

Planning for Housing Production Program



About MassHousing

We are an independent quasi-public agency created by the Massachusetts Legislature in 1966.

We provide financing for the creation + preservation of affordable housing and affordable home mortgage loans to homebuyers.

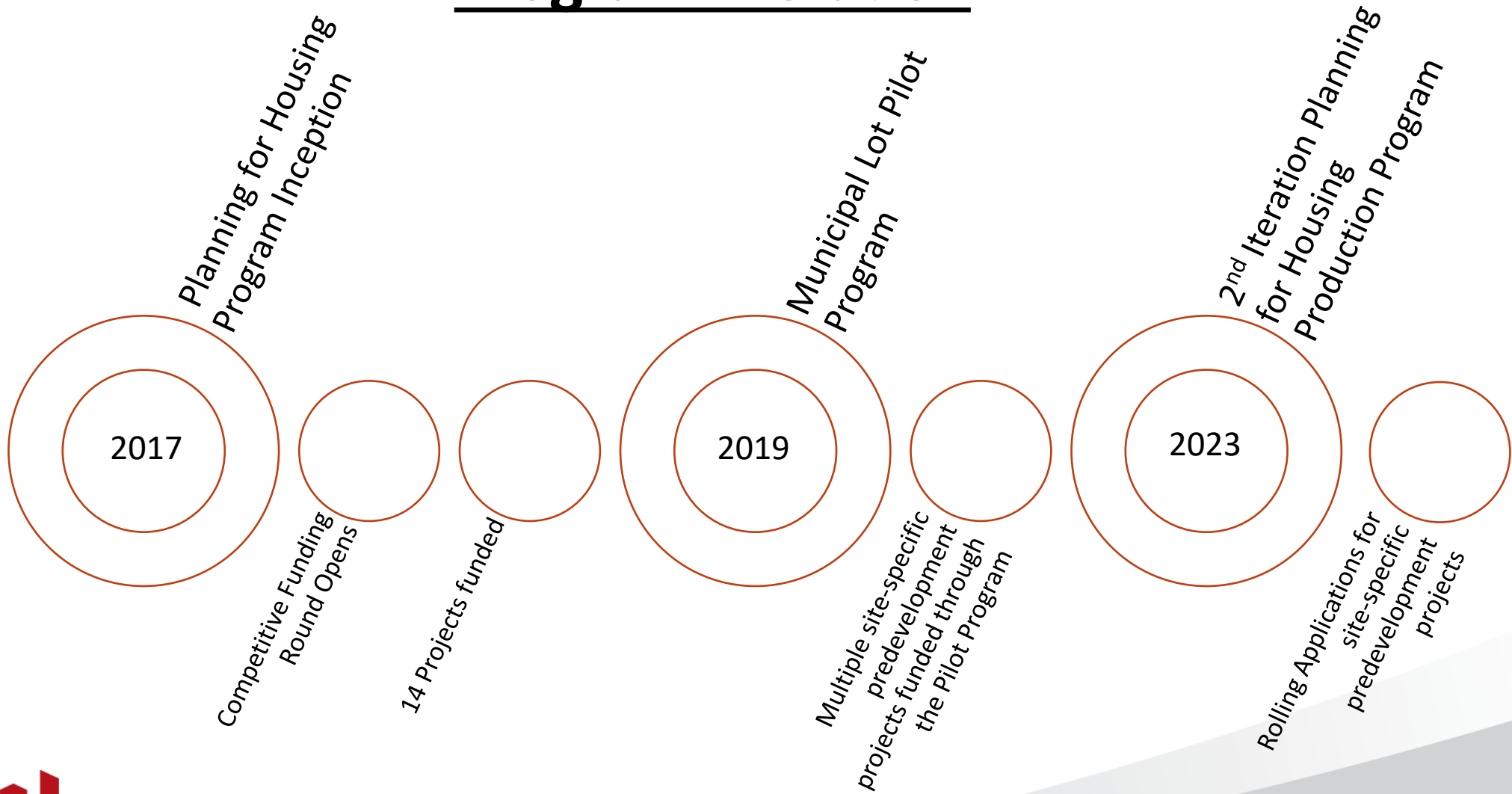


About the Program

MassHousing's Planning for Housing Production Program provides cities and towns with the technical capacity needed to implement local planning and transform priority development sites into new affordable homes.

The program assists municipalities in capitalizing on zoning changes for equitable, transit-oriented multifamily development; and progressing toward, achieving and exceeding Chapter 40B's 10 percent affordable housing goal. In disproportionately impacted communities, the program unlocks new opportunities for affordable homeownership development.

Program Evolution



Program Details

- Provides grants of consultant services to municipalities that are working to increase their supply of affordable housing. The program does not make direct cash awards to grantees.
- Grants will create new capacity to implement local housing planning, by facilitating partnerships between municipalities and mission-driven housing developers.
- MassHousing will fund pre-development activities on priority housing development sites by contracting directly with third-party consultants then matching consultants with municipalities based on their respective expertise and local needs. The program prioritizes the reuse and redevelopment of municipally-owned properties; exceptionally positioned privately-owned sites may also be eligible for funding.
- Grant funds will support predevelopment planning activities that create development-ready sites, including technical assistance with a municipally-led RFP process. Municipalities with exceptionally positioned privately-owned sites will receive assistance advancing sites through the development process, including, but not limited to, technical assistance related to site plan review and permitting
- **In all cases, technical assistance funding will prioritize the robust public engagement needed to build pro-housing constituencies.**

Eligibility and Selection Criteria

- Applicant: Municipalities
 - The municipality may partner with non-municipal entities on grant proposals, but the municipality must be the lead applicant
- Preferences:
 - Rental: projects that create new affordable housing that results in progress towards meeting or exceeding local housing needs
 - Homeownership: projects that support the creation of new affordable housing in the Commonwealth's disproportionately impacted communities
 - Applications that clearly document the market demand for new mixed-income housing
- Completed or Currently Engaged in a Local Housing Planning Process
- Consistency with DHCD's Fair Housing Principles and the Commonwealth's Sustainable Development Principles
- 10% Local Match Required

Services Provided

- Community Engagement
 - Outreach Materials
 - Community Meetings
 - Focus Groups
- Stakeholder Interviews
- Financial Feasibility
- Market Research
- Zoning Analysis
- Site Analysis
- Preliminary Site Engineering
- Wastewater Planning
- Test-Fit Scenarios
- Redevelopment Scenarios
- RFP Design and Drafting
- RFP Review and Recommendations

Hudson

- **Planning Context:** Hudson is enjoying a downtown revitalization that has increased demand for housing across the Town.
- **Project Overview:** The Town identified surplus municipal property for redevelopment as affordable housing, and officials engaged MassHousing to maximize the development opportunity, through predevelopment planning and resident engagement.
- **Project Status:** MassHousing’s consultant interviewed stakeholders and ran test-fit scenarios on a 2-acre site. MassHousing’s consultant worked with the Town to develop an RFP. The Town has designated a developer for the parcel through RFP process. The developer received its comprehensive permit from the municipality. The development was awarded LIHTC and anticipates starting construction in 2023.



Hudson	
SHI	11.2%
Project Category	Site Feasibility
Amount Granted	\$ 55,000
Potential Units	40

Oak Bluffs



- Planning Context:** Like other Martha’s Vineyard communities, Oak Bluffs households face a combination of rising home prices and a rapidly shrinking supply of year-round homes available for sale or rent. The median Oak Bluffs household makes less than half the annual income needed to afford a median-priced home in town. Oak Bluffs identified a publicly-owned site for affordable development and engaged MassHousing in predevelopment planning.
- Project Overview:** The town originally considered developing an 8-acre public site, but subsequently acquired an adjacent 24-acre parcel, and requested technical assistance conducting predevelopment feasibility work on a development maximizing all 32 acres, including wastewater planning, financial feasibility, a zoning review, and preliminary site engineering.
- Project Status:** The town wishes to create positive momentum by pursuing a 15-unit initial phase while attracting the necessary public infrastructure and housing subsidies needed for a phased, 260-unit full buildout. MassHousing’s consultant evaluated the feasibility of this approach and delivered a report which led to the issuance of an RFP. The project will most likely be financed through MassHousing.

Oak Bluffs	
SHI	6.8%
Project Category	Site Feasibility/RFP
Amount Granted	\$ 90,000
Potential Units	260

Wareham

- Planning Context:** Wareham has an incredible need for full-year rental and homeownership opportunities especially for its young families and seniors.
- Project Overview:** Wareham identified a municipally owned parcel for development as mixed income or age-restricted housing. The town engaged MassHousing through its municipal lots pilot program to provide support with predevelopment planning.
- Project Status:** MassHousing’s consultant met with town officials and worked with the town to produce an RFP for the parcel. MassHousing assisted in advertising the RFP. The Town has designated a developer for the parcel through an RFP process. The developer received a comprehensive permit from the Town. The development awarded LIHTC and commitment for funding from MassHousing.



Wareham	
SHI	7.5%
Project Category	Site Feasibility
Amount Granted	\$ 26,800
Potential Units	93

Application Process



Hi, Katherine. When you submit this form, the owner will see your name as

About Planning for Housing Production
MassHousing's Planning for Housing Production Program provides cities a
implement local planning and transform priority development sites into ne

The program assists municipalities in capitalizing on zoning changes for es
development; and progressing toward, achieving and exceeding Chapter 4
disproportionately impacted communities, the program unlocks new oppo
development.

Successful applicants will identify compelling housing development oppor
working collaboratively to deliver on their housing goals.

Next

Planning for Housing Production Grant Program

* Required

Current Municipal Housing Production Planning

8. Does the municipality currently have a multifamily housing development moratorium? *

Yes
 No

9. Has the Municipality adopted the Community Preservation Act? *

Yes
 No

10. Does the Municipality have a current DHCD approved 40R district? *

Yes
 No

11. Does the Municipality have a current DHCD approved Housing Production Plan? *

Yes
 No

- Selection Criteria, among other things, evaluate the strength of the proposal, the clarity of vision for meeting housing need, and consistency with grant activities
- Be sure to email all required attachments to mpasseno@masshousing.com
- Note: The application does not allow you to save your progress and come back at a later time.

Thank you!

Monica Passeno
Municipal Technical Assistance Manager
mpasseno@masshousing.com