognized Historic District and known historic archaeological sites, along with pertinent information from the Maine Historic Preservation Commission, in the Town's Land Use and Development Ordinance.	2026	Conservation Committee, Historic Preservation Advisory Board	1. History	
Extend historical signage to the site of the former Burgess O'Brien Kilns, the historic Mill Creek area (site of the original Town center), and the proposed Village Trail extension.	2028	Conservation Committee	1. History	
Adopt or create a guidelines manual to encourage thoughtful rehabilitation of historic homes and compatible in-fill construction in historic neighborhoods.	2028	Historic Preservation Advisory Board	1. History	
Consider a survey and protective historic ordinance for the waterfront. Identify significant prehistoric and historic archaeological sites.	2029	Conservation Committee; Harbor Committee	1. History	
Commission a professional planning study to assess the feasibility and desirability of a new east-west road skirting the northern village perimeter as part of a broader multidimensional plan of the village area, including potential routes, access points, costs, funding mechanisms, and impacts.	2021	ECDC; Selectboard; Town Manager	1. History; 7. Economy; 8. Housing; 10. Transportation; 11. Public Facilities and Services; Future Land Use Plan	The Town contracted with Dirigo Engineering for a preliminary feasibility study for the proposed North Road, which has been completed. A public information meeting was held. Next steps are undetermined at this time.
Protect minor watercourses and drainage swales from development to ensure that they continue to function as part of the Town's stormwater management system.	Ongoing	CEO; Planning Board, Comprehensive Plan Committee	2. Water Resources	
Enforce Town ordinances governing roads, driveways, and street design standards. Provide periodic training for public works personnel.	Ongoing	CEO; Planning Board; Public Works Director	2. Water Resources	Public Works Department is trained annually in safety and traffic protocols through Maine Municipal. The Public Works Director is also the Road Commissioner Employees attend MDOT's Snow and Ice Control on Maine's Local Roads.
Periodically review and update the Town's Land Use and Development Ordinance to incorporate stormwater performance standards consistent with Maine's Stormwater Management Law and Stormwater regulations.	Ongoing	CEO, Planning Board	2. Water Resources	(See Exhibit A)
Work with DEP, DMR, landowners, neighboring towns, and nonprofits to monitor the water quality of the St. George River and eliminate non-point source pollution. Consider developing a watershed management plan.	2021	Selectboard; Pollution Control; Georges River Regional Shellfish Management Organization	2. Water Resources	Pollution Control Superintendent has collaboratively been working with the Town of South Thomaston Select Board and the Georges River Regional Shellfish Management Organization to complete water testing of the St. George River in efforts to trace pollution points.
For proposed developments with extensive impervious areas, explore options such as reduced or shared parking areas and the use of permeable pavement to minimize runoff to surface waters and wetland.	2021	CEO; Planning Board	2. Water Resources	(See Exhibit A)
Provide information to landowners on the importance of minimizing use of pesticides, herbicides, and fertilizers; properly disposing of waste products; and protecting water supply wells from contamination.	2022	Town Office; Pollution Control	2. Water Resources	The Town displays informational brochures from State and Federal agencies. Brochures and posters regarding browntail moths are displayed. The Town plans to host a hazardous waste drop off day for residents summer of 2023
Review the Town's existing ordinance governing clustered residential development to determine how it might be revised to encourage its use.	2022	CEO; Planning Board; Comprehensive Plan Committee	2. Water Resources	(See Exhibit A)
Ensure that developments maintain stormwater management structures in good working order and maintain required vegetative buffers.	Ongoing	CEO; Planning Board; Pollution Control	2. Water Resources; 3. Natural Resources	The Town received a \$125,000 MDOT grant towards the replacement of the Beechwood Street culvert with a new bridge. In last year's budget, the Town started a culvert reserve account to plan for future work. Further, there are federal transportation funds available that the Town needs to consider applying for.
Provide information to landowners on threats posed by invasive plant species and encourage their removal and replacement over time with native plant species. Add an "environmental tips and resources" tab to the Town's website.	2022	Conservation Committee; Selectboard; Town Office	2. Water Resources; 3. Natural Resources	The Town is displaying the Invasive Plants brochure provided by the State of Maine Agriculture, Conservation and Forestry Department. Any brochures like this are posted on the Conservation Commission's webpage, including a browntail moth brochure.

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Continue efforts to eliminate the Town's seasonal discharge of treated wastewater to the St. George River. Reduce untreated stormwater runoff to the St. George River by means of rain gardens and retention ponds around swales.	Ongoing	Selectboard, Pollution Control; Public Works	2. Water Resources; 5. Rivers and Harbor; 11. Public Facilities and Services	
Continue to work collaboratively with area towns, State agencies, and nonprofit organizations to locate and eliminate sources of non-point source pollution to the St. George River.	Ongoing	Selectboards; Georges River Regional Shellfish Management Organization	3. Natural Resources	Pollution Control Superintendent has collaboratively been working with the Town of South Thomaston Select Board and the Georges River Regional Shellfish Management Organization to complete water testing of the St. George River in efforts to trace pollution points.
Pursue public/private partnerships to protect critical and important resources through mechanisms such as purchase of land or easements from willing sellers.	Ongoing	Selectboard; tax assessor; nonprofits	3. Natural Resources	The Town placed 62 acres of land located at the Town Forest into conservation through an easement agreement with Georges River Land Trust which was finalized on March 24, 2022. The Town also acquired the former Kiln Parcel on June 6, 2022 which preserves water access for our community. Lastly, the Town was gifted a parcel of land from the Estate of Maurice Sawyer, known as Sawyer Pond, which will be added to the Town Forest Trail for recreational uses.
Require developers to determine whether critical natural resources may be on site and to take appropriate measures to protect those resources.	Ongoing	CEO; Planning Board; Comprehensive Plan Committee	3. Natural Resources	(See Exhibit A)
Work with developers to ensure that proposed development is of a scale and design that is compatible with surrounding uses and is located to minimize adverse impacts to the Town's natural, scenic, and aesthetic resources.	Ongoing	CEO; Planning Board; Comprehensive Plan Committee	3. Natural Resources	(See Exhibit A)
Ensure that the Town's land use ordinances are consistent with applicable State law regarding critical natural resources.	Ongoing	CEO; Planning Board	3. Natural Resources	
Expand the mission and membership of the Town's Conservation Committee to oversee Town trails, parks, Town Forest, and urban trees; introduce native plantings to public spaces; initiate community gardens; assist homeowners as requested; etc.	2021	Selectboard; Pollution Control	3. Natural Resources	The Conservation Commission is becoming an active group once again with new members. The Garden Club continues to be an active volunteer group in Thomaston.
Inform commercial and recreational users of the St. George River of the significance of the mudflats for migrating shorebirds and the importance of minimizing disturbance.	2021	Harbor Committee; Georges River Regional Shellfish Management Organization	3. Natural Resources	
Meet with neighboring communities to review land use ordinances and develop a regional approach to protection of important natural resources such as the St. George and Weskeag rivers.	2022	Selectboards; Georges River Regional Shellfish Management Organization	3. Natural Resources	
Review proposed development in the Industrial and Highway Commercial Districts for potential adverse impacts to the Weskeag Creek Focus Area. Identify this focus area as a critical natural resource in the Future Land Use Plan.	2022	CEO; Planning Board; Comprehensive Plan Committee	3. Natural Resources	(See Exhibit A)
Develop guidelines for the assessment of scenic impacts using concepts such as scale, contrast, and spatial dominance. Allow the Planning Board to require a scenic impact analysis as part of site plan review.	2022	CEO; Planning Board; Comprehensive Plan Committee	3. Natural Resources	
Encourage owners of existing development in the Highway Commercial district to plant trees and shrubs to improve the visual appearance of the Route 1 corridor.	2023	CEO; Planning Board	3. Natural Resources	A recent redevelopment project of an existing structure on Route 1 was Green Alien Cannabis. The new business included the planting of trees and shruberies as a buffer between the parking lot and Route 1. Any development projects along this corridor will require appropriate landscaping in accordance with the Town's ordinances.
Continue efforts to develop an interconnected greenway linking Town parks and public spaces with the goals of protecting natural resources, maintaining wildlife corridors, creating pollinator pathways, and increasing visual and physical access to the shore.	Ongoing	Conservation Committee; Selectboard; Public Works; nonprofits	3. Natural Resources; 4. Agriculture, Forest, and Mineral Resources; Future Land Use Plan	Architect Regina Leonard completed the Parks and Trails Masterplan in June 2022. The plan is all inclusive of the Town-owned parks, natural areas, and trails (Mayo Park, Mall Park, Mill River Park, Thomaston Green Park, Town Rec Area, Town Forest, Wadsworth Street Parcel, Oyster River Multi Use Trails, and the Thomaston Village Trail). The Town is applying for funding for a Sidewalk/Trails Extension project that would connect the local Thomaston schools with the public parks and forest trails.

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Continue to support enrollment of productive farm and forest land and important open spaces in the current use taxation program.	Ongoing	CEO; Planning Board; Comprehensive Plan Committee; tax assessor	3. Natural Resources; 4. Agriculture, Forest, and Mineral Resources; Future Land Use Plan	
Permit land uses that support productive agriculture and forestry operations, such as farm stands, farmer's markets, greenhouses, and firewood operations in appropriate land use districts.	Ongoing	CEO; Planning Board; Comprehensive Plan Committee	4. Agriculture, Forest, and Mineral Resources	(See Exhibit A)
Continue to manage the Town Forest in accordance with the objectives and practices set forth in the Town Forest and Town Trails Program.	Ongoing	Conservation Committee; Selectboard	4. Agriculture, Forest, and Mineral Resources	The Town continues to support the Town Forest and Trails collaboratively with Georges River Land Trust and SideCountry Trails to expand and maintain trails. The Town is applying for funding for a Sidewalk/Trails Extension project that would connect the local Thomaston schools with the public parks and forest trails.
Maintain communication with Dragon Products regarding current and anticipated activities at the plant and the status of Dragon's land use and operating permits.	Ongoing	Town manager; Selectboard	4. Agriculture, Forest, and Mineral Resources	Residents and town officials alike participate in the Dragon Citizen Advisory Panel meetings. The Town Manager, Pollution Control Superintendent, and Select Board Vice-Chair Peter Lammet are members. The Town works closely with the Environmental, Health and Safety Manager for Dragon. Additionally, all meeting notes of Dragon CAP are available on the Town's website for the public.
Consult with Soil and Water Conservation District staff when developing land use regulations pertaining to agricultural management practices.	Ongoing	CEO; Planning Board	4. Agriculture, Forest, and Mineral Resources	
Consult with the Maine Forest Service district forester when developing land use regulations pertaining to forest management practices.	Ongoing	CEO; Planning Board	4. Agriculture, Forest, and Mineral Resources	
Review the permitted and conditional uses in the R2 Rural Residential District to ensure that they are consistent with the residential and rural purpose of this land use district.	2021	Planning Board	4. Agriculture, Forest, and Mineral Resources	
Provide increased funding in the municipal budget and pursue grants for the care and replacement of street trees and trees on Town property.	2021	Town manager; town arborist; Selectboard; Conservation Committee	4. Agriculture, Forest, and Mineral Resources	Thomaston was awarded \$7,975 as part of the Project Canopy Assistance Grant from the U.S.D.A. Forest Service Urban and Community Forestry Program. The Project Canopy Grant is matched by 50% in labor time from the Town Public Works Department for the plantings of the trees. The Town picked up 28 trees that included Princeton Elms, Sunfire Red Maples, and Dwarf Apple trees.
Include agriculture, commercial forestry operations, and land conservation that supports them in local and regional economic development plans.	2021	Selectboard; ECDC	4. Agriculture, Forest, and Mineral Resources	
Review the Town's existing ordinance governing clustered residential development to determine how it might be revised to encourage its use and enhance protection of critical and important natural resources.	2023	CEO; Planning Board	4. Agriculture, Forest, and Mineral Resources	(See Exhibit A)
Encourage conservation easements to preserve important agricultural, open space, and forest lands through local land trusts, paying particular attention to land in the R2 Rural Residential District bordering Route 1 at the western gateway to Town.	Ongoing	Selectboard; tax assessor; nonprofits	4. Agriculture, Forest, and Mineral Resources; Future Land Use Plan	The Town placed 62 acres of land located at the Town Forest into conservation through an easement agreement with Georges River Land Trust which was finalized on March 24, 2022. The Town also acquired the former Kiln Parcel on June 6, 2022 which preserves water access for our community. Lastly, the Town was gifted a parcel of land from the Estate of Maurice Sawyer, known as Sawyer Pond, which will be added to the Town Forest Trail for recreational uses.
Maintain the waterside and landside elements of the Public Landing, which is the principal point of public access to the entire St. George Estuary.	Ongoing	Harbor Committee	5. Rivers and Harbor	Landside improvements to the Public Landing included the Shipbuilders Plaque donated by the Historical Society through the Maine 200 Grant. Public Works cleared tree limbs and built the framing for the plaque. Additionally, picnic tables were donated from Lowes.
Ensure water quality testing is underway and performed on a regular and timely basis at critical sampling locations.	Ongoing	MDMR; Georges River Regional Shellfish Management Organization; nonprofits	5. Rivers and Harbor	Water sampling is conducted on a regular basis of key areas by the Pollution Control Department and the Georges River Shellfish Committee.

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Continue work to restore shellfish harvests, including lobbying DMR to allow GRRSMO to manage the Upper Bay as a source of softshell clam broodstock to seed the rest of the estuary.	Ongoing	Selectboard; Georges River Regional Shellfish Management Organization	5. Rivers and Harbor	In May of 2022, a large portion of the Upper Bay was upgraded from Conditionally Restricted to Conditionally Approved by the DMR, restoring shellfish harvesting areas.
Lobby the US Army Corps of Engineers for future maintenance dredging of the Federal approach channel to Thomaston Harbor and for continued monitoring of channel siltation.	Ongoing	Harbor Committee	5. Rivers and Harbor	The dredging project is currently on hold as the Army Corp of Engineers waits on federal funding sources. However, Thomaston's harbor is still on the list of projects.
Seek an equitable sharing of harbor centerline mooring accommodations among commercial, recreational, and transient maritime interests.	Ongoing	Harbor Committee	5. Rivers and Harbor	
Support the GRLT in its efforts to establish physical access to scenic views from Route 131 South.	Ongoing	Selectboard	5. Rivers and Harbor	
Encourage half-tide and drying moorings for watercraft that can endure daily grounding without damage.	2021	Harbor Committee	5. Rivers and Harbor	
Consider ways to implement reduced usage by Town residents of lawn chemicals (fertilizers and pesticide, herbicides).	2021	Conservation Committee; Selectboard; Georges River Regional Shellfish Management Organization	5. Rivers and Harbor	The Town displays informational brochures from State and Federal agencies. Brochures and posters regarding brown-tail moths are displayed. The Town plans to host a hazardous waste drop off day for residents summer of 2023.
Acquire the Kiln Site land from the State and seek Small Harbor Improvement Program grant funding for site design and development as a carry-in water access site with vehicle parking.	2021	Harbor Committee; Selectboard	5. Rivers and Harbor	Kara George-The Town acquired the Lime Kiln parcel of land from the state on June 6, 2022. The Town also received the Shore and Harbor Planning Grant of \$7,000 in July of 2022.
Investigate the feasibility of creating stormwater-stilling wetland areas along drainage swales, allowing the absorption of nutrients and toxins prior to reaching area rivers.	2022	Conservation Committee; Selectboard	5. Rivers and Harbor	
Revitalize the Comprehensive Harbor Management planning activity.	2023	Harbor Committee	5. Rivers and Harbor	
Assess whether and to what extent the Working Waterfront current-use taxation program can help forward the Town's desired policies and strategies.	2024	Selectboard; tax assessor	5. Rivers and Harbor	David Martucci- There is nothing in Thomaston that would qualify for the Working Waterfront Program, so it is a moot question.
Complete the paddlecraft carry-in walkway ramp at Mill River Park.	2024	Harbor Committee; Selectboard	5. Rivers and Harbor	As of November 2022, the Town settled the boundary dispute with the property owner abutting Mill River Park. This will now allow the Town to pursue further development of the park.
Upgrade the Water Street portion of the Thomaston Village Trail to improve pedestrian and bicycle safety.	2024	Town Manager; Selectboard; Conservation Committee; Public Works	5. Rivers and Harbor	The Town of Thomaston has completed the Community Resilience Partnership's Community Resilience Self-Assessment and List of Community Actions, and held a community workshop on 9/14/2022 which prioritizes upgrading and expanding sidewalks and trails to encourage walking/hiking, decrease vehicle use, improve stormwater and wastewater infrastructure to better meet future climate imposed conditions. By being part of this membership, this increases the Town's viability in receiving funding for the Knox-Water Street Project.
Work with the Tidelands Coalition, the Maine Coastal Observing Alliance, and other groups to develop a Georges River Watershed Management Plan in which upstream communities participate.	2025	Selectboard; Pollution Control; Georges River Regional Shellfish Management Organization	5. Rivers and Harbor	
Consider a future Oyster River water access site from Town-owned property, allowing paddlecraft outings to and from harbor launch locations.	2025	Harbor Committee; Conservation Committee	5. Rivers and Harbor	

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Seek creative use of the Town Beach area, perhaps as a current-free training site for paddlecraft beginners and as a launching site for model small craft.	2026	Harbor Committee	5. Rivers and Harbor	
Pursue public/private partnerships to protect important undeveloped lands along the rivers through such mechanisms as purchase of land or easements from willing sellers.	2026	Conservation Committee, Town Manager, Selectboard	5. Rivers and Harbor	The Town placed 62 acres of land located at the Town Forest into conservation through an easement agreement with Georges River Land Trust which was finalized on March 24, 2022. The Town also acquired the former Kiln Parcel on June 6, 2022 which preserves water access for our community. Lastly, the Town was gifted a parcel of land from the Estate of Maurice Sawyer, known as Sawyer Pond, which will be added to the Town Forest Trail for recreational uses.
Extend the Village Trail from Mill River Park to Route 131 South via a footbridge and pathway adjacent to pedestrian-hostile Route 1.	2026	Selectboard, Town Manager, Conservation Committee, nonprofits	5. Rivers and Harbor, 10. Transportation	In January of 2022, MDOT approved the Mill River Multi-Use Pathway project. MDOT has programmed \$72,000 in federal transportation funding for preliminary design, survey/mapping, and initial right-of-way work. This requires a match of \$18,000. Schedule is projected for design work in 2022-2023 and construction in 2024-2025. Steps completed: funding in place, MDOT selected engineering firm Kleinschmidt Associates, and the field survey.
Create and manage community-building events.	Ongoing	Selectboard, Town Manager, Recreation Department, ECDC, nonprofits	6. Our People	The Town contracted with Kendray Rodriguez to facilitate community and business activities in the downtown. Watts Hall Arts Group contracted with Kendray for facilitating events at Watts Hall. The Recreation Department continues to administer activities for all ages. Events in town this last year: Tree Lighting, Watts Hall Community Players events, Senior Luncheons, Senior Trips, Youth Basketball, Senior Exercise, Bottle Drives, Annual Report Cover Contest, Trunk or Treat, Karate classes, Easter Egg Hunt, T-Shirt Design Contest, 4th of July, Fill the Boot Fundraiser, Library Community activities, Adult Coed Kickball, Zerbini Family Circus, Youth Soccer Camp, Music Behind the Block, Thomaston Green Workshops, Thomaston Garden Club activities, Downtown Christmas Festival, Youth Basketball, Adult Coed Pickup Basketball, Pumpkin Decorating Contest, Youth Soccer Season, Movies on the Baseball Field, Youth T-Ball - to name a few.
Encourage the expansion of affordable housing.	Ongoing	Selectboard, ECDC, Planning Board, tax assessor	6. Our People	Voters approved the George C Hall land swap project, which will enable the Town to partner with Maine Working Homes to provide workforce housing in Thomaston. The land has been surveyed and deeds are drawn up. Next steps include the transfer of land, completing an option agreement with Maine Working Homes, and Planning Board approval of the project.
"Green" the community via recycling, hiking/biking trails, developing greenbelt and pollinator pathways; etc.	2021	Conservation Committee, and as assigned by activity in other chapters	6. Our People	In January of 2022, MDOT approved the Mill River Multi-Use Pathway project. MDOT has programmed \$72,000 in federal transportation funding for preliminary design, survey/mapping, and initial right-of-way work. This requires a match of \$18,000. Schedule is projected for design work in 2022-2023 and construction in 2024-2025. Steps completed: funding in place, MDOT selected engineering firm Kleinschmidt Associates, and the field survey. The Town continues to support the Town Forest and Trails collaboratively with Georges River Land Trust and SideCountry Trails to expand and maintain trails. The Town is applying for funding for a Sidewalk/Trails Extension project that would connect the local Thomaston schools with the public parks and forest trails. The OHSTT Transfer Station provides composting services through Scrapdogs and recycles used clothing and shoes through Apparel Impact.
Reduce the impact of heavy truck traffic through town via actions set forth in other chapters.	2021	Selectboard, Town Manager, ECDC, nonprofits	6. Our People	The Town contracted with Dirigo Engineering for a preliminary feasibility study for the proposed North Road, which has been completed. A public information meeting was held. Next steps are undetermined at this time.

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Commission a feasibility study to extend Town water and sewer services into the TR3 District, perhaps as part of a multidimensional planning/feasibility study for an alternate route around the town center.	2021	Selectboard; ECDC; Pollution Control	6. Our People	The Economic Development Committee has recommended major capital projects to the Select Board in December 2022. One of the recommendations includes providing infrastructure in the area north of the village (TR3 Zone) that has been designated for expansion of the village.
Develop ecofriendly housing on Thomaston Green and/or elsewhere in town for families and seniors.	2021	Selectboard; ECDC	6. Our People	The Town contracted with Matt Eddy of Midcoast Council of Governments to facilitate 3 public workshops regarding the Thomaston Green and next steps. The final report will be presented to the Select Board on December 19th. Voters approved the George C Hall land swap project, which will enable the Town to partner with Maine Working Homes to provide workforce housing in Thomaston. The land has been surveyed and deeds are drawn up. Next steps include the transfer of land, completing an option agreement with Maine Working Homes, and Planning Board approval of the project.
Monitor population migration trends, including the impact of climate change, and prepare accordingly.	2021	Conservation Committee; Comprehensive Plan Committee	6. Our People	The Town of Thomaston has completed the Community Resilience Partnership's Community Resilience Self-Assessment and List of Community Actions, and held a community workshop on 9/14/2022. This Partnership increases the Town's access to funding opportunities and increases the amount of funding up to 95%. The Town is considering potential grant funding for Knox and Water Streets. The project will provide safer streets for both vehicle operators and pedestrians, better handling of storm water, and the long-term benefit is to keep the streets useable during high tides and storm events. The Partnership also provides support to Thomaston for other climate resilience projects.
Further investigate the reasons for Thomaston's high poverty rate and develop a plan for addressing the identified issues.	2022	Comprehensive Plan Committee	6. Our People	
Investigate and mitigate issues related to food insecurity for Town residents.	2022	Comprehensive Plan Committee; Interfaith Food Pantry; nonprofits	6. Our People	The Town continues to support food programs for our community. The Municipal Building houses the Thomaston Interfaith Food Pantry. Additionally, the Library hosts a successful 40 Days of Summer Program which provides breakfast and lunch to Thomaston's youth. Additionally, food programs were discussed in an ARPA Funds workshop with the Select Board. This is an ongoing topic.
Promote and market Thomaston as an attractive, desirable, affordable town for all people to live in.	2022	ECDC; Town Office; nonprofits	6. Our People	The Town contracted with Kendray Rodriguez to facilitate community and business activities in the downtown. Watts Hall Arts Group contracted with Kendray for facilitating events at Watts Hall. The Recreation Department continues to administer activities for all ages. Events in town this last year: Tree Lighting, Watts Hall Community Players events, Senior Luncheons, Senior Trips, Youth Basketball, Senior Exercise, Bottle Drives, Annual Report Cover Contest, Trunk of Treat, Karate classes, Easter Egg Hunt, T-Shirt Design Contest, 4th of July, Fill the Boot Fundraiser, Library Community activities, Adult Coed Kickball, Zerbini Family Circus, Youth Soccer Camp, Music Behind the Block, Thomaston Green Workshops, Thomaston Garden Club activities, Downtown Christmas Festival, Youth Basketball, Adult Coed Pickup Basketball, Pumpkin Decorating Contest, Youth Soccer Season, Movies on the Baseball Field, Youth T-Ball - to name a few!
Develop and promote programs to welcome and support immigrant populations.	2022	Selectboard; Town Office; ECDC; nonprofits	6. Our People	
Develop and promote creative, affordable child care solutions, which might pair senior citizens with the younger population.	2023	Recreation Department; Thomaston Public Library; nonprofits	6. Our People	
Work with surrounding communities to create regional public transportation options.	2023	Selectboard; ECDC	6. Our People	

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Explore ways to merge the need for affordable housing with the need to preserve the Town's historic architecture.	2023	Historic Preservation Advisory Board; Planning Board; ECDC	6. Our People	Voters approved the George C Hall land swap project, which will enable the Town to partner with Maine Working Homes to provide workforce housing in Thomaston. The land has been surveyed and deeds are drawn up. Next steps include the transfer of land, completing an option agreement with Maine Working Homes, and Planning Board approval of the project.
Pursue the development of a range of assisted living options for townspeople of all income levels.	2024	Selectboard; ECDC; Comprehensive Plan Committee; nonprofits	6. Our People	Voters approved the George C Hall land swap project, which will enable the Town to partner with Maine Working Homes to provide workforce housing in Thomaston. The land has been surveyed and deeds are drawn up. Next steps include the transfer of land, completing an option agreement with Maine Working Homes, and Planning Board approval of the project.
Start a Friends of Thomaston Schools group to support RSU 13 initiatives while ensuring that Thomaston tax dollars are used as effectively as possible.	2021	Selectboard; Friends of Thomaston Schools group; Thomaston members of the RSU 13 Board; Georges River Education Foundation	6. Our People; 7. Economy; 11. Public Facilities and Services	The Town continues to work collaboratively with our Thomaston schools. Public Works has assisted the school with their garden programs. The Town is also working with both TGS and OMS on a Sidewalk Loop Project to expand Town Forest Trails to connect the schools with our Municipal Building and recreational areas.
Pursue additional State resources, and coordinate with RSU 13 towns to advocate for increased State aid for education, adding a household-income factor to the State's school funding formula.	2021	Selectboard; Friends of Thomaston Schools group; Thomaston members of the RSU 13 Board; Georges River Education Foundation	6. Our People; 7. Economy; 11. Public Facilities and Services; 12. Fiscal Capacity	
Become a member of the AARP "Age-Friendly Community Network." Make changes to the LUO if necessary.	2021	Selectboard; Town Manager; ECDC; Main Street Matters	6. Our People; 7. Economy; 8. Housing; Future Land Use Plan	(See Exhibit A)
Pursue commercial and industrial development in the East End Economic Tract.	Ongoing	ECDC; Selectboard	7. Economy	Development over the last year on the east end includes Plants Unlimited, Siren Song Tattoo LLC, Starbucks/Jersey Mikes, and Sundry Acres-Storage Facilities.
Pursue all available means to alleviate the municipal tax rate, including compatible development, advocacy for greater revenue-sharing from the State, and intermunicipal cost-sharing of services.	Ongoing	Selectboard; Town Manager; ECDC; Friends of Thomaston Schools Committee	7. Economy	Thomaston continues to be a member of the Maine Service Centers Coalition (MSCC) and the Town Manager is a member of the MSCC Executive Board. This group actively advocates for municipalities at the legislative level.
Protect and steward the Town's working waterfront and marine jobs, including the shellfisheries and boatbuilding and repair.	Ongoing	Harbor Committee; ECDC; Selectboard; Planning Board; Georges River Regional Shellfish Management Organization	7. Economy	The dredging project is currently on hold as the Army Corp of Engineers waits on federal funding sources. However, Thomaston's harbor is still on the list of projects. In May of 2022, a large portion of the Upper Bay was upgraded from Conditionally Restricted to Conditionally Approved by the DMR, restoring shellfish harvesting areas.
Fund an Economic and Community Development Coordinator position to guide and assist the Economic and Community Development Committee.	2020	ECDC; Selectboard	7. Economy	The Town contracted with Kendray Rodriguez to facilitate community and business activities in the downtown. She is contracted to work 10 hours per week for the Town. Watts Hall Arts Group contracted with Kendray for facilitating events at Watts Hall.
Recruit and support appropriate retail and service businesses in the Village Commercial District, with special emphasis on those that complement one another.	2021	ECDC; Main Street Matters	7. Economy	The Thomaston Main Street continues to be an active group representing downtown merchants. Kendray Rodriguez is now collaborating with this group on behalf of the Town.
Promote the Town with website and marketing outreach and with community events.	2021	Selectboard; Town Office; Main Street Matters	7. Economy	The town continues to support various community-building events. Everything is promoted on the Town's website, Facebook page, newsletters, newspapers, public bulletins, emails, sandwich boards, etc.
Plan how each Town-owned and Town-connected property can best contribute to the Town's aspirations, and update these plans annually.	2021	Municipal Facilities Committee; ECDC; Selectboard	7. Economy	

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Establish a municipal revolving fund for low-interest loans to downtown businesses, funded in part by impact fees for East End development projects.	2021	ECDC; Selectboard	7. Economy	The Town Manager plans to work with the Select Board on reestablishing a CDBG revolving fund to revitalize housing in downtown. The Select Board is still considering best uses of ARPA funds which may also be used for this purpose with an established program. ARPA funds do not need to be allocated until December 31, 2024.
Consider rebranding the Industrial District as the Thomaston Enterprise Zone.	2021	ECDC, Selectboard	7. Economy	
Establish incentives to attract retailers to street-level downtown venues and professional services to appropriate nearby spaces. Consider increased incentives for complementary and Maine-based businesses.	2022	ECDC, Town Manager	7. Economy	The Town has leased out all street level spaces in the Watts Block building to business tenants. Incentives included reduced rent for the first year to encourage business growth and stability. Two new businesses will be opening in early 2023—a clothing boutique and a nail salon/spa.
Continue to improve the Town's walkability and bicycle-friendliness.	2023	Conservation Committee; Selectboard; Public Works	7. Economy	In January of 2022, MDOT approved the Mill River Multi-Use Pathway project. MDOT has programmed \$72,000 in federal transportation funding for preliminary design, survey/mapping, and initial right-of-way work. This requires a match of \$18,000. Schedule is projected for design work in 2022-2023 and construction in 2024-2025. Steps completed: funding in place, MDOT selected engineering firm Kleinschmidt Associates, and the field survey. The Town continues to support the Town Forest and Trails collaboratively with Georges River Land Trust and SideCountry Trails to expand and maintain trails. The Town is applying for funding for a Sidewalk/Trails Extension project that would connect the local Thomaston schools with the public parks and forest trails.
Optimize the downtown with placemaking strategies and best practices that have proven beneficial in small towns across America.	2023	ECDC, Main Street Matters, nonprofits	7. Economy	Over the last year or more the Town and volunteers have made efforts towards placemaking strategies. Murals were painted by Nancy Baker behind the Business Block. The Town completed the Streetscape project which revitalized the parking areas behind the Business Block. Thomaston Historical Society is working on a downtown walking tour of historic properties in Town. THS also were instrumental on the shipbuilders plaque installed at the Public Landing.
Help downtown businesses promote themselves and expand.	2023	ECDC, Main Street Matters; Selectboard	7. Economy	The Thomaston Main Street continues to be an active group representing downtown merchants. Kendray Rodriguez is now collaborating with this group on behalf of the Town.
Grow Thomaston's population, in part by extending water and sewer services into the TR3 Residential Growth District and reducing lot sizes for sewer housing units to encourage affordable housing.	2026	Selectboard; Planning Board; Pollution Control; tax assessor	7. Economy	This fall the Town expanded sewer infrastructure to a few properties on Beechwood Street to mitigate sewer problems. Additionally, the Town's Sewer Ordinance encourages sewer infrastructure expansion through incentives for property owners. The Economic Development Committee has recommended major capital projects to the Select Board in December 2022. One of the recommendations includes providing infrastructure in the area north of the village (TR3 Zone) that has been designated for expansion of the village.
If the Town decides to work toward an alternative east-west road north of Route 1, pursue land purchase options along the road's probable route.	2022	ECDC; Selectboard	7. Economy; 11. Public Facilities and Services	
Increase access to the fiber optic network that runs along Main Street.	2022	ECDC; Selectboard; Town Manager	7. Economy; 11. Public Facilities and Services	The Town has partnered with Midcoast Internet Coalition to promote broadband and connectivity in our community. The Feasibility Study was completed in 2022. We continue to have Thomaston representation on the MIDC board. MIDC is actively seeking funding opportunities.
Work with the owners of Section 8 apartments to continue affordable rents once HUD loans are repaid.	2020	Town Manager	8. Housing	

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Redirect mobile home park developments from rural to designated growth districts and reconsider appropriate locations for individual mobile homes as affordable housing.	2020	Code Enforcement	8. Housing	(See Exhibit A)
Review the Town's Land Use Ordinance to determine possible modifications to support accessory dwelling units and other approaches to affordable and senior housing.	2020	Code Enforcement	8. Housing	(See Exhibit A)
Review the Land Use Ordinance to consider how Inclusionary Zoning might be applied in a small town with little housing growth.	2021	Code Enforcement	8. Housing	(See Exhibit A)
Encourage owners of foreclosed properties to return these properties to the housing market as quickly as possible.	2021	Town Manager	8. Housing	
Require that multifamily developments provide adequate storage areas, landscaping, and shared green space.	2021	Code Enforcement	8. Housing	(See Exhibit A)
Pursue development of housing on the Thomaston Green with an emphasis on energy efficiency and low maintenance.	2021	ECDC; Selectboard	8. Housing	The Town contracted with Matt Eddy of Midcoast Council of Governments to facilitate 3 public workshops regarding the Thomaston Green and next steps. The final report will be presented to the Select Board on December 19th.
Conduct a comprehensive analysis of the impact of short-term rentals on the housing market, and take action as indicated.	2021	Code Enforcement	8. Housing	(See Exhibit A)
Architectural Preservation. Explore ways to address the issue of "Demolition by Neglect."	2021	Code Enforcement	8. Housing	
Review the Town's Land Use Ordinance and modify if needed to support sustainable building products and practices.	2022	Code Enforcement	8. Housing	(See Exhibit A)
Provide information to homeowners and contractors on green energy resources that are available through government and private programs.	2022	Code Enforcement	8. Housing	
Pursue grant money for improving the energy efficiency of private residences and public buildings in Town.	2022	Selectboard	8. Housing	John Fancy signed Thomaston up in the Efficiency Maine, Small Municipality Retrofits Program [CIP FON-010-2023] to install inside LED lighting in the Pollution Control Facility, the Library and both inside and outside lighting in the Public Works Garage.
Support affordable housing construction and rehabilitation with a TIF district, USDA 504 program, Maine Housing Authority Aging in Place Program, etc.	2022	Selectboard	8. Housing	
Investigate the feasibility of establishing a Community Land Trust to promote affordable housing.	2022	ECDC	8. Housing	A Community Land Trust was discussed at the Housing Workshop on November 22nd. There are several neighboring municipalities that are trying to establish a trust and are working to create a non-profit status. Thomaston continues to monitor this.
Pursue means for allowing creative adaptations of historic homes in the Historic District while maintaining historic facades and locating parking for such uses away from front yards and shielded from view.	2022	Historic Preservation Advisory Board; Planning Board	8. Housing	(See Exhibit A)
Develop a municipal and/or private revolving fund for the purchase, restoration, and resale of important abandoned buildings.	2022	Selectboard	8. Housing	The new Code Enforcement Officer is currently reviewing and compiling a list of abandoned buildings in Thomaston.
Develop standards for modifications to homes within the Historic District that allow for aging in place while maintaining historic facades.	2022	Code Enforcement; ECDC	8. Housing	(See Exhibit A)

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Actively pursue the development of assisted living options.	2022	Selectboard; ECDC	8. Housing	
Architectural Preservation. Develop incentives and reduce disincentives for restoring and maintaining homes.	2023	Selectboard; Town Manager; ECDC	8. Housing	David Martucci- State law requires the valuation of a property based on its present condition. Upgrading a property requires us to alter the value upwards. We do not have much choice in the matter. The basic formula we use is mandated by the State. Same is true when considering the value of an historic property. The only alternative in this case is a local ordinance that would allow the Town to appropriate funds for historic preservation, but that is outside the purview of the Assessing office. The disincentive for historic preservation is usually thought of as higher taxes. We value the restoration of historic features somewhat conservatively so that often there is no change in tax value and have been doing it this way for more than 50 years at least in Thomaston. But each parcel is evaluated on its own merits.
In the Federally recognized Historic District, require that renovations and new construction maintain the District's historic character and fabric.	2023	Historic Preservation Advisory Board; Code Enforcement; Planning Board	8. Housing	(See Exhibit A)
Consider form/character-based coding within designated Zoning Districts.	2023	Code Enforcement; Planning Board; Comprehensive Plan Committee	8. Housing	(See Exhibit A)
Pursue the development of low- and middle-income, ecofriendly senior housing options with the goal of supporting aging in place.	2023	Selectboard	8. Housing	Voters approved the George C Hall land swap project, which will enable the Town to partner with Maine Working Homes to provide workforce housing in Thomaston. The land has been surveyed and deeds are drawn up. Next steps include the transfer of land, completing an option agreement with Maine Working Homes, and Planning Board approval of the project.
Develop ways to encourage intergenerational housing and co-housing.	2023	Code Enforcement; ECDC	8. Housing	(See Exhibit A)
Explore ways to provide financial assistance to qualifying seniors for home repairs and maintenance.	2023	Selectboard; ECDC	8. Housing	
Work with neighboring communities to develop a regional coalition for affordable workforce housing.	2024	Town Manager	8. Housing	The Town are members of Midcoast Council of Governments. The regional housing need is part of MCOGs strategic planning to assist all municipalities on a regional basis in the next couple of years.
Develop a municipal renewable energy program, such as a solar field, to service the Town.	2025	ECDC; Selectboard	8. Housing	The Town is currently exploring with a Community Solar Cooperative in a floating solar panel system in the lagoons at the Pollution Control Department. It is in early conversation stages.
Encourage high-density housing in the TR3 District with smaller lot sizes for sewer lots, and extend sewer and water lines into the TR3 District.	2021	Selectboard; Town Manager; CEO	8. Housing; 11. Public Services and Facilities	(See Exhibit A)
Open Space and Scenic Vistas. Work with conservation organizations to protect scenic vistas, open spaces, and recreational land.	Ongoing	Conservation Committee; public and private partnerships	9. Recreation	(See Exhibit A)
Create a Community Events Committee for community-building events to foster town spirit and utilize Town parks and venues.	2021	ECDC; Selectboard; Town Manager	9. Recreation	
Regularly survey needs of seniors, and promote Town, Town Library, and local nonprofit offerings in a community calendar on the Town website.	2021	Recreation Committee	9. Recreation	The Town staff maintains a community calendar on the Town website. Community events are also included on Facebook and in the Town newsletter.

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Work with public and private partners to extend and maintain the Town's network of trails.	2021	Conservation Committee, nonprofits	9. Recreation	In January of 2022, MDOT approved the Mill River Multi-Use Pathway project. MDOT has programmed \$72,000 in federal transportation funding for preliminary design, survey/mapping, and initial right-of-way work. This requires a match of \$18,000. Schedule is projected for design work in 2022-2023 and construction in 2024-2025. Steps completed: funding in place, MDOT selected engineering firm Kleinschmidt Associates, and the field survey. The Town continues to support the Town Forest and Trails collaboratively with Georges River Land Trust and SideCountry Trails to expand and maintain trails. The Town is applying for funding for a Sidewalk/Trails Extension project that would connect the local Thomaston schools with the public parks and forest trails.
Work with landscape architects to make Town parks low-maintenance and user-friendly, with native plantings. Develop water access for small boats at Mill River Park. Encourage public stewardship.	2021	Conservation Committee, nonprofits	9. Recreation	Architect Regina Leonard completed the Parks and Trails Masterplan in June 2022. The plan is all inclusive of the Town-owned parks, natural areas, and trails (Mayo Park, Mall Park, Mill River Park, Thomaston Green Park, Town Rec Area, Town Forest, Wadsworth Street Parcel, Oyster River Multi Use Trails, and the Thomaston Village Trail). The Town is applying for funding for a Sidewalk/Trails Extension project that would connect the local Thomaston schools with the public parks and forest trails.
Develop a program to encourage gifts for Town activities and recreation infrastructure, including bequests in citizens' wills.	2021	ECDC, Selectboard	9. Recreation	
Make better use of existing regional programs by promoting public transportation to nearby athletic and cultural activities.	2022	Recreation Committee	9. Recreation	The Recreation Department partners with the YMCA for our summer youth programs. The Town partners with St. George for senior trips and activities.
Develop a small craft landing site at the Lime Kiln site. Recruit business(es) offering instruction, rentals, tours, cruises. Add a kayak landing on the Oyster River. Investigate resurrecting the one-time swimming hole on the Mill River.	2022	Harbor Committee; Conservation Committee; nonprofits	9. Recreation	Kara George-The Town acquired the Lime Kiln parcel of land from the state on June 6, 2022. The Town also received the Shore and Harbor Planning Grant of \$7,000 in July of 2022.
Provide educational materials regarding the benefits and protections for landowners of allowing public recreational access on their properties.	2023	Town Manager; Conservation Committee	9. Recreation	
Provide information, seeds, and assistance for creating community gardens and pollinator pathways.	2023	Conservation Committee	9. Recreation	The Conservation Commission is becoming an active group once again with new members. The Garden Club continues to be an active volunteer group in Thomaston. https://www.thomastongardenclub.org/ The Garden Club hosts events, educational programs, and supported a local food stand at the Academy Building over the summer.
Anticipate and address potential parking issues in the Village Commercial and Public Landing lots.	Ongoing	ECDC, Harbor Committee; Selectboard	10. Transportation	Over the last year, the Town met with the building manager of the Knox Hotel Apartments to figure out parking issues between the bank, Watts Block, and the tenants of the apartments. Additionally, the Town implemented parking permits for the Business Block apartment tenants to reduce long-term parking in front of the downtown business customer parking.
Increase alternative transportation opportunities for Town residents.	2021	ECDC; Selectboard	10. Transportation	
Work with Waldo County Community Action Partners (CAP) to add Thomaston's Village Commercial to their existing route for the DASH bus.	2021	ECDC; Selectboard	10. Transportation	
Investigate the feasibility of a Town contract with a private transportation service for discounted rates for eligible residents (elderly, low-income, disabled, and youth).	2021	ECDC; Selectboard	10. Transportation	
Develop a Traffic Management Plan informed by future growth goals, sustainability, and quality of life.	2021	ECDC; Selectboard	10. Transportation	

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Promote increased use of rail service freight transport.	2022	Selectboard	10. Transportation	
Improve walkways and bike lanes.	2022	Conservation Committee; public and private partnerships	10. Transportation	The Town of Thomaston has completed the Community Resilience Partnership's Community Resilience Self-Assessment and List of Community Actions, and held a community workshop on 9/14/2022. This Partnership increases the Town's access to funding opportunities and increases the amount of funding up to 95%. The Town is considering potential grant funding for Knox and Water Streets. The project will provide safer streets for both vehicle operators and pedestrians, better handling of storm water, and the long-term benefit is to keep the street useable during high tides and storm events. The Partnership also provides support to Thomaston for other climate resilience projects.
Seek private and/or grant funding to improve the walkways/bike lanes on Water Street as part of the Village Trail system.	2022	Conservation Committee; Selectboard	10. Transportation	The Town of Thomaston has completed the Community Resilience Partnership's Community Resilience Self-Assessment and List of Community Actions, and held a community workshop on 9/14/2022. This Partnership increases the Town's access to funding opportunities and increases the amount of funding up to 95%. The Town is considering potential grant funding for Knox and Water Streets. The project will provide safer streets for both vehicle operators and pedestrians, better handling of storm water, and the long-term benefit is to keep the street useable during high tides and storm events. The Partnership also provides support to Thomaston for other climate resilience projects.
Implement and reassess annually a long-range plan for street improvements, giving immediate priority to rebuilding Knox Street.	2023	Selectboard	10. Transportation	In 2022, voters approved a total of \$27,000 from Dragon TIF funds to pay for a preliminary engineering study of Knox Street. The Town of Thomaston has completed the Community Resilience Partnership's Community Resilience Self-Assessment and List of Community Actions, and held a community workshop on 9/14/2022. This Partnership increases the Town's access to funding opportunities and increases the amount of funding up to 95%. The Town is considering potential grant funding for Knox and Water Streets. The project will provide safer streets for both vehicle operators and pedestrians, better handling of storm water, and the long-term benefit is to keep the street useable during high tides and storm events. The Partnership also provides support to Thomaston for other climate resilience projects.
Provide consistent, attractive, universally recognized signage of parking options to travelers on US Route 1 and Beechwood Street.	2024	Selectboard	10. Transportation	Kendray Rodriguez is working with downtown merchants regarding signage. Additional parking signage has been requested for Route 1 when entering the downtown area.
Publish and promote a directory of public and private transportation options.	2025	Town Manager	10. Transportation	
Ban the use of engine brakes in Town.	2021	Selectboard	10. Transportation; 11. Public Facilities and Services	
Ensure that at least 75% of new municipal growth-related capital investments are located in designated growth areas.	ongoing	Town Manager; Budget Committee	11. Public Facilities and Services	
Encourage Pollution Control and Maine Water Company to coordinate planned service extensions with the Future Land Use Plan.	ongoing	Town Manager; Pollution Control	11. Public Facilities and Services	
Relocate power lines and cables underground whenever possible.	ongoing	CEO; Planning Board	11. Public Facilities and Services	

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Reduce the Town's carbon footprint, moving toward 100% reliance on renewable resources.	ongoing	Conservation Committee; Selectboard; Town Manager	11. Public Facilities and Services	Over the past year and a half, the Town has invested in the Solar Array which will fund nearly 80% of all Town electricity costs. The Town purchased street lights from CMP and converted them to LED Street lights. An electric vehicle charging station was installed behind the Business Block for the public. The Police Department replaced a gas cruiser with an electric vehicle. In 2022, the Town has been added to the list to purchase another EV Police Cruiser. The Town is seeking Efficiency Maine funding to convert more building lights over to LEDs.
Optimize the ecosystem value of Town-owned properties with native perennials, shrubs, and trees and expand and improve the urban tree canopy to be comparable to the Town's road and sidewalk programs.	ongoing	Public Works; Town Arborist	11. Public Facilities and Services	Thomaston was awarded \$7,975 as part of the Project Canopy Assistance Grant from the U.S.D.A. Forest Service Urban and Community Forestry Program. The Project Canopy Grant is matched by 50% in labor time from the Town Public Works Department for the plantings of the trees. The Town picked up 28 trees that included Princeton Elms, Sunfire Red Maples, and Dwarf Apple trees.
Prepare for sea level rise and other climate change impacts.	ongoing	Town Manager; Public Works	11. Public Facilities and Services	In early 2023, the Town will be updating our projects list that is included in the Knox County Hazard Mitigation Plan. The Town of Thomaston has completed the Community Resilience Partnership's Community Resilience Self-Assessment and List of Community Actions, and held a community workshop on 9/14/2022. This Partnership increases the Town's access to funding opportunities and increases the amount of funding up to 95%. The Town is considering potential grant funding for Knox and Water Streets. The project will provide safer streets for both vehicle operators and pedestrians, better handling of storm water, and the long-term benefit is to keep the street useable during high tides and storm events. The Partnership also provides support to Thomaston for other climate resilience projects.
Aggressively investigate and support means for increasing the recycling rate and reducing consumer waste.	ongoing	Selectboard; Owl's Head-South Thomaston-Thomaston Solid Waste Corporation	11. Public Facilities and Services	The OHSST Transfer Station provides composting services through Scrapdogs and recycles used clothing and shoes through Apparel Impact.
Explore alternatives to ambulance responses for non-emergency calls. Study the impacts of joining with neighboring towns to provide fire and EMS services.	Ongoing	Town Manager; Selectboard; EMS Director	11. Public Facilities and Services	Knox County is currently looking at conducting a study for regional services of Fire/EMS. Our EMS Chief currently has three ambulance services working collaboratively that includes Thomaston, South Thomaston, and St. George. With this trifecta, Thomaston fills nearly all shifts and has a sharp decline in mutual aid. Other potential regionalization tools are being researched.
Take steps to attract additional retail and professional services to Town, with an emphasis on providing local services for senior citizens.	Ongoing	ECDC; Town Manager	11. Public Facilities and Services	
Expand a pleasing aesthetic throughout the Town: Increase plantings and maintenance at Town parks; Develop and implement an overall tree-planting plan based on age, condition and protection of existing stock.	Ongoing	Conservation Committee; Town Arborist, volunteer, public and private organizations	11. Public Facilities and Services	Thomaston was awarded \$7,975 as part of the Project Canopy Assistance Grant from the U.S.D.A. Forest Service Urban and Community Forestry Program. The Project Canopy Grant is matched by 50% in labor time from the Town Public Works Department for the plantings of the trees. The Town picked up 28 trees that included Princeton Elms, Sunfire Red Maples, and Dwarf Apple trees. As part of the Boundary Dispute agreement at Mill River Park, a plantings barrier of trees and shrubberies will be installed next spring to differentiate property lines.
Town governance. Pursue less costly alternatives for facilities and services where feasible.	Ongoing	Town manager; Selectboard; Budget Committee	11. Public Facilities and Services	The Town sought bids for fuel this year and accepted the lowest bid. Many contracted services are sent out to bid via RFB, RFP, or RFQ for a variety of needs. The Town is seeking Efficiency Maine funding for conversion of building lights.

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Town governance. Keep abreast of cutting-edge technologies and implement as appropriate.	Ongoing	Town manager	11. Public Facilities and Services	In 2022, the Town is negotiating leases with US Cellular and Tmobile, which will bring in rent revenue to Thomaston. Additionally, it provides more connectivity to our citizens. The Town recently switched auditors, which will bring a wealth of knowledge on best practices for using our new TRIO software. This coming year, the CEO and Assessor will be adding their services to the TRIO software.
Continue to place high priority on our Town's walkability and bicycle-friendliness, paying particular attention to safe sidewalks and crosswalks.	Ongoing	Conservation Committee; Town Manager; Selectboard	11. Public Facilities and Services	The Town is on a list with MDOT for an RRFB (Rapid Repeating Flashing Beacon) for a crosswalk in town. The Town is also working on improvements for Knox Street, Water Street, Sidewalk/Trail Loop project.
Continue to expand and improve walking and bike trails.	Ongoing	Conservation Committee; Selectboard	11. Public Facilities and Services	In January of 2022, MDOT approved the Mill River Multi-Use Pathway project. MDOT has programmed \$72,000 in federal transportation funding for preliminary design, survey/mapping, and initial right-of-way work. This requires a match of \$18,000. Schedule is projected for design work in 2022-2023 and construction in 2024-2025. Steps completed: funding in place, MDOT selected engineering firm Kleinschmidt Associates, and the field survey. The Town continues to support the Town Forest and Trails collaboratively with Georges River Land Trust and SideCountry Trails to expand and maintain trails. The Town is applying for funding for a Sidewalk/Trails Extension project that would connect the local Thomaston schools with the public parks and forest trails.
Aggressively enforce speed and noise regulations.	2020	Police Department	11. Public Facilities and Services	In September 2022, the Town held a special town meeting to appropriate additional funds for the Police Department to implement a new 24/7 coverage in Thomaston. The Town is currently in the hiring process for 3 additional patrol officers, with the hope that the new rotating schedule will be in place the week of December 12th or thereafter. With a fully staffed Police Department, regulation of speed and noise will be more closely monitored. Additionally, the Police Department displays 3 different electronic speed signs throughout town that are relocated on occasion.
Town governance. Support the effective and efficient operation of Town government with public transparency, published job descriptions, and annual goals.	2020	Town Manager; Selectboard	11. Public Facilities and Services	The Town has made great strides in being transparent to the public. The Town now uses TownHall Streams to stream all public board and committee meetings. Other resources include: Penbay Pilot, Villagesoup, FreePress, Newsletter, Email, Facebook, Website, posters around downtown, sandwich boards, public information sessions. The Town is also discussing how we could place an electronic board on Route 1 for town events. The Town also holds additional public hearings, which is not required by law, in preparation of town meetings to address any concerns or questions the public may have.
Town governance. Implement a comprehensive annual performance review process for municipal employees.	2020	Town Manager; Selectboard	11. Public Facilities and Services	The Town Manager administers annual performance reviews. Additionally, we have monthly meetings with all Department Heads.
Town governance. Develop and maintain a community calendar.	2020	Town Manager; Community Events Committee	11. Public Facilities and Services	A community calendar is maintained on the Town website and a public bulletin board.
Town governance. Conduct a comprehensive review of municipal functions, positions, and related job descriptions and modify as indicated. Include potential outsourcing of payroll management from municipal department heads to a payroll management service.	2021	Town Manager; Selectboard	11. Public Facilities and Services	The Manager, Select Board, and Department Heads evaluate job functions on a continuing basis. As job openings arise, job descriptions are reviewed and updated. The Town strives to fill all positions with qualified applicants.
Monitor the extent to which the regionalization of our schools is a benefit to the town and its students and make recommendations to the Selectboard as appropriate.	2021	Selectboard; Friends of Thomaston Schools group; Thomaston members of the RSU 13 Board	11. Public Facilities and Services	

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Aggressively investigate and support means for increasing the recycling rate and reducing consumer waste.	2021	Selectboard; Owl's Head-South Thomaston-Thomaston Solid Waste Corporation	11. Public Facilities and Services	The OHSTT Transfer Station provides composting services through Scrapdogs and recycles used clothing and shoes through Apparel Impact.
Town governance. Conduct an annual review of progress made on Comprehensive Plan goals and strategies to identify actions for the coming year.	2021	Town Manager, Selectboard, Comp Plan Committee	11. Public Facilities and Services	The Town Manager works collaboratively with the Comprehensive Plan Committee in preparation for the annual review of the goals. This is the 2nd annual review since the 2020 Comprehensive Plan was adopted. Additionally, the Manager has prepared this document with notes on every applicable goal that was addressed.
Increase plantings and maintenance in Town parks. Develop and implement a tree-planting plan for the urban canopy.	2021	Conservation Committee, Town Arborist; volunteer, public and private organizations	11. Public Facilities and Services	Thomaston was awarded \$7,975 as part of the Project Canopy Assistance Grant from the U.S.D.A. Forest Service Urban and Community Forestry Program. The Project Canopy Grant is matched by 50% in labor time from the Town Public Works Department for the plantings of the trees. The Town picked up 28 trees that included Princeton Elms, Sunfire Red Maples, and Dwarf Apple trees. As part of the Boundary Dispute agreement at Mill River Park, a plantings barrier of trees and shrubberies will be installed next spring to differentiate property lines.
Develop, implement, and annually review a long-range plan for maintaining and improving municipal facilities.	2021	Standing Municipal Facilities Committee, Selectboard, Facility trustees	11. Public Facilities and Services	The Municipal Facilities group is adhoc. They were tasked with the municipal building renovation and future uses for the Watts Block building. A recommendation of future uses was completed for Watts Block last year. There is not another directive at this time. The Town started planning for future building maintenance for Watts Block by establishing a reserve account. The Town will be putting funds aside over the next few years in preparation for roof replacements.
Town governance. Create term limits for appointed boards and committees to promote citizen involvement in municipal government.	2021	Selectboard	11. Public Facilities and Services	This particular Comprehensive Plan goal is not allowed by statute. Please read the attached Municipal Term Limits document from Maine Municipal Association. Term limits can only be implemented by municipal charter. Thomaston is not a charter municipality.
Town governance. Include in the Town Annual Report the top strategies for reducing the municipal tax rate, and progress made over the previous year.	2021	Town Manager; Tax Assessor; Budget Committee; Selectboard	11. Public Facilities and Services	
Continue to pursue creative regional approaches to public transportation.	2021	ECDC; Town Manager	11. Public Facilities and Services	
Analyze the need for Pre-School education programs and how best to meet those needs through public, private, and community providers, with particular focus on RSU 13-sponsored Pre-K.	2021	Selectboard, Friends of Thomaston Schools group; Thomaston members of the RSU 13 Board	11. Public Facilities and Services	
Pursue becoming a "Tree City USA" community.	2021	Conservation Committee; Town Arborist	11. Public Facilities and Services	
Promote the expanded use of rail for freight transport.	2022	Selectboard; ECDC	11. Public Facilities and Services	
Actively pursue an option to access the Post Office from Beechwood Street.	2022	Selectboard	11. Public Facilities and Services	
Develop strategies for improving the appearance of the East End Commercial Tract.	2022	Planning Board; Selectboard	11. Public Facilities and Services	The Landuse Ordinance includes design/landscaping standards for development on the east end of Thomaston.

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Solid Waste Management. Support the collecting, transferring, and composting of food waste.	2022	Selectboard	11. Public Facilities and Services	The Town of Thomaston is part of the Owis Head, South Thomaston, Thomaston Co-op Transfer Station. In August of 2020, OHSTT implemented a compost drop-off program called ScrapDogs. Please see attached. This is a subscription based food waste drop-off program. Participants are allowed to drop off 5 gallon buckets of food waste and exchange for a clean bucket. Participants are eligible to receive half a yard of compost each year.
Offer information and assistance to homeowners wishing to optimize the habitat value of their yards with native plantings, shrubs, and trees.	2022	Conservation Committee; GRLT	11. Public Facilities and Services	
Install impactful speed and noise-awareness signs on Main Street.	2023	Selectboard; Police Department	11. Public Facilities and Services	The Police Department currently has 3 different electronic speed signs placed throughout town
Establish distinctive downtown "Parking" signs that direct residents and visitors to parking areas north and south of Route 1.	2023	Selectboard; Police Department; Public Works	11. Public Facilities and Services	Kendray Rodriguez is working with downtown merchants regarding signage. Additional parking signage has been requested for Route 1 when entering the downtown area
Reduce the Town's carbon footprint. Optimize the ecosystem value of Town-owned properties. Expand and improve the urban tree canopy. Prepare for sea level rise and other climate change impacts.	2027	Conservation Committee; Town Arborist; Harbor Committee	11. Public Facilities and Services	The Town is actively taking steps in this direction with our Community Resiliency Partnership, Efficiency Maine funding for light conversions, additional tree plantings at Mill River Park, and the Knox and Water Street project
Establish the Comprehensive Plan Committee as a standing committee responsible for fostering progress toward the Plan's goals and assuring that LUO is aligned with the new Plan.	2020	Selectboard	11. Public Facilities and Services; Future Land Use Plan	The Comprehensive Plan Committee is still an active group, but has recently had a decline in membership. The Comp Plan Committee continues to work with the Select Board jointly.
Create an economic and community development function in Town government to promote Thomaston's goals and to liaise with individuals and companies interested in Thomaston.	Ongoing	ECDC; Selectboard	12. Fiscal Capacity	The Town has an active Economic Development Committee and has contracted with Kendray Rodriguez on a part-time basis to provide business support to the downtown area
Pursue capital and expense sharing opportunities with other communities and/or via outsourcing.	Ongoing	Selectboard; Town Manager	12. Fiscal Capacity	In the last couple of years the Town continues to work with our neighboring communities. Examples of initiatives are: the LED Streetlight project with Camden, Rockport, Rockland, Thomaston, Union, and Warren; sand/salt bids with Knox County; and the Midcoast Internet Coalition broadband feasibility study.
Periodically review the inventory and uses of Town properties to determine if sales or leases are appropriate.	Ongoing	Standing Municipal Facilities Committee; Selectboard; ECDC; Facility trustees	12. Fiscal Capacity	This past year, the town lease agreement language was updated. All leases have been evaluated for the Academy Building and the Watts Block Building. Currently, all spaces are rented out. Additionally, this past fall 2022, the Select Board conducted the annual review of the Watts Block building per the original recommendation made by the SMFC
Develop a strategy for the Dragon Products TIF, which expires in 2022.	2021	Selectboard; ECDC	12. Fiscal Capacity	The Dragon TIF extension was finalized and approved by the state this past year. The Economic Development Committee is recommending a list of major capital projects to the Select Board. This is ongoing throughout the next 10 years of the extension
Re-examine the Land Use and Development Ordinance and revise if needed to accommodate appropriate and desired development, consistent with the Town's history, character, and goals.	2021	Planning Board; Historic Preservation Advisory Board; Selectboard; Comp Plan Committee	12. Fiscal Capacity	(See Exhibit A)
Supplement, then annually review and update, the Town's Capital Investment Plan.	2021	Town Manager; Selectboard; Budget Committee	12. Fiscal Capacity	
Maintain up-to-date maps depicting current land uses. Integrate with maps depicting municipal infrastructure and tie to property cards. Computerize building permit information	Ongoing	Code Enforcement	Future Land Use Plan	The Town purchased code enforcement software through TRIO, which will be implemented with the new CEO this coming year. The software is designed to handle all aspects of tracking and printing forms and permits. It is convenient for inputting and maintaining permits, violations, and licenses. The CEO will be able to track violations and activity of property owners, manage lists of contractors and inspectors, record and report on abutters, map/lot and book/page changes, links to the real estate module for easy updating and associating.

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations	Ongoing	Town Manager	Future Land Use Plan	The Town supports all of the training needs of the CEO position. Many state certifications are required for this position. Additionally, that certification must be maintained. The CEO is a member of the Maine Building Officials and Inspectors Association. The new software will be a valuable tool to make processes more efficient.
Protection of Montpelier and neighboring residential areas is vitally important to the Town. It is critical that nearby commercial and industrial land uses not encroach on this area.	Ongoing	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Growth Areas. Continue to allow a range of housing densities based on the established settlement pattern and provide a sufficient amount of affordable housing types.	Ongoing	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Growth Areas. Limit the Highway Commercial to the area along Route One east of the Dragon property.	Ongoing	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Growth Areas. Continue to allow Home Occupations in residential districts, enforcing existing standards to ensure that they do not detract from the neighborhoods in which they are located.	Ongoing	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Growth Areas. Properties in the SC District that have deep water access should continue to be dedicated to marine commercial activities. Other properties in this District could, in the future, be considered for commercial activities that are not marine related.	Ongoing	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	
Growth Areas. Maintain the current height limit in the SC District and review the LUO to assure the protection of view corridors.	Ongoing	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Rural Areas. To reaffirm the importance of preserving the western entrance to Town along Route 1, issues of scale, character, dimensional requirements, buffering, etc. must be thoroughly addressed in the LUO and the development approval process	2021	CEO; Planning Board, Comprehensive Plan Committee	Future Land Use Plan	
Growth Areas Allow "Conversion of Existing Residential" as a Conditional Use in R3.	2021	CEO; Planning Board, Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Strengthen the Statement of Purpose for each LUO zoning district to solidify the intent of rural vs growth areas.	2021	Planning Board; Comprehensive Plan Committee; CEO	Future Land Use Plan	(See Exhibit A)
Modify Section 704.1.5.c.1 of the Thomaston Land Use Ordinance to clarify and strengthen this intent of Conditional Uses	2021	Planning Board; Comprehensive Plan Committee; CEO	Future Land Use Plan	(See Exhibit A)
Study the operation and impact of Short Term Rentals in Thomaston and take appropriate action	2021	Code Enforcement	Future Land Use Plan	(See Exhibit A)
Make mineral exploration a conditional use in the Town's Rural, Industrial and Highway Commercial Districts but not an allowed use in the residential districts of R3, R3A & TR3.	2021	Code Enforcement	Future Land Use Plan	(See Exhibit A)
Allow "Small Scale Farming/Gardening" as a Permitted Use in R3, R3A, TR3, R2 & R1.	2021	Code Enforcement	Future Land Use Plan	(See Exhibit A)
Rural Areas. Review Conditional Uses in the R1 and R2 districts to strengthen adherence their purpose and modify as needed.	2021	CEO, Planning Board, Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Rural Areas. Amend LUO to require subdivision proposals within the R-1 District to include a cluster design instead of, or in addition to, a traditional design for site plan review.	2021	CEO; Planning Board, Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Growth Areas. Allow Mobile/Manufactured homes as a conditional use in TR3 and R1. Allow manufactured/mobile home parks as a conditional use in TR3 and increase the size of this District	2021	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Growth Areas. Move the property along Rt 1 at the west end of Town that presently is in SC and does not have water frontage to the R2 District.	2022	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Partner with nonprofit organizations and private owners to place land with important natural features and/or viewscapes into permanent conservation status	2022	Selectboard, Town Manager, Conservation Committee	Future Land Use Plan	The Town placed 62 acres of land located at the Town Forest into conservation through an easement agreement with Georges River Land Trust which was finalized on March 24, 2022. The Town also acquired the former Kiln Parcel on June 6, 2022 which preserves water access for our community. Lastly, the Town was gifted a parcel of land from the Estate of Maurice Sawyer, known as Sawyer Pond, which will be added to the Town Forest Trail for recreational uses.
Develop an inventory of scenic resources and allow the Planning Board to require a scenic impact analysis related to properties in this inventory.	2022	Planning Board; Conservation Committee; CEO	Future Land Use Plan	(See Exhibit A)
Review the LUO pertaining to gravel pits and quarries and amend as necessary to ensure that impacts are adequately addressed	2022	Code Enforcement	Future Land Use Plan	(See Exhibit A)
Growth Areas. Create an historic overlay district in the designated Historic District, identifying guidelines for preserving the character, style, scale, and proportions of historic structures.	2022	CEO; Planning Board; Comprehensive Plan Committee; HTRG	Future Land Use Plan	(See Exhibit A)
Growth Areas. Create a historic advisory board to inform homeowners as to how to accomplish their construction goals while not severely compromising the historic aesthetic.	2022	CEO; Planning Board; Comprehensive Plan Committee; Historic Preservation Advisory Board	Future Land Use Plan	
Growth Areas. In the TR3 District, encourage high density more affordable housing while maintaining a traditional street grid pattern.	2022	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Growth Areas. Require developers to provide multi-family developments with adequate storage areas, landscaping and shared green space	2022	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Growth Areas. Review the standards for Mobile/Manufactured Home Parks to assure compatibility with the area in which it is to be placed.	2022	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Growth Areas. Require proposed projects in the Industrial and Highway Commercial Districts to assess the potential for adverse impacts on Marsh Brook and the Weskeag Creek Focus Area	2022	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Create a Community and Economic Development Corporation to purchase land, Development Rights, or Conservation Easements, for properties of importance to the Town.	2023	Selectboard, CEDC, Conservation Committee	Future Land Use Plan	
Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	2023	Selectboard	Future Land Use Plan	(See Exhibit A)
Rural Areas. Examine the Land Use Ordinance for ways to strengthen the protection of rural areas.	2023	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Growth Areas. Review the LUO to determine other ways to support the development of smaller, more efficient, more affordable housing.	2023	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	

STRATEGY	BEGINNING YEAR	LEADERSHIP	CHAPTER COVERAGE	TOWN MANAGER NOTES FOR ANNUAL REVIEW WORKSHOP 12/12/22
Growth Areas. Consider impact fees to contribute toward the cost of any infrastructure improvements required to accommodate additional growth and/or development.	2023	CEO; Planning Board; Comprehensive Plan Committee; Selectboard	Future Land Use Plan	
Growth Areas. Modify the LUO to permit "Public Open-Space Recreational Use" in R3 to allow for parks and recreational activities	2023	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	(See Exhibit A)
Growth Areas. Allow light industrial activity as a conditional use in the Village Commercial District.	2023	CEO; Planning Board; Comprehensive Plan Committee	Future Land Use Plan	
Hire a consultant in town planning to help design a comprehensive land use strategy to maximize the appeal of the Town.	2024	Selectboard	Future Land Use Plan	
Growth Areas. Extend Town water and sewer into the TR3 District to allow for an expansion of more affordable housing options.	2025	Selectboard	Future Land Use Plan	

EXHIBIT A (Comprehensive Plan Committee Strategies-1)

Thomaston 2020 Comprehensive Plan

Strategies related to the Land Use ordinance
October 2021



DRAFT

The following strategies from the 2020 Comprehensive Plan are organized into 7 categories that relate to Thomaston's Land Use Ordinance. Within each category strategies are listed in the order in which they appear in the Comprehensive Plan. The estimated year of action (2020-2022) is included for each as a guess at the level of difficulty involved in its implementation with 1 being easiest and 3 being most difficult. Additionally a star ★ is included to indicate strategies that might be considered high priority. An attempt has been made to eliminate duplication but errors and omissions are sure to be present.

1 STATEMENTS OF PURPOSE & ALLOWED USES

Chapter	Number	Strategy	Year	LoD
Future Land Use	General 1	Strengthen the Statement of Purpose for each zoning district to solidify the intent of rural vs growth areas. Reference to the importance of relative scale, character, and visual quality of each district needs to be incorporated.	2021	1 ★
	General 4	The first consideration for any Conditional Use approval must be whether or not the use conforms to the purpose of the district within which it is proposed. Additionally, a Conditional Use may be approved only if it does not promote strip development or sprawl and is of a scale, character, and visual quality that is compatible with the neighborhood in which it is proposed. Modify Section 704.1.5.c.1 of the Thomaston Land Use Ordinance to clarify and strengthen this intent.	2021	1 ★
	General 12	Allow "Small Scale Farming/Gardening" as a Permitted Use in all residential districts. ???	2021	1
	General 14	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies using Beginning with Habitat as a tool.	2023	3
	Rural 1	Examine the Land Use Ordinance for ways to strengthen the protection of rural areas.	2021	2
	Rural 2	A number of Conditional Uses in R1 and R2 appear to be incompatible with the purpose of these Rural Districts, since they seem to be neither residential nor related to "traditional use of rural lands." Review Conditional Uses in these districts	2021	2 ★

EXHIBIT A (Comprehensive Plan Committee Strategies-2)

and modify as needed, with particular attention to relative scale, character, visual quality, and essential viewsapes

Rural 3	The importance of preserving the western entrance to Town along Route 1 as part of the greenway described above has long been a priority. To reaffirm this commitment and to preserve the scenic vistas and rural nature of that area, thoroughly address issues of scale, character, dimensional requirements, buffering, etc. This can be done through modifications specific to this area within the existing regulation in the R2 District, by re-evaluating permitted and conditional uses and by purchasing land and/or development rights through public/private partnerships, as discussed above	2021	3 ★
Growth 8	Encourage developers, through the Land Use and Development Ordinance, to provide multifamily developments with adequate storage areas, landscaping, and shared green space.	2022	1
Growth 14	Modify the current Land Use Ordinance to permit "Public Open-Space Recreational Use" in R3 to allow for parks and recreational activities	2023	1
Growth 17	Retaining the Shoreland Commercial designation for the property along Route 1 at the west end of Town that has river frontage is appropriate. However, the lot in that area of the District that has no river frontage needs to be moved into the R2 District.	2022	1 ★

2 AFFORDABLE HOUSING

Chapter	Number	Strategy	Year	LoD
Future Land Use	General 9	Study the operation and impact of short-term rentals in Thomaston and take appropriate action.	2021	3 ★
	Growth 2	Allow "Conversion of Existing Residential" as a Conditional Use in R3. When considering approval of conditional uses, especially those that involve converting residential properties to business/commercial properties, it is essential that issues of scale, character, density, saturation, buffering, and parking be heavily weighed. Off-street parking in such cases must be located away from front yards and substantially shielded from view, with the intent of preserving the nature of a residential neighborhood.	2021	2-3 ★
	Growth 6 & 7	In the TR3 District, encourage high-density more affordable housing, including smaller homes, duplexes, row houses, multiunit residences, and smaller lot sizes, while maintaining a traditional street grid pattern. (See also Housing #2) Review the Land Use Ordinance to determine other ways to support the development of smaller, more efficient, more affordable housing, including ADUs. (An additional dwelling unit is a secondary housing unit on a single-family residential lot that remains with original property), micro-housing, minimum unit sizes, minimum lot sizes, etc. Allow Multi-Unit Residential as a conditional use in R3 and TR3 as well as R3A . Develop associated parking and buffering requirements that protect the view corridor and the historic small-town character of the neighborhoods. It is especially important that lawn areas abutting street not become parking lots	2022	2-3 ★

EXHIBIT A (Comprehensive Plan Committee Strategies-3)

Growth 9	In order to provide opportunities for affordable housing and maintain the integrity of the Town's rural areas, allow mobile/manufactured homes as a conditional use in TR3 and R1. Allow manufactured/mobile home parks as a conditional use in TR3. Rezone that portion of the R1 district along Pleasant Street that presently contains a mobile home park to TR3. (done) Rezone portions of R1 and R3 that presently abut the southern boundary of TR3 as additions to the TR3 District, excepting the property along the western shoreline of the Mill River	2020	3
Growth 10	Review the standards for mobile/manufactured home parks to assure compatibility with the area in which it is to be placed. Cluster and/or traditional grid pattern for development should be considered as well as requirements for landscaping and storage areas.	2022	2-3
HOUSING 2A	Develop Town policies that serve to increase the number and quality of affordable rental properties and other housing options. In the TR-3 District, encourage high-density housing—including smaller homes, duplexes, row houses, multi-unit residences, smaller lot sizes— while maintaining a traditional street grid pattern. Extend sewer and water lines into the TR-3 District.	2021	2
2B	Review the Town's Land Use Ordinance to determine how it might be modified to support accessory dwelling units (ADUs) and other approaches to affordable and/or senior housing such that at least 10% of new residential development over the next decade is affordable	2021	2-3
2C	Relocate mobile home parks to designated growth areas and (done) reconsider appropriate locations for individual mobile homes as affordable housing.	2021	2-3
2D	Require that multifamily developments provide adequate storage areas, landscaping and shared green space.	2021	2

3 HISTORIC PRESERVATION

Chapter	Number	Strategy	Year	DoL
Future Land Use	Growth 3	Create a historic overlay district in the Town's designated Historic District, as listed on the National Register, where guidelines for preserving the character, style, scale, and proportions of historic structures are identified.	2022	3 ★
History	1	Encourage individuals and developers to work with Town officials (Planning Board, Code Enforcement Officer) and historical organizations to protect and preserve the Town's architectural integrity.	2021	3
	9	Appoint an advisory group to work with the Planning Board to create design guidelines for a historic overlay district and to act in an advisory role on alterations, demolitions, and new construction within the Historic District.	2022	2
	12	Consider developing a preservation ordinance that could earn Certified Local Government status in order to create homeowner eligibility for grant assistance on preservation projects.	2022	3
	13	Discourage individuals and developers from acquiring significant historic buildings with the intent of demolition for new construction. When there is no alternative to	2021	2

EXHIBIT A (Comprehensive Plan Committee Strategies-4)

demolition, infill architecture should be compatible with neighborhood character and scale.

Housing	1A	In the Federally recognized Historic District, require that renovations and new construction maintain the District's historic character and fabric.	2023	2	★
	1B & 3	1Pursue means for allowing creative adaptations of historic homes in the District while maintaining historic facades and locating parking for such uses away from front yards and shielded from view.	2022	3	★
		Develop standards for modifications to homes within the Historic District that allow for aging in place while maintaining historic facades			

4 ENVIRONMENTAL PROTECTION

Chapter	Number	Strategy	Year	DoL	
Future Land Use	General 7	Develop guidelines for the assessment of scenic impacts using concepts such as scale, contrast, and spatial dominance. Develop an inventory of scenic resources based on these guidelines and amend existing ordinances to allow the Planning Board to require a scenic impact analysis as part of the site plan review of any development that would impact any of the inventoried scenic resources.	2022	3	★
	General 10	Review land use ordinances pertaining to gravel pits and quarries and amend as necessary to ensure that impacts to natural resources, other land uses, and transportation systems are adequately addressed.	2022	3	★
	General 11	Mineral exploration should be a conditional use in the Town's Rural, Industrial, and Highway Commercial Districts but not an allowed use in the more densely populated districts of R3, R3A or TR3 except in cases where mineral rights have already been transferred.	2021	1	
	Rural 6	Amend the Land Use and Development Ordinance to require subdivision proposals within the R1 (Rural Residential and Farming) District to include a cluster design instead of, or in addition to, a traditional design for site plan review. Land to be left in open space should, to the extent possible, include prime agricultural soils, critical natural resources, and important wildlife habitat and corridors and should abut and augment open space on adjoining properties, including those in other municipalities.	2021	1	
	Growth 12	Require developers, through Site Plan Review, to assess the potential for proposed projects in the Industrial and Highway Commercial Districts to adversely impact Marsh Brook and the Weskeag Creek Focus Area of Statewide Ecological Significance. Where feasible, conserve low-lying undeveloped uplands where coastal marshes and intertidal natural communities can migrate inland with sea level rise.	2022		
	Growth 19	Maintain the current height limit for all properties in the Shoreland Commercial District and review the Land Use Ordinance to assure the protection of view corridors.	2020	2	

EXHIBIT A (Comprehensive Plan Committee Strategies-5)

Water Resources	6	For proposed developments with extensive impervious areas, explore, through Site Plan Review, options such as reduced or shared parking areas and the use of permeable pavement in critical areas to facilitate infiltration of groundwater and minimize runoff to surface waters and wetlands.	2021
	7	Review the Town's existing ordinance governing clustered residential development to determine how it might be revised to encourage its use and enhance protection of critical and important natural resources.	2021
Natural Resources	12	Review the Land Use Ordinance to assure that the Town works with developers to ensure that proposed development is of a scale and design that is compatible with surrounding uses and is located to minimize adverse impacts to the Town's natural, scenic, and aesthetic resources. Views of protected natural resources such as waterbodies from public vantage points should be protected where possible.	2021 and On-going
Agriculture, Forest & Mineral Resources	7	Review the Town's existing ordinance governing clustered residential development to determine how it might be revised to encourage its use and enhance protection of critical and important natural resources. Land left in open space in clustered developments should, to the extent possible, include critical natural resources and prime agricultural soils, preserve wildlife travel corridors, and abut and augment such open spaces and large habitat blocks on adjoining parcels.	2022

5 REGIONAL COORDINATION not in Matrix

Chapter	Number	Strategy	Year	DoL
Regional Coordination	6	Establish land use policies and development patterns across municipalities that are essential to preserving natural habitats, maintaining wildlife corridors, creating pollinator pathways, protecting watersheds, and conserving open spaces and view corridors.		3
	7	Establishing incentives for regional land use planning, such as the purchase and/or transfer of development rights, which allows such rights to be acquired in one municipality and used in another municipality's receiving area.		3

6 ON-GOING PRIORITIES

Chapter	Number	Strategy	Year	DoL
Future Land Use	Rural 4	Previous and current Comprehensive Plans state, "Montpelier is a dominant landmark . . . Protection of this landmark and neighboring residential areas is vitally important to the Town . . . It is critical that nearby commercial and industrial land uses not encroach on this residential area" This continues to be true. Additionally, this area abuts South Thomaston land that is identified as rural lands. No changes in the Rural Residential 1 and Village Commercial boundaries should be made; however, changes in use could come from protections for the Historic District and/or possible accommodations for mixed use within the Historic District		
	Growth 1	Continue to allow a range of housing densities based on the established settlement pattern and provide sufficient affordable housing, including accessory units and multifamily housing		

EXHIBIT A (Comprehensive Plan Committee Strategies-6)

Growth	11	To protect the compact village attraction of Thomaston, limit the Highway Commercial to the area along Route 1 east of the Dragon property.
Growth	15	Home occupations should continue to be allowed in all residential districts. The 2005 Comprehensive Plan states that "the Town should enforce existing standards to ensure that home occupations, in both size and type, do not substantially detract from the residential neighborhoods in which they are located."
Water Resources	4	Periodically review and update the Town's Land Use and Development Ordinance to incorporate stormwater performance standards consistent with Maine's Stormwater Management Law and Stormwater regulations.
Natural Resources	10	Review proposed development in the Industrial and Highway Commercial Districts for potential adverse impacts to the Weskeag Creek Focus Area. Identify this focus area as a critical natural resource in the Future Land Use Plan.
Natural Resources	11	Require developers, through ordinance and site plan review, to determine whether critical natural resources may be on site (using resources such as the Beginning with Habitat maps) and to take appropriate measures to protect those resources including, but not limited to, modification of the proposed design, construction timing, and/or extent of excavation.
Agriculture Forest & Mineral Resources	4	Permit land uses that support productive agriculture and forestry operations, such as farm stands, farmer's markets, greenhouses, and firewood operations in appropriate land use districts.
Fiscal Capacity	4	Re-examine the Thomaston Land Use Ordinance. If and as necessary, the Town should be open to revisions of its Land Use and Development Ordinance to accommodate appropriate development, to direct major development away from rural areas and toward growth areas, and to ensure that development is in keeping with the Town's history and character.
Regional Coordination	5	Direct growth to minimize impacts on the Midcoast Region's community character.

7 NEW INITIATIVES

Chapter	Number	Strategy	Year	DoL
Future Land Use	General 8	Study changes to the LUO that would be needed to become an AARP Age Friendly Community and act accordingly. Omitted from Matrix?		3
Housing	1C	Consider form/character-based coding within designated Zoning Districts	2023	3
	2B	Consider how Inclusionary Zoning might be applied in a small town with little growth in the housing market.	2020	3
	4	Review the Town's Land Use Ordinance and modify if needed to support sustainable building products and practices	2022	3

Responses to Comprehensive Plan Strategies related to the Land Use Ordinance (Exhibit A)

General Strengthen the Statement of Purpose for each zoning district to solidify the intent of rural vs growth areas. Reference to the importance of relative scale, character, and visual quality of each district needs to be incorporated.

R1 and R2 districts were reviewed in 2021 with input from the Comp Plan Committee and no changes to the Statement of Purpose were proposed. R3 and TR3 were reviewed in 2022 and the Statement of Purpose was amended for each.

General

The first consideration for any Conditional Use approval must be whether or not the use conforms to the purpose of the district within which it is proposed. Additionally, a Conditional Use may be approved only if it does not promote strip development or sprawl and is of a scale, character, and visual quality that is compatible with the neighborhood in which it is proposed. Modify Section 704.1.5.c.1 of the Thomaston Land Use Ordinance to clarify and strengthen this intent.

An amendment to Section 7041.5c.1 was proposed on the last day of our meetings and did not get on the warrant for the town meeting in 2022. It will be revisited in 2023.

The following was added to each residential district in 2022:

Conditional Uses

These uses must demonstrate that their scale, character and visual quality are compatible with the district,

do not promote commercial strip development and sprawl and are subject to approval of the Planning Board.

General Allow "Small Scale Farming/Gardening" as a Permitted Use in all residential districts.

There needs to be a clear definition of Small Scale Farming before this is added to districts, especially R3.

General Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies using Beginning with Habitat as a tool.

Rural Examine the Land Use Ordinance for ways to strengthen the protection of rural areas

Rural A number of Conditional Uses in R1 and R2 appear to be incompatible with the purpose of these Rural Districts since they seem to be neither residential nor related to the "traditional use of rural lands." Review Conditional Uses in these districts and modify as needed, with particular attention to relative scale character visual quality and essential viewsapes.

R1 and R2 Conditional Uses were reviewed in 2021 and no changes to the Conditional Uses were suggested.

Rural The importance of preserving the western entrance to Town along Route as part of the greenway described above has long been a priority. To reaffirm this commitment and to preserve the scenic vistas and rural nature of that area, thoroughly address issues of scale, character, dimensional requirements, buffering, etc. This can be done through modifications specific to this area within the existing regulation in the R2 District, by re-evaluating permitted and conditional uses, and by purchasing land and/ or development rights through public/private partnerships, as discussed above.

R2 was reviewed in 2021 and no changes to Permitted or Conditional Uses were done.

Growth Encourage developers, through the Land Use and Development Ordinance, to provide multifamily developments with adequate storage areas, landscaping, and shared green space.

Growth Modify the current Land Use Ordinance to permit "Public Open-Space Recreational Use" in R3 to allow for parks and recreational activities.

R3 is currently under review and this will be discussed as a Conditional Use.

Retaining the Shoreland Commercial designation for the property along Route 1 at the west end of Town that has river frontage is appropriate. However, the lot in that area of the District that has no river frontage needs to be moved into the R2 District

2022 this lot that was in SC with no river frontage was moved to R2.

General Study the operation and impact of short-term rentals in Thomaston and take appropriate action.

The Planning Board is currently reviewing Short Term Rental regulations in other towns in an attempt to address this concern.

Growth Allow "Conversion of Existing Residential" as a Conditional Use in R3. When considering approval of conditional uses, especially those that involve converting residential properties to business/commercial properties, it is essential that issues of scale, character, density, saturation, buffering, and parking be heavily weighed. Off-street parking in such cases must be located away from front yards and substantially shielded from view, with the intent of preserving the nature of a residential neighborhood.

R3 changes in 2022 included adding to Conditional Uses the Conversion of Existing Residential to: Apartment Building, Bed and Breakfast, Congregate Housing, and Residential Care Facility. In discussions, Conversion to Business or Professional was not approved by Comp Plan members to send to voters. However, we believe it would be a good use for many large residences.

Growth In the TR3 District, encourage high-density more affordable housing, including smaller homes, duplexes, row houses, multi-unit residences, and smaller lot sizes while maintaining a traditional street grid pattern. while maintaining a traditional street grid pattern.

In 2022 we added to all Residential districts including TR3 As a Permitted use Duplex Dwelling and as a Conditional Use Accessory

Dwelling Unit (ADU), Congregate Housing, Manufactured/mobile home, and Multi-Unit residential structure.

Growth

Review the Land Use Ordinance to determine other ways to support the development of smaller, more efficient, more affordable housing, including ADUs. (An additional dwelling unit is a secondary housing unit on a single-family residential lot that remains with the original property), micro-housing, minimum unit sizes, minimum lot sizes, etc. Allow Multi-Unit Residential as a conditional use in 43 eRel-TR3 as well as R3A. Develop associated parking and buffering requirements that protect the view corridor and the historic small-town character of the neighborhoods. It is especially important that lawn areas abutting streets do not become Parking lots.

In 2022 the State of Maine instituted a law regulating ADUs and Affordable Housing Subdivisions. Our LUO already has ADUs as a Conditional Use in all Residential districts. We are reviewing the new law to assure we have everything required in our LUO and will amend it as needed to allow for Affordable Housing and include a definition of same.

Housing

Develop Town policies that serve to increase the number and quality of affordable rental properties and other housing options. In the TR-3 District, encourage high-density housing—including smaller homes, duplexes, row houses, multi-unit residences, smaller lot sizes— while maintaining a traditional street grid pattern. Extend sewer and water lines into the TR-3 District

Until there is municipal and water available there will be no high-density development in TR3. The size of septic systems and the possibility of wells large enough to sustain such development are currently cost-prohibitive if at all possible.

Housing

Review the Town's Land Use Ordinance to determine how it might be modified to support accessory dwelling units (ADUs) and other approaches to affordable and/or senior housing such that at least 10% of new residential development over the next decade is affordable

In 2022 we added to **all** Residential districts as Conditional Use Accessory Dwelling Units (ADU)

Housing

Relocate mobile home parks to designated growth areas and reconsider appropriate locations for individual mobile homes as affordable housing.

The existing trailer park was moved from R1 to TR3 (the designated growth area) As well as adding manufactured/mobile homes in TR3 in 2022.

Growth

Require developers, through Site Plan Review, to assess the potential for proposed projects in the Industrial and Highway Commercial Districts to adversely impact Marsh Brook and the Weskeag Creek Focus Area of Statewide Ecological Significance. Where feasible, conserve low-lying undeveloped uplands where coastal marshes and intertidal natural communities can migrate inland with sea level rise.

The Planning Board as part of the Site Plan review always considers the impact on Marsh Brook and the Weskeag Creek Focus area. Developers know this and come with appropriate plans or are advised by the Planning Board to amend their plans accordingly. No development has been nor will it be approved if it has a negative impact on this critical natural area.

Rural

Previous and current Comprehensive Plans state, "Montpelier is a dominant landmark . . . Protection of this landmark and neighboring residential areas is vitally important to the Town . . . It is critical that nearby commercial and industrial land uses not encroach on this residential area" This continues to be true. Additionally, this area abuts South Thomaston land that is identified as rural lands. No changes in the Rural Residential 1 and Village Commercial boundaries should be made; however, changes in use could come from protections for the Historic District and/or possible accommodations for mixed use within the Historic District.

In 2021 the Planning Board proposed amendments to the LUO moving the High Street Section of R1 which contains Montpelier and surrounding historical homes be moved to R2 as a safeguard for this area. The members of the Comprehensive Plan Committee advised the Select Board to not approve this change therefore it did not go to the voters. The Planning Board still feels the appropriate district for High Street is R2 and we will bring this forward again when R1 and R2 are up for review in 2023/4.

Kara George

From: Kara George
Sent: Wednesday, December 7, 2022 1:58 PM
To: Bill Hahn (bill@tidalworksthomaston.com); Peter Lammert; Bill Hahn (bhahn@thomastonmaine.gov); Diane Giese (dgiese04861@thomastonmaine.gov); Peter Lammert (plammert@thomastonmaine.gov); Sandy Moore (smoore@thomastonmaine.gov); Zel Bowman-Laberge (zbowmanlaberge@thomastonmaine.gov)
Cc: westham.hooligan.uk@gmail.com; Jodell Benson
Subject: FW: Academy Bldg Estimate; RCPH
Attachments: Thomaston Academy Estimate 3093.pdf

Good Afternoon All,

We have been working with Rockcoast Plumbing and Heating regarding heat pump issues over at the Academy Building. There are 2 that are no longer working. The company that originally installed the heat pumps years ago is no longer in business. Further, we can no longer get parts to fix these older units. I met with Darryl Townsend and he explained that he could try to fix units with different parts; however, there is no guarantee that will fix the issue. The units are located in the downstairs library unit and the 2nd story above the gym.

I met with Chris Farthing today to review the Academy budget and to discuss this issue. I asked if both units are priority or if the Town could replace just one at this time. He said both units are essential for heating and a/c. The unit located on the 2nd story above the gym services one of the spaces that is rented out. The tenant is currently using an electric space heater.

The Academy currently has \$48,000 in reserves, as \$38,621 was spent on the roof and the bell tower this past year. It worries me to keep dipping into the reserve with this old building and other future unknown fixes. In preparing for the budget, there is an estimated \$25,000 of electrical work that needs to be completed on the Academy as well. I've reached out to a couple of companies to come take a look at the circuit panel so we have a better number for preparing the budget.

Rockcoast requires a deposit down in order to get the project underway. I wondered if we could discuss this on Monday night in a short special meeting in between our 2 workshops? Packets will be going out this week to you for the workshops and I can include the info about heat pumps. In reading through the ARPA final ruling today, it would appear that the town has the option to use ARPA funds for HVAC systems, too, so maybe we should discuss the heat pump issues for both the Academy and Watts Block rather than using economic development funds or reserves? Open for discussion 🤔

Best,

Kara George
Town Manager
Town of Thomaston
13 Valley St.
Thomaston, ME 04861
Ph. (207) 354-6107
Fax (207) 354-2132

From: Wanda Benner <wandarcph@gmail.com>
Sent: Monday, November 21, 2022 10:46 AM

To: Kara George <kgeorge@thomastonmaine.gov>

Subject: Academy Bldg Estimate; RCPH

Hello,

An estimate is enclosed for your review. Please let us know if you have any questions.

Please also let us know that you received it when you have time.

Thank you. Have a wonderful holiday week!

Wanda@RCPH

--

Wanda Benner

Rock Coast Plumbing and Heating

Office Assistant

My office hours are Monday - Friday 8pm to 4:30pm. If you need emergency service or to schedule regular service please call the office 207-354-0077. Thank you.

Rock Coast Plumbing & Heating
P.O. Box 178
Thomaston, ME 04861-0178

Estimate

DATE	ESTIMATE NO.
11/18/2022	3093

NAME / ADDRESS

Thomaston Center
c/o Town of Thomaston
13 Valley Street
Thomaston, Maine 04861-0299

Office #207-354-0077 Fax #207-354-0087
Email us: rockcoastplumbingandheating@gmail.com

Estimate Terms	PROJECT
Est. Expires in 14days	Academy Bldg

DESCRIPTION	TOTAL
<p>Scope of work:</p> <ul style="list-style-type: none"> > To supply and replace two existing heat pump units; downstairs library unit and 2nd story above gym unit. > The two new units will be reset in place of the two non-functioning units, the existing obsolete branch box will be removed, the existing line sets will be extended & wired and rain caps will be added. The corresponding indoor units will be reused/reattached. > Units will be evacuated, pressure tested with Nitrogen, then charged with R410A refrigerant. > New units will be tested and commissioned. <p>Note: Additional electrical by an Electrician will not be needed.</p> <p>Estimated Labor and Materials ~ cost range \$8,500 to \$10,000 per unit Estimate includes two Fujitsu AOU45RLXFZ multi-outdoor units, line sets, two XL rain caps and necessary fittings & materials to install as described above.</p> <p>A deposit of \$10,000.00 is required to order units and schedule.</p>	20,000.00

Please call us with any questions regarding the pricing or materials estimated. We look forward to working with you.

TOTAL \$20,000.00

Look us up at: www.rockcoastplumbingandheating.com

This public sector rehiring provision is a powerful tool for addressing staffing needs and shortages across government.

2.18. Can I use SLFRF funds to provide childcare to households?

Yes. Childcare and early learning services, home visiting programs, services for child welfare involved families and foster youth are an enumerated use eligible to respond to impacts of the pandemic on households and communities. These eligible uses can include new or expanded services, increasing access to services, efforts to bolster, support, or preserve existing providers and services, and similar activities. Further, improvements to or new construction of childcare, daycare, and early learning facilities are eligible capital expenditures, subject to the other eligibility standards for capital expenditures.

2.19. How can funds be used for “installation and improvement of ventilation systems in congregate settings, health care settings, or other public facilities” like commercial buildings, office buildings, schools, nursing homes, multi-family residential buildings, and restaurants?

As a general matter, ventilation improvements, including updates to HVAC systems, improved air filtration, and increased outdoor air flow, can help reduce the concentration and risk of exposure to aerosols, and thus infection with COVID-19.¹ The National COVID-19 Preparedness Plan specifies that improving ventilation and air filtration is a key component of keeping schools and businesses safely open. Although improvements to ventilation and air cleaning cannot on their own eliminate the risk of airborne transmission of the SARS-CoV-2 virus, the Environmental Protection Agency (EPA) has recommended taking steps to improve indoor air quality (IAQ) including optimizing fresh air ventilation, enhancing air filtration and cleaning, and managing the way air flows as components of a larger approach that may include individual actions and layered prevention strategies.

Under the SLFRF program, funds for installation and improvement of ventilation systems can be used for projects that respond to the pandemic’s public health impacts and provide longer-term benefits, including the inspection, testing, commissioning, maintenance, repair, replacement, and upgrading of HVAC systems to improve indoor air quality in facilities. Projects can include assessing current HVAC systems, updating HVAC systems, updating air filters, installing functional windows for improved ventilation, repairing windows and doors, installing in-room air cleaning devices, and other projects for improving indoor air quality. For a more extensive guide of how to effectively use funds for ventilation improvements, Treasury recommends reviewing EPA’s Clean Air in Buildings Challenge, a call to action and a set of guiding principles and best practices to assist building owners and operators with improving IAQ in buildings, as well as EPA’s resource page on “Ventilation and Coronavirus (COVID-19).” For a guide on federal programs and resources to support school infrastructure, including ventilation improvements, Treasury recommends consulting the “White House Toolkit: Federal

¹ <https://www.cdc.gov/coronavirus/2019-ncov/community/ventilation.html>;
<https://www.epa.gov/coronavirus/indoor-air-and-coronavirus-covid-19>.

Resources for Addressing School Infrastructure Needs.” Further, Treasury recommends that recipients engage with public health and infection prevention professionals to develop and support an effective COVID-19 mitigation strategy. Finally, Treasury recommends that recipients ensure that the inspection, testing, commissioning, maintenance, repair, replacement, and upgrading of ventilation systems is performed by a skilled, trained, and certified workforce.

Recipients that undertake ventilation system investments under the public health and negative economic impacts eligible use category should review capital expenditure requirements in the final rule and note that capital expenditures must be related and reasonably proportional to the pandemic impact identified.

2.20. In what types of buildings can recipients use funds to install and improve of ventilation systems?

In addition to directly installing and improving ventilation systems in congregate settings, health care settings, or other public facilities, recipients may grant or loan funds to businesses, non-profits, and other entities that may benefit from COVID-19 mitigation measures.

In making these investments, Treasury recommends that recipients consult with public health and infection prevention professionals and that recipients ensure work is performed by a workforce that is skilled, trained, and certified in ventilation systems work. Many buildings would benefit from ventilation improvements, including settings where risk of infection is higher, such as when people are indoors for prolonged periods of time, are in crowded environments, or are performing activities that increase emission of respiratory fluids (such as speaking loudly, singing, or exercising).² This includes commercial buildings, office buildings, dense worksites, schools, nursing homes and other long-term care facilities, multi-family residential buildings, restaurants, correctional facilities, transportation hubs, and public transit vehicles, among other locations. Recipients are encouraged to consider congregate settings and other key locations as priorities for installation and improvement of ventilation systems. Please note that use of funds is not limited to government-owned public facilities and funds may be distributed by recipients to private businesses, non-profits, and others for COVID-19 mitigation and prevention, as the final rule clarifies that recipients may identify the general public as the impacted population for COVID-19 prevention and mitigation services. Recipients should review capital expenditure requirements for the public health and negative economic impacts eligible use category in the final rule before undertaking investments in ventilation systems.

For more information on ventilation system upgrades for school settings, Treasury recommends consulting:

- Creating Healthy Indoor Air Quality in Schools: <https://www.epa.gov/iaq-schools>
- Efficient and Healthy Schools campaign: <https://efficienthealthyschools.lbl.gov/>

² <https://www.epa.gov/coronavirus/indoor-air-and-coronavirus-covid-19>.

Clean Air in Buildings Challenge

U.S. ENVIRONMENTAL PROTECTION AGENCY

MARCH 2022

This document provides basic principles and general actions recommended to improve indoor air quality (IAQ) in buildings and reduce the risk of airborne spread of viruses and other contaminants. These actions, as well as technical assistance and tools provided through the links, are intended to support building owners and operators, as well as organizational leaders and decision makers, to make ventilation and other IAQ improvements.

Infectious diseases like COVID-19 can spread through the inhalation of airborne particles and aerosols. In addition to other layered prevention strategies, taking actions to improve IAQ can reduce the risk of exposure to particles, aerosols, and other contaminants, and improve the health of building occupants. None of these actions will eliminate risk completely, and building owners and operators may not need or be able to take all actions listed below. The best combination of actions for a building will vary by space and location. When determining which actions to take to help protect occupants, building owners and operators should consider, for example, public health guidance, who and how many people are in the building, the activities that occur in the building, outdoor air quality, climate, weather conditions, and the installed heating, ventilation, and air conditioning (HVAC) equipment. Some actions may increase energy consumption and may be more appropriate as temporary measures when disease transmission is higher. Building owners and operators should engage experts, facilities managers, and others who are skilled, trained, and/or certified in HVAC work to develop and implement plans to improve IAQ and manage air flows. Individual actions and layered prevention strategies remain important measures for reducing the spread of viruses.

American Rescue Plan and Bipartisan Infrastructure Law funds can be used to supplement investments in ventilation and IAQ improvements in public settings.



1. CREATE AN ACTION PLAN FOR CLEAN INDOOR AIR IN YOUR BUILDING(S) that assesses IAQ, plans for upgrades and improvements, and includes HVAC inspections and maintenance.

- Determine how clean outdoor air is brought into the building and distributed to all occupied spaces. Understand and document how HVAC systems work for your building.
- Work with an HVAC expert to assess and inspect systems for ventilation, filtration, and air cleaning. Verify through commissioning, testing, and balancing that building systems are functioning as designed.
- Implement other IAQ assessment approaches such as carbon dioxide (CO₂) monitors as needed.
- Determine how much clean air (outdoor air + filtered HVAC recirculation air) is needed and verify or measure air delivery for each room or space.
- Assess if you need to manage the direction of air flows in higher risk areas of your building (e.g., in a school nurse's office).
- Create an IAQ action plan that includes regular inspections and maintenance, including filter replacements, and HVAC system upgrades or improvements, as needed.
- Support the people who operate or help with building and air distribution systems by providing continuing education and training.



2. OPTIMIZE FRESH AIR VENTILATION by bringing in and circulating clean outdoor air indoors.

- Ensure outdoor air is acceptably clean or is adequately filtered as it is brought into the building.
- Properly use economizers, which are devices that supplement mechanical cooling with fresh air, to efficiently and cost effectively increase fresh air ventilation.
- Run HVAC systems during all occupied hours to ensure clean air enters and is distributed throughout the building.
- Ensure that exhaust fans in bathrooms are functioning, and set fans to run during occupied hours.
- Increase volume of clean, outdoor air at times of higher risk (e.g., at times of elevated risk of COVID-19):
 - Adjust HVAC settings while considering thermal comfort, humidity, outdoor air quality, and energy use.
 - Consider running the HVAC system to refresh air before arrival and/or remove remaining particles at the end of the day (e.g., 1-2 hours before/after the building is occupied), as needed.
 - Check with an HVAC expert to understand the maximum outdoor air your system can support.
- Open operable windows, as weather, outdoor air quality, occupant safety, and HVAC systems permit. To the extent possible, enable cross ventilation by opening windows and doors at opposite sides of the room or building. (Note: Opening windows while running HVAC systems may increase energy costs or introduce other air contaminants.)



3. ENHANCE AIR FILTRATION AND CLEANING using the central HVAC system and in-room air cleaning devices.

- Install properly sized MERV-13 air filters or the highest rated MERV filters that the HVAC system can accommodate.
- Close off any gaps around air filters to minimize air moving around them instead of through them.
- Use portable air cleaners to increase air cleaning rates in areas where air flow and central filtration are insufficient:
 - Select devices that are appropriately sized for the space in which they will be used. Consider ENERGY STAR certified products. If noise is a consideration, look for a product with lowest perceived sound levels.
 - As a temporary measure, do-it-yourself air cleaners can also be built from HVAC filters and box fans.
- Increase ventilation and/or filtration in areas with higher emission of airborne particles and aerosols (e.g., gyms, cafeterias, or choir/music rooms at schools). You can make adjustments for these areas by:
 - Increasing the volume of clean, outdoor air delivery.
 - Using portable air cleaners.
 - Setting up extra exhaust ventilation to move air directly to the outside.
- Consider an upper-room Ultraviolet Germicidal Irradiation (UVGI) system to clean the air. (UVGI systems require professional design and installation, in consultation with experts.)



4. GET YOUR COMMUNITY ENGAGED IN YOUR ACTION PLAN by communicating with building occupants to increase awareness, commitment, and participation in improving indoor air quality and health outcomes.

- Communicate to affected people (e.g., building occupants, workers, students, teachers, and parents) about how the action steps you are taking will improve indoor air quality and reduce disease transmission in your building.
- Show your work by hosting building walkthroughs, posting descriptive signage, or communicating on social media. Demonstrate the importance of individual actions to ensure facility operations are optimal (e.g., keeping ventilation systems clear of clutter).
- Provide feedback mechanisms such as maintenance requests to identify repair issues and surveys to gather perspectives from your community.
- Remember individual actions and layered prevention strategies remain important measures for reducing the spread of viruses like COVID-19.

ADDITIONAL RESOURCES

Clean Indoor Air Resources

Indoor Air Quality

<https://www.epa.gov/indoor-air-quality-iaq>

Indoor Air and Coronavirus (COVID-19)

<https://www.epa.gov/coronavirus/indoor-air-and-coronavirus-covid-19>

Ventilation and Coronavirus (COVID-19)

<https://www.epa.gov/coronavirus/ventilation-and-coronavirus-covid-19>

Air Cleaners, HVAC Filters, and Coronavirus (COVID-19)

<https://www.epa.gov/coronavirus/air-cleaners-hvac-filters-and-coronavirus-covid-19>

Interactive Ventilation Tool

<https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/interactive-ventilation-tool.html>

Indoor Air Quality Scientific Findings Resources Bank

<https://iaqscience.lbl.gov/>

Ventilation in Buildings

<https://www.cdc.gov/coronavirus/2019-ncov/community/ventilation.html>

Ventilation in the Workplace

<https://www.osha.gov/ventilation>

Improving Indoor Ventilation During Cold Weather

<https://www.osha.gov/sites/default/files/publications/OSHA4172.pdf>

COVID-19 Guidance on Ventilation in the Workplace

<https://www.osha.gov/sites/default/files/publications/OSHA4103.pdf>

ASHRAE Epidemic Task Force, Core Recommendations

<https://www.ashrae.org/file%20library/technical%20resources/covid-19/core-recommendations-for-reducing-airborne-infectious-aerosol-exposure.pdf>

Resources for Schools

Creating Healthy Indoor Air Quality in Schools

<https://www.epa.gov/iaq-schools>

Efficient and Healthy Schools Campaign

<https://efficienthealthyschools.lbl.gov/>

Efficient and Healthy Schools Website

<https://www.energy.gov/eere/buildings/efficient-and-healthy-schools>

ASHRAE Epidemic Task Force Guidance for Schools and Universities

<https://www.ashrae.org/file%20library/technical%20resources/covid-19/ashrae-reopening-schools-and-universities-c19-guidance.pdf>

Resources for Building Professionals

Indoor Air Quality Master Class Professional Training Webinar Series

<https://www.epa.gov/iaq-schools/indoor-air-quality-master-class-professional-training-webinar-series>

Indoor Air Quality in Offices and Other Large Buildings

<https://www.epa.gov/indoor-air-quality-iaq/indoor-air-quality-offices-and-other-large-buildings>

Better Buildings Resource Center: Building Operations during COVID-19

<https://betterbuildingssolutioncenter.energy.gov/covid19>

ASHRAE Indoor Air Quality Guide

<https://ashrae.org/iaq>

ASHRAE Epidemic Task Force Guidance for Commercial Buildings

<https://www.ashrae.org/file%20library/technical%20resources/covid-19/ashrae-commercial-c19-guidance.pdf>



Coronavirus State & Local Fiscal Recovery Funds: Overview of the Final Rule

U.S. DEPARTMENT OF THE TREASURY

January 2022



The Overview of the Final Rule provides a summary of major provisions of the final rule for informational purposes and is intended as a brief, simplified user guide to the final rule provisions.

The descriptions provided in this document summarize key provisions of the final rule but are non-exhaustive, do not describe all terms and conditions associated with the use of SLFRF, and do not describe all requirements that may apply to this funding. Any SLFRF funds received are also subject to the terms and conditions of the agreement entered into by Treasury and the respective jurisdiction, which incorporate the provisions of the final rule and the guidance that implements this program.



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Introduction

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF), a part of the American Rescue Plan, delivers \$350 billion to state, local, and Tribal governments across the country to support their response to and recovery from the COVID-19 public health emergency. The program ensures that governments have the resources needed to:

- Fight the pandemic and support families and businesses struggling with its public health and economic impacts,
- Maintain vital public services, even amid declines in revenue, and
- Build a strong, resilient, and equitable recovery by making investments that support long-term growth and opportunity.

EARLY PROGRAM IMPLEMENTATION

In May 2021, Treasury published the Interim final rule (IFR) describing eligible and ineligible uses of funds (as well as other program provisions), sought feedback from the public on these program rules, and began to distribute funds. The IFR went immediately into effect in May, and since then, governments have used SLFRF funds to meet their immediate pandemic response needs and begin building a strong and equitable recovery, such as through providing vaccine incentives, development of affordable housing, and construction of infrastructure to deliver safe and reliable water.

As governments began to deploy this funding in their communities, Treasury carefully considered the feedback provided through its public comment process and other forums. Treasury received over 1,500 comments, participated in hundreds of meetings, and received correspondence from a wide range of governments and other stakeholders.

KEY CHANGES AND CLARIFICATIONS IN THE FINAL RULE

The final rule delivers broader flexibility and greater simplicity in the program, responsive to feedback in the comment process. Among other clarifications and changes, the final rule provides the features below.

Replacing Lost Public Sector Revenue

The final rule offers a standard allowance for revenue loss of up to \$10 million, allowing recipients to select between a standard amount of revenue loss or complete a full revenue loss calculation. Recipients that select the standard allowance may use that amount – in many cases their full award – for government services, with streamlined reporting requirements.

Public Health and Economic Impacts

In addition to programs and services, the final rule clarifies that recipients can use funds for capital expenditures that support an eligible COVID-19 public health or economic response. For example, recipients may build certain affordable housing, childcare facilities, schools, hospitals, and other projects consistent with final rule requirements.



In addition, the final rule provides an expanded set of households and communities that are presumed to be “impacted” and “disproportionately impacted” by the pandemic, thereby allowing recipients to provide responses to a broad set of households and entities without requiring additional analysis. Further, the final rule provides a broader set of uses available for these communities as part of COVID-19 public health and economic response, including making affordable housing, childcare, early learning, and services to address learning loss during the pandemic eligible in all impacted communities and making certain community development and neighborhood revitalization activities eligible for disproportionately impacted communities.

Further, the final rule allows for a broader set of uses to restore and support government employment, including hiring above a recipient’s pre-pandemic baseline, providing funds to employees that experienced pay cuts or furloughs, avoiding layoffs, and providing retention incentives.

Premium Pay

The final rule delivers more streamlined options to provide premium pay, by broadening the share of eligible workers who can receive premium pay without a written justification while maintaining a focus on lower-income and frontline workers performing essential work.

Water, Sewer & Broadband Infrastructure

The final rule significantly broadens eligible broadband infrastructure investments to address challenges with broadband access, affordability, and reliability, and adds additional eligible water and sewer infrastructure investments, including a broader range of lead remediation and stormwater management projects.

FINAL RULE EFFECTIVE DATE

The final rule takes effect on April 1, 2022. Until that time, the interim final rule remains in effect; funds used consistently with the IFR while it is in effect are in compliance with the SLFRF program.

However, recipients can choose to take advantage of the final rule’s flexibilities and simplifications now, even ahead of the effective date. Treasury will not take action to enforce the interim final rule to the extent that a use of funds is consistent with the terms of the final rule, regardless of when the SLFRF funds were used. Recipients may consult the *Statement Regarding Compliance with the Coronavirus State and Local Fiscal Recovery Funds Interim Final Rule and Final Rule*, which can be found on Treasury’s website, for more information on compliance with the interim final rule and the final rule.



Overview of the Program

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program provides substantial flexibility for each jurisdiction to meet local needs within the four separate eligible use categories. This Overview of the Final Rule addresses the four eligible use categories ordered from the broadest and most flexible to the most specific.

Recipients may use SLFRF funds to:

- **Replace lost public sector revenue**, using this funding to provide government services up to the amount of revenue loss due to the pandemic.
 - Recipients may determine their revenue loss by choosing between two options:
 - A standard allowance of up to \$10 million in aggregate, not to exceed their award amount, during the program;
 - Calculating their jurisdiction's specific revenue loss each year using Treasury's formula, which compares actual revenue to a counterfactual trend.
 - Recipients may use funds up to the amount of revenue loss for government services; generally, services traditionally provided by recipient governments are government services, unless Treasury has stated otherwise.
- **Support the COVID-19 public health and economic response** by addressing COVID-19 and its impact on public health as well as addressing economic harms to households, small businesses, nonprofits, impacted industries, and the public sector.
 - Recipients can use funds for programs, services, or capital expenditures that respond to the public health and negative economic impacts of the pandemic.
 - To provide simple and clear eligible uses of funds, Treasury provides a list of enumerated uses that recipients can provide to households, populations, or classes (i.e., groups) that experienced pandemic impacts.
 - Public health eligible uses include COVID-19 mitigation and prevention, medical expenses, behavioral healthcare, and preventing and responding to violence.
 - Eligible uses to respond to negative economic impacts are organized by the type of beneficiary: assistance to households, small businesses, and nonprofits.
 - Each category includes assistance for "impacted" and "disproportionately impacted" classes: impacted classes experienced the general, broad-based impacts of the pandemic, while disproportionately impacted classes faced meaningfully more severe impacts, often due to preexisting disparities.
 - To simplify administration, the final rule presumes that some populations and groups were impacted or disproportionately impacted and are eligible for responsive services.



- Eligible uses for assistance to impacted households include aid for re-employment, job training, food, rent, mortgages, utilities, affordable housing development, childcare, early education, addressing learning loss, and many more uses.
- Eligible uses for assistance to impacted small businesses or nonprofits include loans or grants to mitigate financial hardship, technical assistance for small businesses, and many more uses.
- Recipients can also provide assistance to impacted industries like travel, tourism, and hospitality that faced substantial pandemic impacts, or address impacts to the public sector, for example by re-hiring public sector workers cut during the crisis.
- Recipients providing funds for enumerated uses to populations and groups that Treasury has presumed eligible are clearly operating consistently with the final rule. Recipients can also identify (1) other populations or groups, beyond those presumed eligible, that experienced pandemic impacts or disproportionate impacts and (2) other programs, services, or capital expenditures, beyond those enumerated, to respond to those impacts.
- **Provide premium pay for eligible workers performing essential work**, offering additional support to those who have and will bear the greatest health risks because of their service in critical sectors.
 - Recipients may provide premium pay to eligible workers – generally those working in-person in key economic sectors – who are below a wage threshold or non-exempt from the Fair Labor Standards Act overtime provisions, or if the recipient submits justification that the premium pay is responsive to workers performing essential work.
- **Invest in water, sewer, and broadband infrastructure**, making necessary investments to improve access to clean drinking water, to support vital wastewater and stormwater infrastructure, and to expand affordable access to broadband internet.
 - Recipients may fund a broad range of water and sewer projects, including those eligible under the EPA’s Clean Water State Revolving Fund, EPA’s Drinking Water State Revolving Fund, and certain additional projects, including a wide set of lead remediation, stormwater infrastructure, and aid for private wells and septic units.
 - Recipients may fund high-speed broadband infrastructure in areas of need that the recipient identifies, such as areas without access to adequate speeds, affordable options, or where connections are inconsistent or unreliable; completed projects must participate in a low-income subsidy program.

While recipients have considerable flexibility to use funds to address the diverse needs of their communities, some restrictions on use apply across all eligible use categories. These include:

- **For states and territories:** No offsets of a reduction in net tax revenue resulting from a change in state or territory law.

Coronavirus State & Local Fiscal Recovery Funds: Overview of the Final Rule



- **For all recipients except for Tribal governments:** No extraordinary contributions to a pension fund for the purpose of reducing an accrued, unfunded liability.
- **For all recipients:** No payments for debt service and replenishments of rainy day funds; no satisfaction of settlements and judgments; no uses that contravene or violate the American Rescue Plan Act, Uniform Guidance conflicts of interest requirements, and other federal, state, and local laws and regulations.

Under the SLFRF program, funds must be used for costs incurred on or after March 3, 2021. Further, funds must be obligated by December 31, 2024, and expended by December 31, 2026. This time period, during which recipients can expend SLFRF funds, is the “period of performance.”

In addition to SLFRF, the American Rescue Plan includes other sources of funding for state and local governments, including the Coronavirus Capital Projects Fund to fund critical capital investments including broadband infrastructure; the Homeowner Assistance Fund to provide relief for our country’s most vulnerable homeowners; the Emergency Rental Assistance Program to assist households that are unable to pay rent or utilities; and the State Small Business Credit Initiative to fund small business credit expansion initiatives. Eligible recipients are encouraged to visit the Treasury website for more information.



Replacing Lost Public Sector Revenue

The Coronavirus State and Local Fiscal Recovery Funds provide needed fiscal relief for recipients that have experienced revenue loss due to the onset of the COVID-19 public health emergency. Specifically, SLFRF funding may be used to pay for “government services” in an amount equal to the revenue loss experienced by the recipient due to the COVID-19 public health emergency.

Government services generally include any service traditionally provided by a government, including construction of roads and other infrastructure, provision of public safety and other services, and health and educational services. Funds spent under government services are subject to streamlined reporting and compliance requirements.

In order to use funds under government services, recipients should first determine revenue loss. They may, then, spend up to that amount on general government services.

DETERMINING REVENUE LOSS

Recipients have two options for how to determine their amount of revenue loss. Recipients must choose one of the two options and cannot switch between these approaches after an election is made.

- 1. Recipients may elect a “standard allowance” of \$10 million to spend on government services through the period of performance.**

Under this option, which is newly offered in the final rule Treasury presumes that up to \$10 million in revenue has been lost due to the public health emergency and recipients are permitted to use that amount (not to exceed the award amount) to fund “government services.” The standard allowance provides an estimate of revenue loss that is based on an extensive analysis of average revenue loss across states and localities, and offers a simple, convenient way to determine revenue loss, particularly for SLFRF’s smallest recipients.

All recipients may elect to use this standard allowance instead of calculating lost revenue using the formula below, including those with total allocations of \$10 million or less. Electing the standard allowance does not increase or decrease a recipient’s total allocation.

- 2. Recipients may calculate their actual revenue loss according to the formula articulated in the final rule.**

Under this option, recipients calculate revenue loss at four distinct points in time, either at the end of each calendar year (e.g., December 31 for years 2020, 2021, 2022, and 2023) or the end of each fiscal year of the recipient. Under the flexibility provided in the final rule, recipients can choose whether to use calendar or fiscal year dates but must be consistent throughout the period of performance. Treasury has also provided several adjustments to the definition of general revenue in the final rule.

To calculate revenue loss at each of these dates, recipients must follow a four-step process:



- a. Calculate revenues collected in the most recent full fiscal year prior to the public health emergency (i.e., last full fiscal year before January 27, 2020), called the *base year revenue*.
- b. Estimate *counterfactual revenue*, which is equal to the following formula, where *n* is the number of months elapsed since the end of the base year to the calculation date:

$$\text{base year revenue} \times (1 + \text{growth adjustment})^{\frac{n}{12}}$$

The *growth adjustment* is the greater of either a standard growth rate—5.2 percent—or the recipient’s average annual revenue growth in the last full three fiscal years prior to the COVID-19 public health emergency.

- c. Identify *actual revenue*, which equals revenues collected over the twelve months immediately preceding the calculation date.

Under the final rule, recipients must adjust actual revenue totals for the effect of tax cuts and tax increases that are adopted after the date of adoption of the final rule (January 6, 2022). Specifically, the estimated fiscal impact of tax cuts and tax increases adopted after January 6, 2022, must be added or subtracted to the calculation of actual revenue for purposes of calculation dates that occur on or after April 1, 2022.

Recipients may subtract from their calculation of actual revenue the effect of tax increases enacted prior to the adoption of the final rule. Note that recipients that elect to remove the effect of tax increases enacted before the adoption of the final rule must also remove the effect of tax decreases enacted before the adoption of the final rule, such that they are accurately removing the effect of tax policy changes on revenue.

- d. Revenue loss for the calculation date is equal to *counterfactual revenue* minus *actual revenue* (adjusted for tax changes) for the twelve-month period. If actual revenue exceeds counterfactual revenue, the loss is set to zero for that twelve-month period. Revenue loss for the period of performance is the sum of the revenue loss on for each calculation date.

The supplementary information in the final rule provides an example of this calculation, which recipients may find helpful, in the Revenue Loss section.



SPENDING ON GOVERNMENT SERVICES

Recipients can use SLFRF funds on government services up to the revenue loss amount, whether that be the standard allowance amount or the amount calculated using the above approach. **Government services generally include *any service* traditionally provided by a government**, unless Treasury has stated otherwise. Here are some common examples, although this list is not exhaustive:

- ✓ Construction of schools and hospitals
- ✓ Road building and maintenance, and other infrastructure
- ✓ Health services
- ✓ General government administration, staff, and administrative facilities
- ✓ Environmental remediation
- ✓ Provision of police, fire, and other public safety services (including purchase of fire trucks and police vehicles)

Government services is the most flexible eligible use category under the SLFRF program, and funds are subject to streamlined reporting and compliance requirements. Recipients should be mindful that certain restrictions, which are detailed further in the Restrictions on Use section and apply to all uses of funds, apply to government services as well.



Responding to Public Health and Economic Impacts of COVID-19

The Coronavirus State and Local Fiscal Recovery Funds provide resources for governments to meet the public health and economic needs of those impacted by the pandemic in their communities, as well as address longstanding health and economic disparities, which amplified the impact of the pandemic in disproportionately impacted communities, resulting in more severe pandemic impacts.

The eligible use category to respond to public health and negative economic impacts is organized around the types of assistance a recipient may provide and includes several sub-categories:

- public health,
- assistance to households,
- assistance to small businesses,
- assistance to nonprofits,
- aid to impacted industries, and
- public sector capacity.

In general, to identify eligible uses of funds in this category, recipients should (1) identify a COVID-19 public health or economic impact on an individual or class (i.e., a group) and (2) design a program that responds to that impact. Responses should be related and reasonably proportional to the harm identified and reasonably designed to benefit those impacted.

To provide simple, clear eligible uses of funds that meet this standard, Treasury provides a non-exhaustive list of enumerated uses that respond to pandemic impacts. Treasury also presumes that some populations experienced pandemic impacts and are eligible for responsive services. In other words, recipients providing enumerated uses of funds to populations presumed eligible are clearly operating consistently with the final rule.¹

Recipients also have broad flexibility to (1) identify and respond to other pandemic impacts and (2) serve other populations that experienced pandemic impacts, beyond the enumerated uses and presumed eligible populations. Recipients can also identify groups or “classes” of beneficiaries that experienced pandemic impacts and provide services to those classes.

¹ However, please note that use of funds for enumerated uses may not be grossly disproportionate to the harm. Further, recipients should consult the Capital Expenditures section for more information about pursuing a capital expenditure; please note that enumerated capital expenditures are not presumed to be reasonably proportional responses to an identified harm except as provided in the Capital Expenditures section.



Step	1. Identify COVID-19 public health or economic impact	2. Design a response that addresses or responds to the impact
Analysis	<ul style="list-style-type: none"> • Can identify impact to a specific household, business or nonprofit or to a class of households, businesses, or nonprofits (i.e., group) • Can also identify disproportionate impacts, or more severe impacts, to a specific beneficiary or to a class 	<ul style="list-style-type: none"> • Types of responses can include a program, service, or capital expenditure • Response should be related and reasonably proportional to the harm • Response should also be reasonably designed to benefit impacted individual or class
Simplifying Presumptions	<ul style="list-style-type: none"> • Final Rule presumes certain populations and classes are impacted and disproportionately impacted 	<ul style="list-style-type: none"> • Final Rule provides non-exhaustive list of enumerated eligible uses that respond to pandemic impacts and disproportionate impacts

To assess eligibility of uses of funds, recipients should first determine the sub-category where their use of funds may fit (e.g., public health, assistance to households, assistance to small businesses), based on the entity that experienced the health or economic impact.² Then, recipients should refer to the relevant section for more details on each sub-category.

While the same overall eligibility standard applies to all uses of funds to respond to the public health and negative economic impacts of the pandemic, each sub-category has specific nuances on its application. In addition:

- Recipients interested in using funds for capital expenditures (i.e., investments in property, facilities, or equipment) should review the Capital Expenditures section in addition to the eligible use sub-category.
- Recipients interested in other uses of funds, beyond the enumerated uses, should refer to the section on “Framework for Eligible Uses Beyond Those Enumerated.”

² For example, a recipient interested in providing aid to unemployed individuals is addressing a negative economic impact experienced by a household and should refer to the section on assistance to households. Recipients should also be aware of the difference between “beneficiaries” and “sub-recipients.” Beneficiaries are households, small businesses, or nonprofits that can receive assistance based on impacts of the pandemic that they experienced. On the other hand, sub-recipients are organizations that carry out eligible uses on behalf of a government, often through grants or contracts. Sub-recipients do not need to have experienced a negative economic impact of the pandemic; rather, they are providing services to beneficiaries that experienced an impact.



RESPONDING TO THE PUBLIC HEALTH EMERGENCY

While the country has made tremendous progress in the fight against COVID-19, including a historic vaccination campaign, the disease still poses a grave threat to Americans' health and the economy. Providing state, local, and Tribal governments the resources needed to fight the COVID-19 pandemic is a core goal of the Coronavirus State and Local Fiscal Recovery Funds, as well as addressing the other ways that the pandemic has impacted public health. Treasury has identified several public health impacts of the pandemic and enumerated uses of funds to respond to impacted populations.

- **COVID-19 mitigation and prevention.** The pandemic has broadly impacted Americans and recipients can provide services to prevent and mitigate COVID-19 to the general public or to small businesses, nonprofits, and impacted industries in general. Enumerated eligible uses include:
 - ✓ Vaccination programs, including vaccine incentives and vaccine sites
 - ✓ Testing programs, equipment and sites
 - ✓ Monitoring, contact tracing & public health surveillance (e.g., monitoring for variants)
 - ✓ Public communication efforts
 - ✓ Public health data systems
 - ✓ COVID-19 prevention and treatment equipment, such as ventilators and ambulances
 - ✓ Medical and PPE/protective supplies
 - ✓ Support for isolation or quarantine
 - ✓ Ventilation system installation and improvement
 - ✓ Technical assistance on mitigation of COVID-19 threats to public health and safety
 - ✓ Transportation to reach vaccination or testing sites, or other prevention and mitigation services for vulnerable populations
 - ✓ Support for prevention, mitigation, or other services in congregate living facilities, public facilities, and schools
 - ✓ Support for prevention and mitigation strategies in small businesses, nonprofits, and impacted industries
 - ✓ Medical facilities generally dedicated to COVID-19 treatment and mitigation (e.g., ICUs, emergency rooms)
 - ✓ Temporary medical facilities and other measures to increase COVID-19 treatment capacity
 - ✓ Emergency operations centers & emergency response equipment (e.g., emergency response radio systems)
 - ✓ Public telemedicine capabilities for COVID-19 related treatment



- **Medical expenses.** Funds may be used for expenses to households, medical providers, or others that incurred medical costs due to the pandemic, including:
 - ✓ Unreimbursed expenses for medical care for COVID-19 testing or treatment, such as uncompensated care costs for medical providers or out-of-pocket costs for individuals
 - ✓ Paid family and medical leave for public employees to enable compliance with COVID-19 public health precautions
 - ✓ Emergency medical response expenses
 - ✓ Treatment of long-term symptoms or effects of COVID-19

- **Behavioral health care, such as mental health treatment, substance use treatment, and other behavioral health services.** Treasury recognizes that the pandemic has broadly impacted Americans' behavioral health and recipients can provide these services to the general public to respond. Enumerated eligible uses include:
 - ✓ Prevention, outpatient treatment, inpatient treatment, crisis care, diversion programs, outreach to individuals not yet engaged in treatment, harm reduction & long-term recovery support
 - ✓ Enhanced behavioral health services in schools
 - ✓ Services for pregnant women or infants born with neonatal abstinence syndrome
 - ✓ Support for equitable access to reduce disparities in access to high-quality treatment
 - ✓ Peer support groups, costs for residence in supportive housing or recovery housing, and the 988 National Suicide Prevention Lifeline or other hotline services
 - ✓ Expansion of access to evidence-based services for opioid use disorder prevention, treatment, harm reduction, and recovery
 - ✓ Behavioral health facilities & equipment

- **Preventing and responding to violence.** Recognizing that violence – and especially gun violence – has increased in some communities due to the pandemic, recipients may use funds to respond in these communities through:
 - ✓ Referrals to trauma recovery services for victims of crime
 - ✓ Community violence intervention programs, including:
 - Evidence-based practices like focused deterrence, with wraparound services such as behavioral therapy, trauma recovery, job training, education, housing and relocation services, and financial assistance
 - ✓ In communities experiencing increased gun violence due to the pandemic:
 - Law enforcement officers focused on advancing community policing
 - Enforcement efforts to reduce gun violence, including prosecution
 - Technology & equipment to support law enforcement response



RESPONDING TO NEGATIVE ECONOMIC IMPACTS

The pandemic caused severe economic damage and, while the economy is on track to a strong recovery, much work remains to continue building a robust, resilient, and equitable economy in the wake of the crisis and to ensure that the benefits of this recovery reach all Americans. While the pandemic impacted millions of American households and businesses, some of its most severe impacts fell on low-income and underserved communities, where pre-existing disparities amplified the impact of the pandemic and where the most work remains to reach a full recovery.

The final rule recognizes that the pandemic caused broad-based impacts that affected many communities, households, and small businesses across the country; for example, many workers faced unemployment and many small businesses saw declines in revenue. The final rule describes these as “impacted” households, communities, small businesses, and nonprofits.

At the same time, the pandemic caused disproportionate impacts, or more severe impacts, in certain communities. For example, low-income and underserved communities have faced more severe health and economic outcomes like higher rates of COVID-19 mortality and unemployment, often because pre-existing disparities exacerbated the impact of the pandemic. The final rule describes these as “disproportionately impacted” households, communities, small businesses, and nonprofits.

To simplify administration of the program, the final rule presumes that certain populations were “impacted” and “disproportionately impacted” by the pandemic; these populations are presumed to be eligible for services that respond to the impact they experienced. The final rule also enumerates a non-exhaustive list of eligible uses that are recognized as responsive to the impacts or disproportionate impacts of COVID-19. Recipients providing enumerated uses to populations presumed eligible are clearly operating consistently with the final rule.

As discussed further in the section Framework for Eligible Uses Beyond Those Enumerated, recipients can also identify other pandemic impacts, impacted or disproportionately impacted populations or classes, and responses.

However, note that the final rule maintains that general infrastructure projects, including roads, streets, and surface transportation infrastructure, would generally not be eligible under this eligible use category, unless the project responded to a specific pandemic public health need or a specific negative economic impact. Similarly, general economic development or workforce development – activities that do not respond to negative economic impacts of the pandemic but rather seek to more generally enhance the jurisdiction’s business climate – would generally not be eligible under this eligible use category.



Assistance to Households

Impacted Households and Communities

Treasury presumes the following households and communities are impacted by the pandemic:

- ✓ Low- or-moderate income households or communities
- ✓ Households that experienced unemployment
- ✓ Households that experienced increased food or housing insecurity
- ✓ Households that qualify for the Children’s Health Insurance Program, Childcare Subsidies through the Child Care Development Fund (CCDF) Program, or Medicaid
- ✓ *When providing affordable housing programs:* households that qualify for the National Housing Trust Fund and Home Investment Partnerships Program
- ✓ *When providing services to address lost instructional time in K-12 schools:* any student that lost access to in-person instruction for a significant period of time

Low- or moderate-income households and communities are those with (i) income at or below 300 percent of the Federal Poverty Guidelines for the size of the household based on the most recently published poverty guidelines or (ii) income at or below 65 percent of the area median income for the county and size of household based on the most recently published data. For the vast majority of communities, the Federal Poverty Guidelines are higher than the area’s median income and using the Federal Poverty Guidelines would result in more households and communities being presumed eligible. Treasury has provided an easy-to-use spreadsheet with Federal Poverty Guidelines and area median income levels on its website.

Recipients can measure income for a specific household or the median income for the community, depending on whether the response they plan to provide serves specific households or the general community. The income thresholds vary by household size; recipients should generally use income thresholds for the appropriate household size but can use a default household size of three when easier for administration or when measuring income for a general community.

The income limit for 300 percent of the Federal Poverty Guidelines for a household of three is \$65,880 per year.³ In other words, recipients can always presume that a household earning below this level, or a community with median income below this level, is impacted by the pandemic and eligible for services to respond. Additionally, by following the steps detailed in the section Framework for Eligible Uses Beyond Those Enumerated, recipients may designate additional households as impacted or disproportionately impacted beyond these presumptions, and may also pursue projects not listed below in response to these impacts consistent with Treasury’s standards.

³ For recipients in Alaska, the income limit for 300 percent of the Federal Poverty Guidelines for a household of three is \$82,350 per year. For recipients in Hawaii, the income limit for 300 percent of the Federal Poverty Guidelines for a household of three is \$75,780 per year.



Treasury recognizes the enumerated projects below, which have been expanded under the final rule, as eligible to respond to impacts of the pandemic on households and communities:

- ✓ Food assistance (e.g., child nutrition programs, including school meals) & food banks
- ✓ Emergency housing assistance: rental assistance, mortgage assistance, utility assistance, assistance paying delinquent property taxes, counseling and legal aid to prevent eviction and homelessness & emergency programs or services for homeless individuals, including temporary residences for people experiencing homelessness
- ✓ Health insurance coverage expansion
- ✓ Benefits for surviving family members of individuals who have died from COVID-19
- ✓ Assistance to individuals who want and are available for work, including job training, public jobs programs and fairs, support for childcare and transportation to and from a jobsite or interview, incentives for newly-employed workers, subsidized employment, grants to hire underserved workers, assistance to unemployed individuals to start small businesses & development of job and workforce training centers
- ✓ Financial services for the unbanked and underbanked
- ✓ Burials, home repair & home weatherization
- ✓ Programs, devices & equipment for internet access and digital literacy, including subsidies for costs of access
- ✓ Cash assistance
- ✓ Paid sick, medical, and family leave programs
- ✓ Assistance in accessing and applying for public benefits or services
- ✓ Childcare and early learning services, home visiting programs, services for child welfare-involved families and foster youth & childcare facilities
- ✓ Assistance to address the impact of learning loss for K-12 students (e.g., high-quality tutoring, differentiated instruction)
- ✓ Programs or services to support long-term housing security: including development of affordable housing and permanent supportive housing
- ✓ Certain contributions to an Unemployment Insurance Trust Fund⁴

⁴ Recipients may only use SLFRF funds for contributions to unemployment insurance trust funds and repayment of the principal amount due on advances received under Title XII of the Social Security Act up to an amount equal to (i) the difference between the balance in the recipient's unemployment insurance trust fund as of January 27, 2020 and the balance of such account as of May 17, 2021, plus (ii) the principal amount outstanding as of May 17, 2021 on any advances received under Title XII of the Social Security Act between January 27, 2020 and May 17, 2021. Further, recipients may use SLFRF funds for the payment of any interest due on such Title XII advances. Additionally, a recipient that deposits SLFRF funds into its unemployment insurance trust fund to fully restore the pre-pandemic balance may not draw down that balance and deposit more SLFRF funds, back up to the pre-pandemic balance. Recipients that deposit SLFRF funds into an unemployment insurance trust fund, or use SLFRF funds to repay principal on Title XII advances, may not take action to reduce benefits available to unemployed workers by changing the computation method governing regular unemployment compensation in a way that results in a reduction of average weekly benefit amounts or the number of weeks of benefits payable (i.e., maximum benefit entitlement).

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Disproportionately Impacted Households and Communities

Treasury presumes the following households and communities are disproportionately impacted by the pandemic:

- ✓ Low -income households and communities
- ✓ Households receiving services provided by Tribal governments
- ✓ Households residing in Qualified Census Tracts
- ✓ Households residing in the U.S. territories or receiving services from these governments
- ✓ Households that qualify for certain federal benefits⁵

Low-income households and communities are those with (i) income at or below 185 percent of the Federal Poverty Guidelines for the size of its household based on the most recently published poverty guidelines or (ii) income at or below 40 percent of area median income for its county and size of household based on the most recently published data. For the vast majority of communities, the Federal Poverty Guidelines level is higher than the area median income level and using this level would result in more households and communities being presumed eligible. Treasury has provided an easy-to-use spreadsheet with Federal Poverty Guidelines and area median income levels on its website.

Recipients can measure income for a specific household or the median income for the community, depending on whether the service they plan to provide serves specific households or the general community. The income thresholds vary by household size; recipients should generally use income thresholds for the appropriate household size but can use a default household size of three when easier for administration or when measuring income for a general community.

The income limit for 185 percent of the Federal Poverty Guidelines for a household of three is \$40,626 per year.⁶ In other words, recipients can always presume that a household earning below this level, or a community with median income below this level, is disproportionately impacted by the pandemic and eligible for services to respond.

⁵ These programs are Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (SNAP), Free- and Reduced-Price Lunch (NSLP) and/or School Breakfast (SBP) programs, Medicare Part D Low-Income Subsidies, Supplemental Security Income (SSI), Head Start and/or Early Head Start, Special Supplemental Nutrition Program for Women, Infants, and Children (WIC), Section 8 Vouchers, Low-Income Home Energy Assistance Program (LIHEAP), and Pell Grants. For services to address educational disparities, Treasury will recognize Title I eligible schools as disproportionately impacted and responsive services that support the school generally or support the whole school as eligible.

⁶ For recipients in Alaska, the income limit for 185 percent of the Federal Poverty Guidelines for a household of three is \$50,783 per year. For recipients in Hawaii, the income limit for 185 percent of the Federal Poverty Guidelines for a household of three is \$46,731 per year



Treasury recognizes the enumerated projects below, which have been expanded under the final rule, as eligible to respond to disproportionate impacts of the pandemic on households and communities:

- ✓ Pay for community health workers to help households access health & social services
- ✓ Remediation of lead paint or other lead hazards
- ✓ Primary care clinics, hospitals, integration of health services into other settings, and other investments in medical equipment & facilities designed to address health disparities
- ✓ Housing vouchers & assistance relocating to neighborhoods with higher economic opportunity
- ✓ Investments in neighborhoods to promote improved health outcomes
- ✓ Improvements to vacant and abandoned properties, including rehabilitation or maintenance, renovation, removal and remediation of environmental contaminants, demolition or deconstruction, greening/vacant lot cleanup & conversion to affordable housing⁷
- ✓ Services to address educational disparities, including assistance to high-poverty school districts & educational and evidence-based services to address student academic, social, emotional, and mental health needs
- ✓ Schools and other educational equipment & facilities
- ✓ Responses available to respond to impacts of the pandemic on households and communities (including those listed on page 18)

⁷ Please see the final rule for further details and conditions applicable to this eligible use. This includes Treasury's presumption that demolition of vacant or abandoned residential properties that results in a net reduction in occupiable housing units for low- and moderate-income individuals in an area where the availability of such housing is lower than the need for such housing is ineligible for support with SLFRF funds.



Assistance to Small Businesses

Small businesses have faced widespread challenges due to the pandemic, including periods of shutdown, declines in revenue, or increased costs. The final rule provides many tools for recipients to respond to the impacts of the pandemic on small businesses, or disproportionate impacts on businesses where pre-existing disparities like lack of access to capital compounded the pandemic's effects.

Small businesses eligible for assistance are those that experienced negative economic impacts or disproportionate impacts of the pandemic and meet the definition of "small business," specifically:

1. Have no more than 500 employees, or if applicable, the size standard in number of employees established by the Administrator of the Small Business Administration for the industry in which the business concern or organization operates, and
2. Are a small business concern as defined in section 3 of the Small Business Act⁸ (which includes, among other requirements, that the business is independently owned and operated and is not dominant in its field of operation).

Impacted Small Businesses

Recipients can identify small businesses impacted by the pandemic, and measures to respond, in many ways; for example, recipients could consider:

- ✓ Decreased revenue or gross receipts
- ✓ Financial insecurity
- ✓ Increased costs
- ✓ Capacity to weather financial hardship
- ✓ Challenges covering payroll, rent or mortgage, and other operating costs

Assistance to small businesses that experienced negative economic impacts includes the following enumerated uses:

- ✓ Loans or grants to mitigate financial hardship, such as by supporting payroll and benefits, costs to retain employees, and mortgage, rent, utility, and other operating costs
- ✓ Technical assistance, counseling, or other services to support business planning

Disproportionately Impacted Small Businesses

Treasury presumes that the following small businesses are disproportionately impacted by the pandemic:

⁸ 15 U.S.C. 632.



- ✓ Small businesses operating in Qualified Census Tracts
- ✓ Small businesses operated by Tribal governments or on Tribal lands
- ✓ Small businesses operating in the U.S. territories

Assistance to disproportionately impacted small businesses includes the following enumerated uses, which have been expanded under the final rule:

- ✓ Rehabilitation of commercial properties, storefront improvements & façade improvements
- ✓ Technical assistance, business incubators & grants for start-up or expansion costs for small businesses
- ✓ Support for microbusinesses, including financial, childcare, and transportation costs



Assistance to Nonprofits

Nonprofits have faced significant challenges due to the pandemic's increased demand for services and changing operational needs, as well as declines in revenue sources such as donations and fees.

Nonprofits eligible for assistance are those that experienced negative economic impacts or disproportionate impacts of the pandemic and meet the definition of "nonprofit"—specifically those that are 501(c)(3) or 501(c)(19) tax-exempt organizations.

Impacted Nonprofits

Recipients can identify nonprofits impacted by the pandemic, and measures to respond, in many ways; for example, recipients could consider:

- ✓ Decreased revenue (e.g., from donations and fees)
- ✓ Financial insecurity
- ✓ Increased costs (e.g., uncompensated increases in service need)
- ✓ Capacity to weather financial hardship
- ✓ Challenges covering payroll, rent or mortgage, and other operating costs

Assistance to nonprofits that experienced negative economic impacts includes the following enumerated uses:

- ✓ Loans or grants to mitigate financial hardship
- ✓ Technical or in-kind assistance or other services that mitigate negative economic impacts of the pandemic

Disproportionately Impacted Nonprofits

Treasury presumes that the following nonprofits are disproportionately impacted by the pandemic:

- ✓ Nonprofits operating in Qualified Census Tracts
- ✓ Nonprofits operated by Tribal governments or on Tribal lands
- ✓ Nonprofits operating in the U.S. territories

Recipients may identify appropriate responses that are related and reasonably proportional to addressing these disproportionate impacts.



Aid to Impacted Industries

Recipients may use SLFRF funding to provide aid to industries impacted by the COVID-19 pandemic. Recipients should first designate an impacted industry and then provide aid to address the impacted industry's negative economic impact.

This sub-category of eligible uses does not separately identify disproportionate impacts and corresponding responsive services.

1. **Designating an impacted industry.** There are two main ways an industry can be designated as "impacted."
 1. If the industry is in the travel, tourism, or hospitality sectors (including Tribal development districts), the industry is impacted.
 2. If the industry is outside the travel, tourism, or hospitality sectors, the industry is impacted if:
 - a. The industry experienced at least 8 percent employment loss from pre-pandemic levels,⁹ or
 - b. The industry is experiencing comparable or worse economic impacts as the national tourism, travel, and hospitality industries as of the date of the final rule, based on the totality of economic indicators or qualitative data (if quantitative data is unavailable), and if the impacts were generally due to the COVID-19 public health emergency.

Recipients have flexibility to define industries broadly or narrowly, but Treasury encourages recipients to define narrow and discrete industries eligible for aid. State and territory recipients also have flexibility to define the industries with greater geographic precision; for example, a state may identify a particular industry in a certain region of a state as impacted.

2. **Providing eligible aid to the impacted industry.** Aid may only be provided to support businesses, attractions, and Tribal development districts operating prior to the pandemic and affected by required closures and other efforts to contain the pandemic. Further, aid should be generally broadly available to all businesses within the impacted industry to avoid potential conflicts of interest, and Treasury encourages aid to be first used for operational expenses, such as payroll, before being used on other types of costs.

⁹ Specifically, a recipient should compare the percent change in the number of employees of the recipient's identified industry and the national Leisure & Hospitality sector in the three months before the pandemic's most severe impacts began (a straight three-month average of seasonally-adjusted employment data from December 2019, January 2020, and February 2020) with the latest data as of the final rule (a straight three-month average of seasonally-adjusted employment data from September 2021, October 2021, and November 2021). For parity and simplicity, smaller recipients without employment data that measure industries in their specific jurisdiction may use data available for a broader unit of government for this calculation (e.g., a county may use data from the state in which it is located; a city may use data for the county, if available, or state in which it is located) solely for purposes of determining whether a particular industry is an impacted industry.



Treasury recognizes the enumerated projects below as eligible responses to impacted industries.

- ✓ Aid to mitigate financial hardship, such as supporting payroll costs, lost pay and benefits for returning employees, support of operations and maintenance of existing equipment and facilities
- ✓ Technical assistance, counseling, or other services to support business planning
- ✓ COVID-19 mitigation and infection prevention measures (see section Public Health)

As with all eligible uses, recipients may pursue a project not listed above by undergoing the steps outlined in the section Framework for Eligible Uses Beyond Those Enumerated.



PUBLIC SECTOR CAPACITY

Recipients may use SLFRF funding to restore and bolster public sector capacity, which supports government's ability to deliver critical COVID-19 services. There are three main categories of eligible uses to bolster public sector capacity and workforce: Public Safety, Public Health, and Human Services Staff; Government Employment and Rehiring Public Sector Staff; and Effective Service Delivery.

Public Safety, Public Health, and Human Services Staff

SLFRF funding may be used for payroll and covered benefits for public safety, public health, health care, human services and similar employees of a recipient government, for the portion of the employee's time spent responding to COVID-19. Recipients should follow the steps below.

1. Identify eligible public safety, public health, and human services staff. Public safety staff include:

- ✓ Police officers (including state police officers)
- ✓ Sheriffs and deputy sheriffs
- ✓ Firefighters
- ✓ Emergency medical responders
- ✓ Correctional and detention officers
- ✓ Dispatchers and supervisor personnel that directly support public safety staff

Public health staff include:

- ✓ Employees involved in providing medical and other physical or mental health services to patients and supervisory personnel, including medical staff assigned to schools, prisons, and other such institutions
- ✓ Laboratory technicians, medical examiners, morgue staff, and other support services essential for patient care
- ✓ Employees of public health departments directly engaged in public health matters and related supervisory personnel

Human services staff include:

- ✓ Employees providing or administering social services and public benefits
- ✓ Child, elder, or family care employees
- ✓ Child welfare services employees

2. Assess portion of time spent on COVID-19 response for eligible staff.

Recipients can use a variety of methods to assess the share of an employees' time spent responding to COVID-19, including using reasonable estimates—such as estimating the share of time based on discussions with staff and applying that share to all employees in that position.

For administrative convenience, recipients can consider public health and safety employees entirely devoted to responding to COVID-19 (and their payroll and benefits fully covered by SLFRF) if the



employee, or his or her operating unit or division, is “primarily dedicated” to responding to COVID-19. Primarily dedicated means that more than half of the employee, unit, or division’s time is dedicated to responding to COVID-19.

Recipients must periodically reassess their determination and maintain records to support their assessment, although recipients do not need to track staff hours.

3. **Use SLFRF funding for payroll and covered benefits for the portion of eligible staff time spent on COVID-19 response.** SLFRF funding may be used for payroll and covered benefits for the portion of the employees’ time spent on COVID-19 response, as calculated above, through the period of performance.

Government Employment and Rehiring Public Sector Staff

Under the increased flexibility of the final rule, SLFRF funding may be used to support a broader set of uses to restore and support public sector employment. Eligible uses include hiring up to a pre-pandemic baseline that is adjusted for historic underinvestment in the public sector, providing additional funds for employees who experienced pay cuts or were furloughed, avoiding layoffs, providing worker retention incentives, and paying for ancillary administrative costs related to hiring, support, and retention.

- **Restoring pre-pandemic employment.** Recipients have two options to restore pre-pandemic employment, depending on the recipient’s needs.
 - *If the recipient simply wants to hire back employees for pre-pandemic positions:* Recipients may use SLFRF funds to hire employees for the same positions that existed on January 27, 2020 but that were unfilled or eliminated as of March 3, 2021. Recipients may use SLFRF funds to cover payroll and covered benefits for such positions through the period of performance.
 - *If the recipient wants to hire above the pre-pandemic baseline and/or would like to have flexibility in positions:* Recipients may use SLFRF funds to pay for payroll and covered benefits associated with the recipient increasing its number of budgeted FTEs up to 7.5 percent above its pre-pandemic baseline. Specifically, recipients should undergo the following steps:
 - a. Identify the recipient’s budgeted FTE level on January 27, 2020. This includes all budgeted positions, filled and unfilled. This is called the *pre-pandemic baseline*.
 - b. Multiply the pre-pandemic baseline by 1.075. This is called the *adjusted pre-pandemic baseline*.
 - c. Identify the recipient’s budgeted FTE level on March 3, 2021, which is the beginning of the period of performance for SLFRF funds. Recipients may, but are not required to, exclude the number of FTEs dedicated to responding to the COVID-19 public health emergency. This is called the *actual number of FTEs*.
 - d. Subtract the *actual number of FTEs* from the *adjusted pre-pandemic baseline* to calculate the number of FTEs that can be covered by SLFRF funds. Recipients do not have to hire for the same roles that existed pre-pandemic.

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Recipients may use SLFRF funds to cover payroll and covered benefits through the period of performance; these employees must have begun their employment on or after March 3, 2021. Recipients may only use SLFRF funds for additional FTEs hired over the March 3, 2021 level (i.e., the *actual number of FTEs*).

- **Supporting and retaining public sector workers.** Recipients can also use funds in other ways that support the public sector workforce.¹⁰ These include:
 - **Providing additional funding for employees who experienced pay reductions or were furloughed** since the onset of the pandemic, up to the difference in the employee's pay, taking into account unemployment benefits received.
 - **Maintaining current compensation levels to prevent layoffs.** SLFRF funds may be used to maintain current compensation levels, with adjustments for inflation, in order to prevent layoffs that would otherwise be necessary.
 - **Providing worker retention incentives, including reasonable increases in compensation** to persuade employees to remain with the employer as compared to other employment options. Retention incentives must be entirely additive to an employee's regular compensation, narrowly tailored to need, and should not exceed incentives traditionally offered by the recipient or compensation that alternative employers may offer to compete for the employees. Treasury presumes that retention incentives that are less than 25 percent of the rate of base pay for an individual employee or 10 percent for a group or category of employees are reasonably proportional to the need to retain employees, as long as other requirements are met.
- **Covering administrative costs associated with administering the hiring, support, and retention programs above.**

Effective Service Delivery

SLFRF funding may be used to improve the efficacy of public health and economic programs through tools like program evaluation, data, and outreach, as well as to address administrative needs caused or exacerbated by the pandemic. Eligible uses include:

- **Supporting program evaluation, data, and outreach through:**

¹⁰ Recipients should be able to substantiate that these uses of funds are substantially due to the public health emergency or its negative economic impacts (e.g., fiscal pressures on state and local budgets) and respond to its impacts. See the final rule for details on these uses.



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- ✓ Program evaluation and evidence resources
- ✓ Data analysis resources to gather, assess, share, and use data
- ✓ Technology infrastructure to improve access to and the user experience of government IT systems, as well as technology improvements to increase public access and delivery of government programs and services
- ✓ Community outreach and engagement activities
- ✓ Capacity building resources to support using data and evidence, including hiring staff, consultants, or technical assistance support
- **Addressing administrative needs, including:**
 - ✓ Administrative costs for programs responding to the public health emergency and its economic impacts, including non-SLFRF and non-federally funded programs
 - ✓ Address administrative needs caused or exacerbated by the pandemic, including addressing backlogs caused by shutdowns, increased repair or maintenance needs, and technology infrastructure to adapt government operations to the pandemic (e.g., video-conferencing software, data and case management systems)



CAPITAL EXPENDITURES

As described above, the final rule clarifies that recipients may use funds for programs, services, and capital expenditures that respond to the public health and negative economic impacts of the pandemic. Any use of funds in this category for a capital expenditure must comply with the capital expenditure requirements, in addition to other standards for uses of funds.

Capital expenditures are subject to the same eligibility standard as other eligible uses to respond to the pandemic’s public health and economic impacts; specifically, they must be related and reasonably proportional to the pandemic impact identified and reasonably designed to benefit the impacted population or class.

For ease of administration, the final rule identifies enumerated types of capital expenditures that Treasury has identified as responding to the pandemic’s impacts; these are listed in the applicable sub-category of eligible uses (e.g., public health, assistance to households, etc.). Recipients may also identify other responsive capital expenditures. Similar to other eligible uses in the SLFRF program, no pre-approval is required for capital expenditures.

To guide recipients’ analysis of whether a capital expenditure meets the eligibility standard, recipients (with the exception of Tribal governments) must complete and meet the requirements of a written justification for capital expenditures equal to or greater than \$1 million. For large-scale capital expenditures, which have high costs and may require an extended length of time to complete, as well as most capital expenditures for non-enumerated uses of funds, Treasury requires recipients to submit their written justification as part of regular reporting. Specifically:

If a project has total capital expenditures of	and the use is enumerated by Treasury as eligible, then	and the use is beyond those enumerated by Treasury as eligible, then
Less than \$1 million	No Written Justification required	No Written Justification required
Greater than or equal to \$1 million, but less than \$10 million	Written Justification required but recipients are not required to submit as part of regular reporting to Treasury	Written Justification required and recipients must submit as part of regular reporting to Treasury
\$10 million or more	Written Justification required and recipients must submit as part of regular reporting to Treasury	

A Written Justification includes:

- **Description of the harm or need to be addressed.** Recipients should provide a description of the specific harm or need to be addressed and why the harm was exacerbated or caused by the public health emergency. Recipients may provide quantitative information on the extent and the type of harm, such as the number of individuals or entities affected.



- ***Explanation of why a capital expenditure is appropriate.*** For example, recipients should include an explanation of why existing equipment and facilities, or policy changes or additional funding to pertinent programs or services, would be inadequate.
- ***Comparison of proposed capital project against at least two alternative capital expenditures and demonstration of why the proposed capital expenditure is superior.*** Recipients should consider the effectiveness of the capital expenditure in addressing the harm identified and the expected total cost (including pre-development costs) against at least two alternative capital expenditures.

Where relevant, recipients should consider the alternatives of improving existing capital assets already owned or leasing other capital assets.

Treasury presumes that the following capital projects are generally ineligible:

- * Construction of new correctional facilities as a response to an increase in rate of crime
- * Construction of new congregate facilities to decrease spread of COVID-19 in the facility
- * Construction of convention centers, stadiums, or other large capital projects intended for general economic development or to aid impacted industries

In undertaking capital expenditures, Treasury encourages recipients to adhere to strong labor standards, including project labor agreements and community benefits agreements that offer wages at or above the prevailing rate and include local hire provisions. Treasury also encourages recipients to prioritize in their procurements employers with high labor standards and to prioritize employers without recent violations of federal and state labor and employment laws.



FRAMEWORK FOR ELIGIBLE USES BEYOND THOSE ENUMERATED

As described above, recipients have broad flexibility to identify and respond to other pandemic impacts and serve other populations that experienced pandemic impacts, beyond the enumerated uses and presumed eligible populations. Recipients should undergo the following steps to decide whether their project is eligible:

Step	1. Identify COVID-19 public health or economic impact	2. Design a response that addresses or responds to the impact
Analysis	<ul style="list-style-type: none"> • Can identify impact to a specific household, business or nonprofit or to a class of households, businesses or nonprofits (i.e., group) • Can also identify disproportionate impacts, or more severe impacts, to a specific beneficiary or to a class 	<ul style="list-style-type: none"> • Types of responses can include a program, service, or capital expenditure • Response should be related and reasonably proportional to the harm • Response should also be reasonably designed to benefit impacted individual or class

1. Identify a COVID-19 public health or negative economic impact on an individual or a class.

Recipients should identify an individual or class that is “impacted” or “disproportionately impacted” by the COVID-19 public health emergency or its negative economic impacts as well as the specific impact itself.

- “Impacted” entities are those impacted by the disease itself or the harmful consequences of the economic disruptions resulting from or exacerbated by the COVID-19 public health emergency. For example, an individual who lost their job or a small business that saw lower revenue during a period of closure would both have experienced impacts of the pandemic.
- “Disproportionately impacted” entities are those that experienced disproportionate public health or economic outcomes from the pandemic; Treasury recognizes that pre-existing disparities, in many cases, amplified the impacts of the pandemic, causing more severe impacts in underserved communities. For example, a household living in a neighborhood with limited access to medical care and healthy foods may have faced health disparities before the pandemic, like a higher rate of chronic health conditions, that contributed to more severe health outcomes during the COVID-19 pandemic.

The recipient may choose to identify these impacts at either the individual level or at a class level. If the recipient is identifying impacts at the individual level, they should retain documentation supporting the impact the individual experienced (e.g., documentation of lost revenues from a small business). Such documentation can be streamlined in many cases (e.g., self-attestation that a household requires food assistance).

Recipients also have broad flexibility to identify a “class” – or a group of households, small businesses, or nonprofits – that experienced an impact. In these cases, the recipients should



first identify the class and the impact that it faced. Then, recipients only need to document that the individuals served fall within that class; recipients do not need to document a specific impact to each individual served. For example, a recipient could identify that restaurants in the downtown area faced substantial declines in revenue due to decreased foot traffic from workers; the recipient could develop a program to respond to the impact on that class and only needs to document that the businesses being served are restaurants in the downtown area.

Recipients should keep the following considerations in mind when designating a class:

- **There should be a relationship between the definition of the class and the proposed response.** Larger and less-specific classes are less likely to have experienced similar harms, which may make it more difficult to design a response that appropriately responds to those harms.
 - **Classes may be determined on a population basis or on a geographic basis, and the response should be appropriately matched.** For example, a response might be designed to provide childcare to single parents, regardless of which neighborhood they live in, or a response might provide a park to improve the health of a disproportionately impacted neighborhood.
 - **Recipients may designate classes that experienced disproportionate impact, by assessing the impacts of the pandemic and finding that some populations experienced meaningfully more severe impacts than the general public. To determine these disproportionate impacts, recipients:**
 - May designate classes based on academic research or government research publications (such as the citations provided in the supplementary information in the final rule), through analysis of their own data, or through analysis of other existing data sources.
 - May also consider qualitative research and sources to augment their analysis, or when quantitative data is not readily available. Such sources might include resident interviews or feedback from relevant state and local agencies, such as public health departments or social services departments.
 - Should consider the quality of the research, data, and applicability of analysis to their determination in all cases.
 - **Some of the enumerated uses may also be appropriate responses to the impacts experienced by other classes of beneficiaries.** It is permissible for recipients to provide these services to other classes, so long as the recipient determines that the response is also appropriate for those groups.
 - **Recipients may designate a class based on income level, including at levels higher than the final rule definition of "low- and moderate-income."** For example, a recipient may identify that households in their community with incomes above the final rule threshold for low-income nevertheless experienced disproportionate impacts from the pandemic and provide responsive services.
- 2. Design a response that addresses or responds to the impact.** Programs, services, and other interventions must be reasonably designed to benefit the individual or class that experienced



the impact. They must also be related and reasonably proportional to the extent and type of impact experienced. For example, uses that bear no relation or are grossly disproportionate to the type or extent of the impact would not be eligible.

“Reasonably proportional” refers to the scale of the response compared to the scale of the harm, as well as the targeting of the response to beneficiaries compared to the amount of harm they experienced; for example, it may not be reasonably proportional for a cash assistance program to provide a very small amount of aid to a group that experienced severe harm and a much larger amount to a group that experienced relatively little harm. Recipients should consider relevant factors about the harm identified and the response to evaluate whether the response is reasonably proportional. For example, recipients may consider the size of the population impacted and the severity, type, and duration of the impact. Recipients may also consider the efficacy, cost, cost-effectiveness, and time to delivery of the response.

For disproportionately impacted communities, recipients may design interventions that address broader pre-existing disparities that contributed to more severe health and economic outcomes during the pandemic, such as disproportionate gaps in access to health care or pre-existing disparities in educational outcomes that have been exacerbated by the pandemic.



Premium Pay

The Coronavirus State and Local Fiscal Recovery Funds may be used to provide premium pay to eligible workers performing essential work during the pandemic. Premium pay may be awarded to eligible workers up to \$13 per hour. Premium pay must be in addition to wages or remuneration (i.e., compensation) the eligible worker otherwise receives. Premium pay may not exceed \$25,000 for any single worker during the program.

Recipients should undergo the following steps to provide premium pay to eligible workers.

1. **Identify an “eligible” worker.** Eligible workers include workers “needed to maintain continuity of operations of essential critical infrastructure sectors.” These sectors and occupations are eligible:

- | | |
|--|---|
| ✓ Health care | ✓ State, local, or Tribal government workforce |
| ✓ Emergency response | ✓ Workers providing vital services to Tribes |
| ✓ Sanitation, disinfection & cleaning | ✓ Educational, school nutrition, and other work required to operate a school facility |
| ✓ Maintenance | ✓ Laundry |
| ✓ Grocery stores, restaurants, food production, and food delivery | ✓ Elections |
| ✓ Pharmacy | ✓ Solid waste or hazardous materials management, response, and cleanup |
| ✓ Biomedical research | ✓ Work requiring physical interaction with patients |
| ✓ Behavioral health | ✓ Dental care |
| ✓ Medical testing and diagnostics | ✓ Transportation and warehousing |
| ✓ Home and community-based health care or assistance with activities of daily living | ✓ Hotel and commercial lodging facilities that are used for COVID-19 mitigation and containment |
| ✓ Family or child care | |
| ✓ Social services | |
| ✓ Public health | |
| ✓ Mortuary | |
| ✓ Critical clinical research, development, and testing necessary for COVID-19 response | |

Beyond this list, the chief executive (or equivalent) of a recipient government may designate additional non-public sectors as critical so long as doing so is necessary to protecting the health and wellbeing of the residents of such jurisdictions.

2. **Verify that the eligible worker performs “essential work,”** meaning work that:

- Is not performed while teleworking from a residence; and
- Involves either:
 - a. regular, in-person interactions with patients, the public, or coworkers of the individual that is performing the work; or
 - b. regular physical handling of items that were handled by, or are to be handled by, patients, the public, or coworkers of the individual that is performing the work.



- 3. Confirm that the premium pay “responds to” workers performing essential work during the COVID-19 public health emergency.** Under the final rule, which broadened the share of eligible workers who can receive premium pay without a written justification, recipients may meet this requirement in one of three ways:
- Eligible worker receiving premium pay is earning (with the premium included) at or below 150 percent of their residing state or county’s average annual wage for all occupations, as defined by the Bureau of Labor Statistics’ Occupational Employment and Wage Statistics, whichever is higher, on an annual basis; or
 - Eligible worker receiving premium pay is not exempt from the Fair Labor Standards Act overtime provisions; or
 - If a worker does not meet either of the above requirements, the recipient must submit written justification to Treasury detailing how the premium pay is otherwise responsive to workers performing essential work during the public health emergency. This may include a description of the essential worker’s duties, health, or financial risks faced due to COVID-19, and why the recipient determined that the premium pay was responsive. Treasury anticipates that recipients will easily be able to satisfy the justification requirement for front-line workers, like nurses and hospital staff.

Premium pay may be awarded in installments or lump sums (e.g., monthly, quarterly, etc.) and may be awarded to hourly, part-time, or salaried or non-hourly workers. Premium pay must be paid in addition to wages already received and may be paid retrospectively. A recipient may not use SLFRF to merely reimburse itself for premium pay or hazard pay already received by the worker, and premium pay may not be paid to volunteers.



Water & Sewer Infrastructure

The Coronavirus State and Local Fiscal Recovery Funds may be used to make necessary investments in water and sewer infrastructure. State, local, and Tribal governments have a tremendous need to address the consequences of deferred maintenance in drinking water systems and removal, management, and treatment of sewage and stormwater, along with additional resiliency measures needed to adapt to climate change.

Recipients may undertake the eligible projects below:

PROJECTS ELIGIBLE UNDER EPA'S CLEAN WATER STATE REVOLVING FUND (CWSRF)

Eligible projects under the CWSRF, and the final rule, include:

- ✓ Construction of publicly owned treatment works
- ✓ Projects pursuant to implementation of a nonpoint source pollution management program established under the Clean Water Act (CWA)
- ✓ Decentralized wastewater treatment systems that treat municipal wastewater or domestic sewage
- ✓ Management and treatment of stormwater or subsurface drainage water
- ✓ Water conservation, efficiency, or reuse measures
- ✓ Development and implementation of a conservation and management plan under the CWA
- ✓ Watershed projects meeting the criteria set forth in the CWA
- ✓ Energy consumption reduction for publicly owned treatment works
- ✓ Reuse or recycling of wastewater, stormwater, or subsurface drainage water
- ✓ Security of publicly owned treatment works

Treasury encourages recipients to review the EPA handbook for the [CWSRF](#) for a full list of eligibilities.

PROJECTS ELIGIBLE UNDER EPA'S DRINKING WATER STATE REVOLVING FUND (DWSRF)

Eligible drinking water projects under the DWSRF, and the final rule, include:

- ✓ Facilities to improve drinking water quality
- ✓ Transmission and distribution, including improvements of water pressure or prevention of contamination in infrastructure and lead service line replacements
- ✓ New sources to replace contaminated drinking water or increase drought resilience, including aquifer storage and recovery system for water storage
- ✓ Green infrastructure, including green roofs, rainwater harvesting collection, permeable pavement
- ✓ Storage of drinking water, such as to prevent contaminants or equalize water demands
- ✓ Purchase of water systems and interconnection of systems
- ✓ New community water systems

Treasury encourages recipients to review the EPA handbook for the [DWSRF](#) for a full list of eligibilities.

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ADDITIONAL ELIGIBLE PROJECTS

With broadened eligibility under the final rule, SLFRF funds may be used to fund additional types of projects— such as additional stormwater infrastructure, residential wells, lead remediation, and certain rehabilitations of dams and reservoirs — beyond the CWSRF and DWSRF, if they are found to be “necessary” according to the definition provided in the final rule and outlined below.

- ✓ Culvert repair, resizing, and removal, replacement of storm sewers, and additional types of stormwater infrastructure
- ✓ Infrastructure to improve access to safe drinking water for individual served by residential wells, including testing initiatives, and treatment/remediation strategies that address contamination
- ✓ Dam and reservoir rehabilitation if primary purpose of dam or reservoir is for drinking water supply and project is necessary for provision of drinking water
- ✓ Broad set of lead remediation projects eligible under EPA grant programs authorized by the Water Infrastructure Improvements for the Nation (WIIN) Act, such as lead testing, installation of corrosion control treatment, lead service line replacement, as well as water quality testing, compliance monitoring, and remediation activities, including replacement of internal plumbing and faucets and fixtures in schools and childcare facilities

A “necessary” investment in infrastructure must be:

- (1) responsive to an identified need to achieve or maintain an adequate minimum level of service, which may include a reasonable projection of increased need, whether due to population growth or otherwise,
- (2) a cost-effective means for meeting that need, taking into account available alternatives, and
- (3) for investments in infrastructure that supply drinking water in order to meet projected population growth, projected to be sustainable over its estimated useful life.

Please note that DWSRF and CWSRF-eligible projects are generally presumed to be necessary investments. Additional eligible projects generally must be responsive to an identified need to achieve or maintain an adequate minimum level of service. Recipients are only required to assess cost-effectiveness of projects for the creation of new drinking water systems, dam and reservoir rehabilitation projects, or projects for the extension of drinking water service to meet population growth needs. Recipients should review the supplementary information to the final rule for more details on requirements applicable to each type of investment.

APPLICABLE STANDARDS & REQUIREMENTS

Treasury encourages recipients to adhere to strong labor standards, including project labor agreements and community benefits agreements that offer wages at or above the prevailing rate and include local hire provisions. Treasury also encourages recipients to prioritize in their procurements employers with high labor standards and to prioritize employers without recent violations of federal and state labor and employment laws.

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Broadband Infrastructure

The Coronavirus State and Local Fiscal Recovery Funds may be used to make necessary investments in broadband infrastructure, which has been shown to be critical for work, education, healthcare, and civic participation during the public health emergency. The final rule broadens the set of eligible broadband infrastructure investments that recipients may undertake.

Recipients may pursue investments in broadband infrastructure meeting technical standards detailed below, as well as an expanded set of cybersecurity investments.

BROADBAND INFRASTRUCTURE INVESTMENTS

Recipients should adhere to the following requirements when designing a broadband infrastructure project:

- 1. Identify an eligible area for investment.** Recipients are encouraged to prioritize projects that are designed to serve locations without access to reliable wireline 100/20 Mbps broadband service (meaning service that reliably provides 100 Mbps download speed and 20 Mbps upload speed through a wireline connection), but are broadly able to invest in projects designed to provide service to locations with an identified need for additional broadband investment. Recipients have broad flexibility to define need in their community. Examples of need could include:

- ✓ Lack of access to a reliable high-speed broadband connection
- ✓ Lack of affordable broadband
- ✓ Lack of reliable service

If recipients are considering deploying broadband to locations where there are existing and enforceable federal or state funding commitments for reliable service of at least 100/20 Mbps, recipients must ensure that SLFRF funds are designed to address an identified need for additional broadband investment that is not met by existing federal or state funding commitments. Recipients must also ensure that SLFRF funds will not be used for costs that will be reimbursed by the other federal or state funding streams.

- 2. Design project to meet high-speed technical standards.** Recipients are required to design projects to, upon completion, reliably meet or exceed symmetrical 100 Mbps download and upload speeds. In cases where it is not practicable, because of the excessive cost of the project or geography or topography of the area to be served by the project, eligible projects may be designed to reliably meet or exceed 100/20 Mbps and be scalable to a minimum of symmetrical 100 Mbps download and upload speeds.

Treasury encourages recipients to prioritize investments in fiber-optic infrastructure wherever feasible and to focus on projects that will achieve last-mile connections. Further, Treasury encourages recipients to prioritize support for broadband networks owned, operated by, or affiliated with local governments, nonprofits, and co-operatives.



3. Require enrollment in a low-income subsidy program. Recipients must require the service provider for a broadband project that provides service to households to either:

- ✓ Participate in the FCC's Affordable Connectivity Program (ACP)
- ✓ Provide access to a broad-based affordability program to low-income consumers that provides benefits commensurate to ACP

Treasury encourages broadband services to also include at least one low-cost option offered without data usage caps at speeds sufficient for a household with multiple users to simultaneously telework and engage in remote learning. Recipients are also encouraged to consult with the community on affordability needs.

CYBERSECURITY INVESTMENTS

SLFRF may be used for modernization of cybersecurity for existing and new broadband infrastructure, regardless of their speed delivery standards. This includes modernization of hardware and software.

APPLICABLE STANDARDS & REQUIREMENTS

Treasury encourages recipients to adhere to strong labor standards, including project labor agreements and community benefits agreements that offer wages at or above the prevailing rate and include local hire provisions. Treasury also encourages recipients to prioritize in their procurements employers with high labor standards and to prioritize employers without recent violations of federal and state labor and employment laws.



Restrictions on Use

While recipients have considerable flexibility to use Coronavirus State and Local Fiscal Recovery Funds to address the diverse needs of their communities, some restrictions on use of funds apply.

OFFSET A REDUCTION IN NET TAX REVENUE

- **States and territories may not use this funding to directly or indirectly offset a reduction in net tax revenue resulting from a change in law, regulation, or administrative interpretation beginning on March 3, 2021, through the last day of the fiscal year in which the funds provided have been spent.** If a state or territory cuts taxes during this period, it must demonstrate how it paid for the tax cuts from sources other than SLFRF, such as by enacting policies to raise other sources of revenue, by cutting spending, or through higher revenue due to economic growth. If the funds provided have been used to offset tax cuts, the amount used for this purpose must be repaid to the Treasury.

DEPOSITS INTO PENSION FUNDS

- **No recipients except Tribal governments may use this funding to make a deposit to a pension fund.** Treasury defines a “deposit” as an extraordinary contribution to a pension fund for the purpose of reducing an accrued, unfunded liability. While pension deposits are prohibited, recipients may use funds for routine payroll contributions connected to an eligible use of funds (e.g., for public health and safety staff). Examples of extraordinary payments include ones that:
 - * Reduce a liability incurred prior to the start of the COVID-19 public health emergency and occur outside the recipient’s regular timing for making the payment
 - * Occur at the regular time for pension contributions but is larger than a regular payment would have been

ADDITIONAL RESTRICTIONS AND REQUIREMENTS

Additional restrictions and requirements that apply across all eligible use categories include:

- **No debt service or replenishing financial reserves.** Since SLFRF funds are intended to be used prospectively, recipients may not use SLFRF funds for debt service or replenishing financial reserves (e.g., rainy day funds).
- **No satisfaction of settlements and judgments.** Satisfaction of any obligation arising under or pursuant to a settlement agreement, judgment, consent decree, or judicially confirmed debt restructuring in a judicial, administrative, or regulatory proceeding is itself not an eligible use. However, if a settlement requires the recipient to provide services or incur other costs that are an eligible use of SLFRF funds, SLFRF may be used for those costs.
- **Additional general restrictions.** SLFRF funds may not be used for a project that conflicts with or contravenes the purpose of the American Rescue Plan Act statute (e.g., uses of funds that

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undermine COVID-19 mitigation practices in line with CDC guidance and recommendations) and may not be used in violation of the Award Terms and Conditions or conflict of interest requirements under the Uniform Guidance. Other applicable laws and regulations, outside of SLFRF program requirements, may also apply (e.g., laws around procurement, contracting, conflicts-of-interest, environmental standards, or civil rights).



Program Administration

The Coronavirus State and Local Fiscal Recovery Funds final rule details a number of administrative processes and requirements, including on distribution of funds, timeline for use of funds, transfer of funds, treatment of loans, use of funds to meet non-federal match or cost-share requirements, administrative expenses, reporting on use of funds, and remediation and recoupment of funds used for ineligible purposes. This section provides a summary for the most frequently asked questions.

TIMELINE FOR USE OF FUNDS

Under the SLFRF, funds must be used for costs incurred on or after March 3, 2021. Further, costs must be obligated by December 31, 2024, and expended by December 31, 2026.

TRANSFERS

Recipients may undertake projects on their own or through subrecipients, which carry out eligible uses on behalf of a recipient, including pooling funds with other recipients or blending and braiding SLFRF funds with other sources of funds. Localities may also transfer their funds to the state through section 603(c)(4), which will decrease the locality's award and increase the state award amounts.

LOANS

Recipients may generally use SLFRF funds to provide loans for uses that are otherwise eligible, although there are special rules about how recipients should track program income depending on the length of the loan. Recipients should consult the final rule if they seek to utilize these provisions.

NON-FEDERAL MATCH OR COST-SHARE REQUIREMENTS

Funds available under the "revenue loss" eligible use category (sections 602(c)(1)(C) and 603(c)(1)(C) of the Social Security Act) generally may be used to meet the non-federal cost-share or matching requirements of other federal programs. However, note that SLFRF funds may not be used as the non-federal share for purposes of a state's Medicaid and CHIP programs because the Office of Management and Budget has approved a waiver as requested by the Centers for Medicare & Medicaid Services pursuant to 2 CFR 200.102 of the Uniform Guidance and related regulations.

SLFRF funds beyond those that are available under the revenue loss eligible use category may not be used to meet the non-federal match or cost-share requirements of other federal programs, other than as specifically provided for by statute. As an example, the Infrastructure Investment and Jobs Act provides that SLFRF funds may be used to meet the non-federal match requirements of authorized Bureau of Reclamation projects and certain broadband deployment projects. Recipients should consult the final rule for further details if they seek to utilize SLFRF funds as a match for these projects.

ADMINISTRATIVE EXPENSES

SLFRF funds may be used for direct and indirect administrative expenses involved in administering the program. For details on permissible direct and indirect administrative costs, recipients should refer to Treasury's [Compliance and Reporting Guidance](#). Costs incurred for the same purpose in like circumstances must be treated consistently as either direct or indirect costs.

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REPORTING, COMPLIANCE & RECOUPMENT

Recipients are required to comply with Treasury's Compliance and Reporting Guidance, which includes submitting mandatory periodic reports to Treasury.

Funds used in violation of the final rule are subject to remediation and recoupment. As outlined in the final rule, Treasury may identify funds used in violation through reporting or other sources. Recipients will be provided with an initial written notice of recoupment with an opportunity to submit a request for reconsideration before Treasury provides a final notice of recoupment. If the recipient receives an initial notice of recoupment and does not submit a request for reconsideration, the initial notice will be deemed the final notice. Treasury may pursue other forms of remediation and monitoring in conjunction with, or as an alternative to, recoupment.

REVISIONS TO THE OVERVIEW OF THE FINAL RULE:

- January 18, 2022 (p. 4, p. 16): Clarification that the revenue loss standard allowance is “up to” \$10 million under the Replacing Lost Public Sector Revenue eligible use category; addition of further information on the eligibility of general infrastructure, general economic development, and worker development projects under the Public Health and Negative Economic Impacts eligible use category.
- March 17, 2022 (p. 18): Specified that provision of child nutrition programs is available to respond to impacts of the pandemic on households and communities.