

COMPLETE  NEIGHBORHOODS INITIATIVE



A program of:



Martha's Vineyard Commission  
Tuesday, August 29, 2023

# Massachusetts Housing Partnership

MHP works with communities to create innovative policy and financing solutions that provide affordable homes and better lives for the people of MA.

## Community Assistance

- Technical assistance
- 40B
- Trainings

## Lending

- Financing for affordable rental projects
- Over \$1.4B for over 27,000 units

## ONE Mortgage

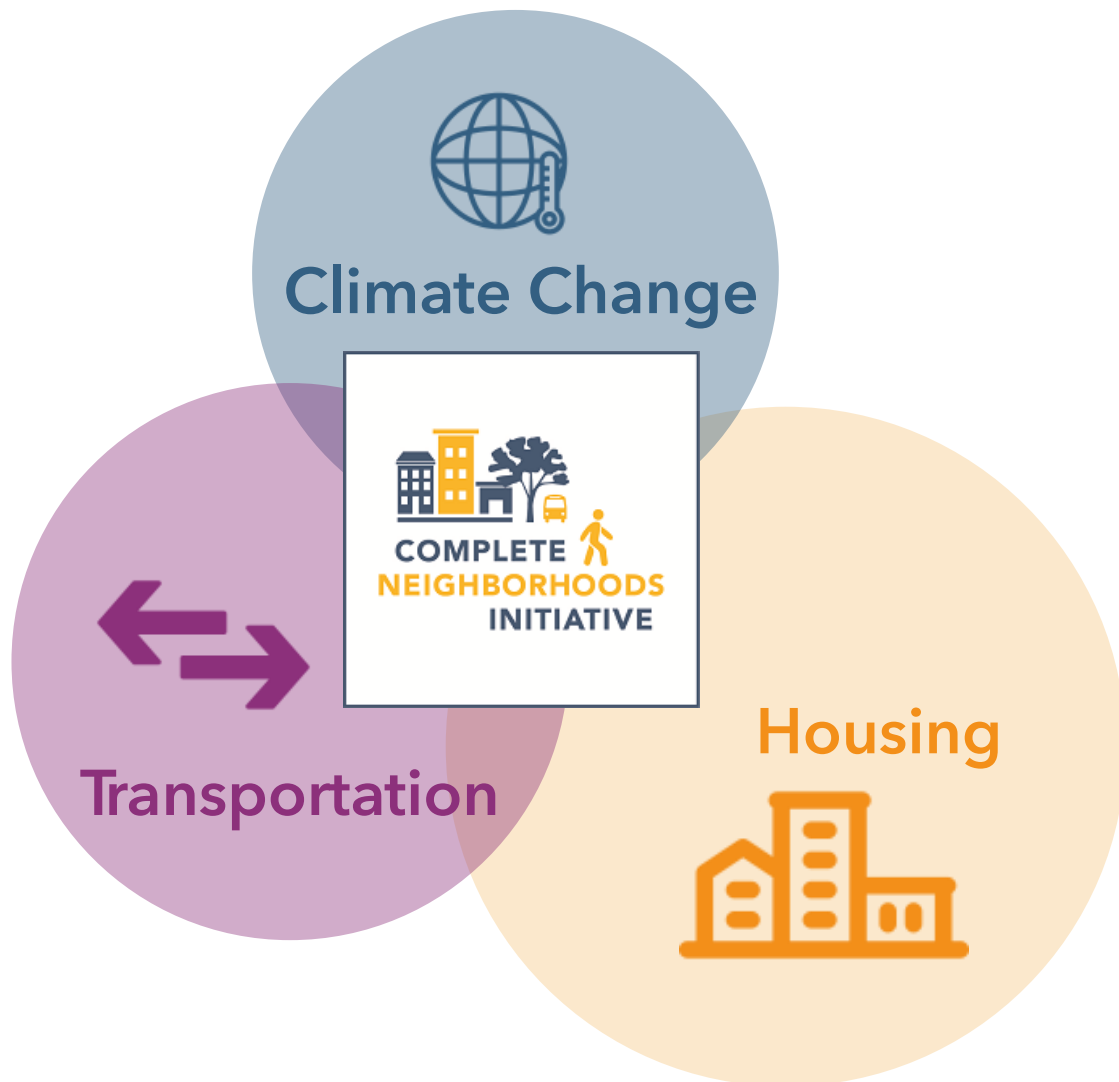
- First time homebuyers
- Fixed-rate, 30-year
- No PMI

## Center for Housing Data

- Collect, analyze & share info for effective policy creation

## January 2021: An Act Enabling Partnerships for Growth

Authorization of \$50 million over 5 years for “financial assistance in the form of grants or loans to accelerate and support the creation of low-income and moderate-income housing in close proximity to transit nodes.”



## A systems approach for cumulative results

A “complete neighborhood” is one where access to housing, jobs, education, essential needs, services, and amenities are all organized around the human scale.

By putting opportunities and services near mobility hubs, complete neighborhoods can tackle our biggest challenges simultaneously.

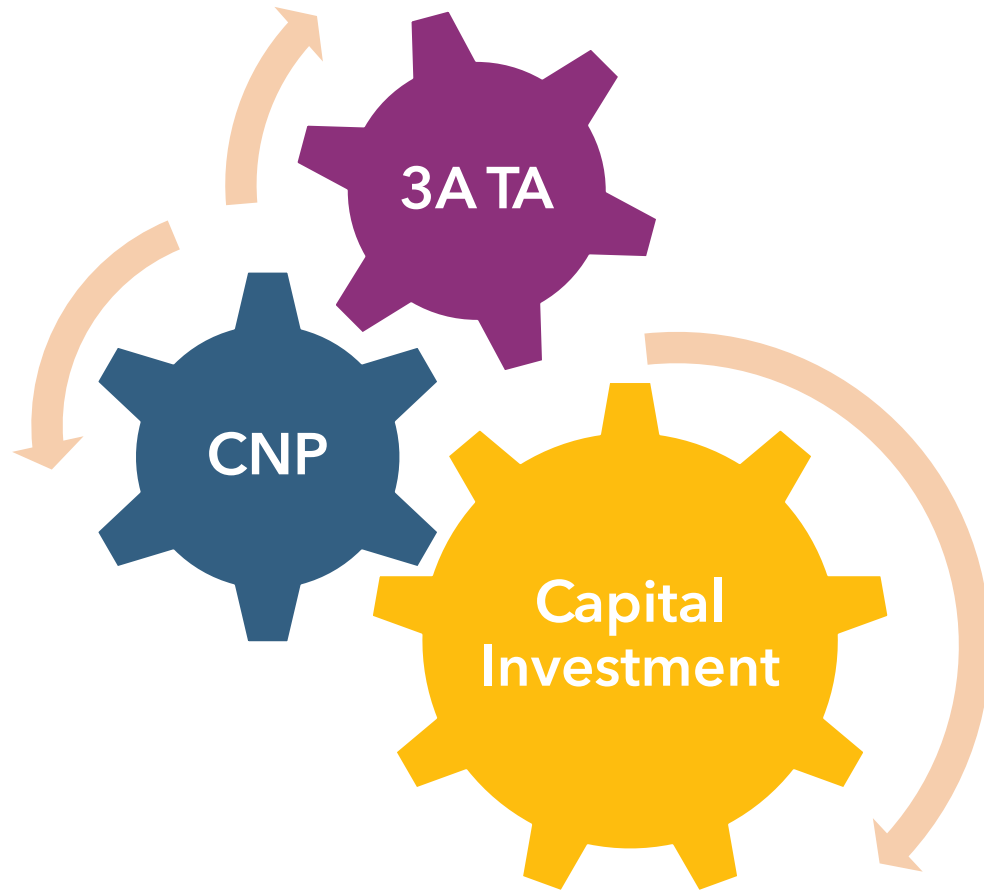


## A systems approach for cumulative results

In Complete Neighborhoods, economic opportunities are within reach via transit, bicycle, or pedestrian networks. Living in these neighborhoods reduces car dependency and minimizes our impact on climate.

Building these neighborhoods is a strategy to advance equity by removing transportation barriers to economic opportunity.

MHP's **Complete Neighborhoods Initiative** is dedicated to three activities:



- 1. MBTA Communities Technical Assistance** ("3A TA"): Provide training, online resources and direct technical assistance to help MBTA communities adopt multifamily zoning as now required by state law.
- 2. Complete Neighborhoods Partnership**  
Provide expertise in planning, community engagement, and predevelopment activities within targeted districts to build local capacity and readiness for investment.
- 3. Capital Investment**  
Subsidies for affordable housing developments that contribute to the goals set forth in the Complete Neighborhoods Initiative.





Physical  
Mobility



Economic  
Mobility



San Diego Association of Governments

# Mobility-Oriented Neighborhoods



## Stronger Regions

A Commonwealth where opportunities and investments are **decentralized** from our current hub-and-spoke system.

Where networks of neighborhoods are **connected** by high quality mobility infrastructure.

Planning and implementation of public transit, pedestrian, and bicycle networks are **prioritized** over automobile infrastructure.





- **Increase economic opportunity for disadvantaged populations**
- **Create inclusive neighborhoods**
- **Create dense, compact, connected neighborhoods**
- **Reduce auto-dependency**

The **Complete Neighborhoods Partnership** works with communities to identify and implement strategies to accelerate public and private investments in affordable housing near transit and mobility hubs.

### Community capacity building

#### Planning

- District and master planning
- Land use and zoning analysis
- Policy development
- Design guidelines development

### Inclusive & equitable growth

#### Community Engagement

- Community visioning
- Training
- Public meeting support
- Place activation

### Readiness for investment

#### Predevelopment

- Site due diligence
- RFP assistance
- Architectural test fits (private)
- Feasibility studies

### Implementation

#### Financial

- Pro forma analysis
- Market analysis
- Cost estimates

What is your recipe for success?



- **Public infrastructure improvements**
- **Acquisitions**
- **Preparation of Housing Production Plans**
- **Funding for municipal staff or consultants not pre-approved by MHP**

**Non-eligible use of CNP program resources**



- **All MA municipalities**
- Community Development Corporations
- Local Housing Authorities
- Community Action Agencies
- Community or Neighborhood-based non-profit housing organizations
- Other non-profit organizations and for-profit entities

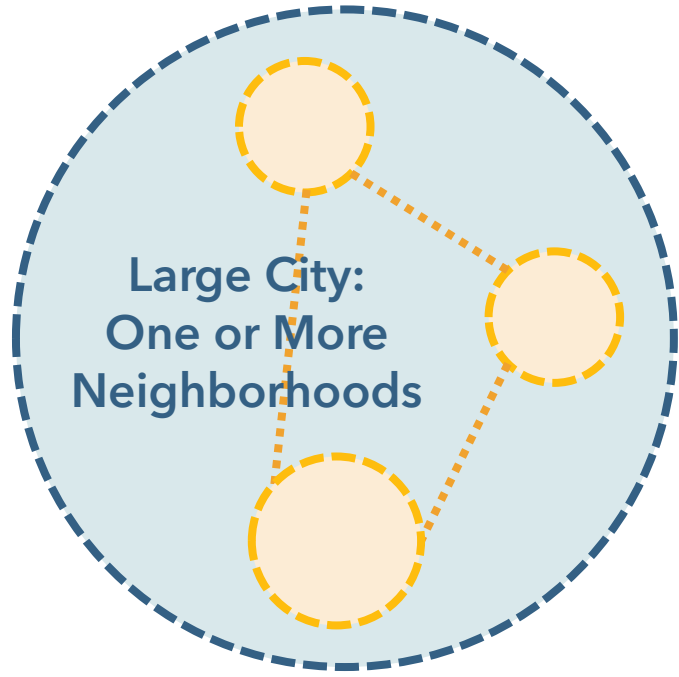
### Single Community Applicant

- One designated Complete Neighborhood
- Existing or planned mobility hubs
- Neighborhood density to support future transit

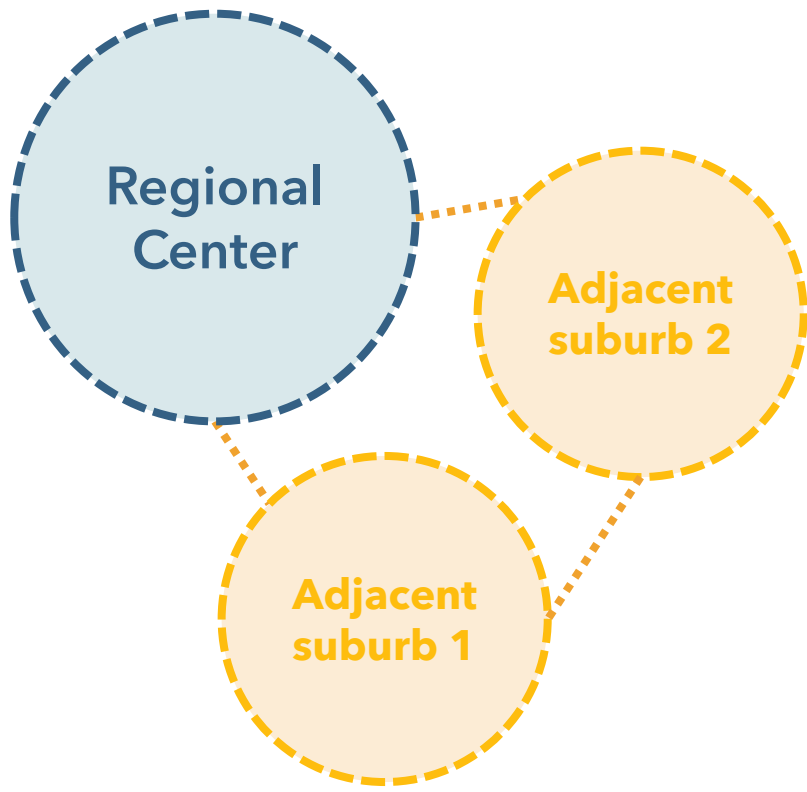
### Regional Applicant

- Multiple designated Complete Neighborhoods
- One community serves as regional center
- Existing or planned mobility hubs in all communities
- Must document local support in all communities

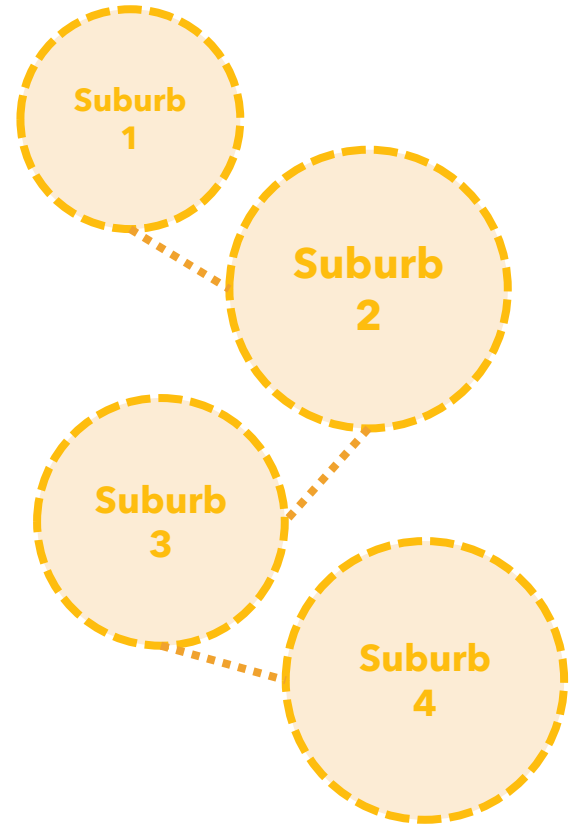
Who can apply?



Connected  
Neighborhoods



Connected  
Region



Connected  
Corridor

# Partnership Examples

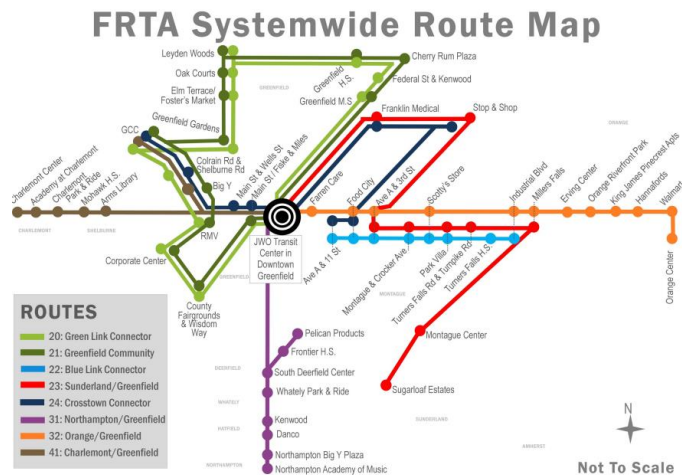




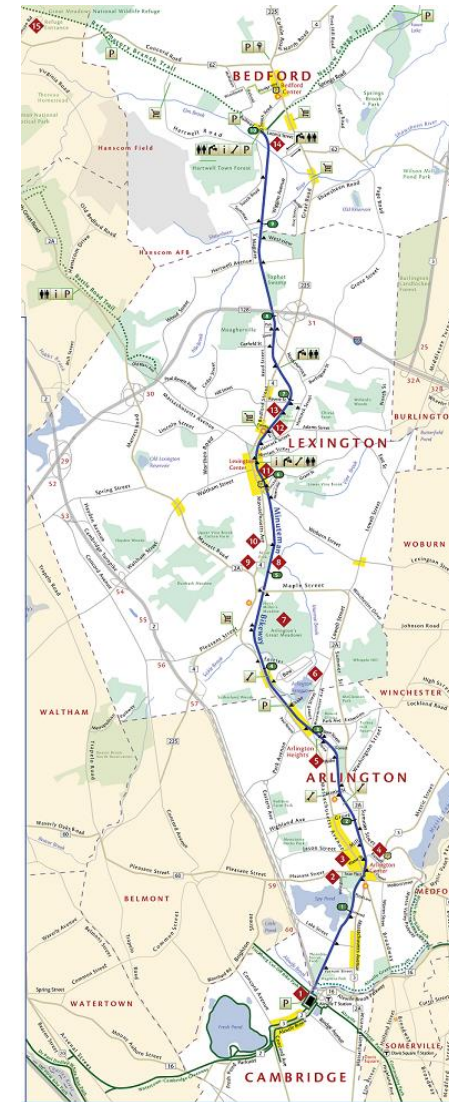
Connected  
Neighborhoods



Connected  
Region



FRTA Systemwide Route Map



Connected  
Corridor

# Partnership Examples





## 2022 Awardees



## Program progress since June 2022

11

Communities

12

Service  
Providers

15

Projects in  
progress or  
scoping

8

Planning/  
Zoning

7

Predevelopment/  
Feasibility

77%

Round One  
Program budget  
committed

\$49,000

Average project budget





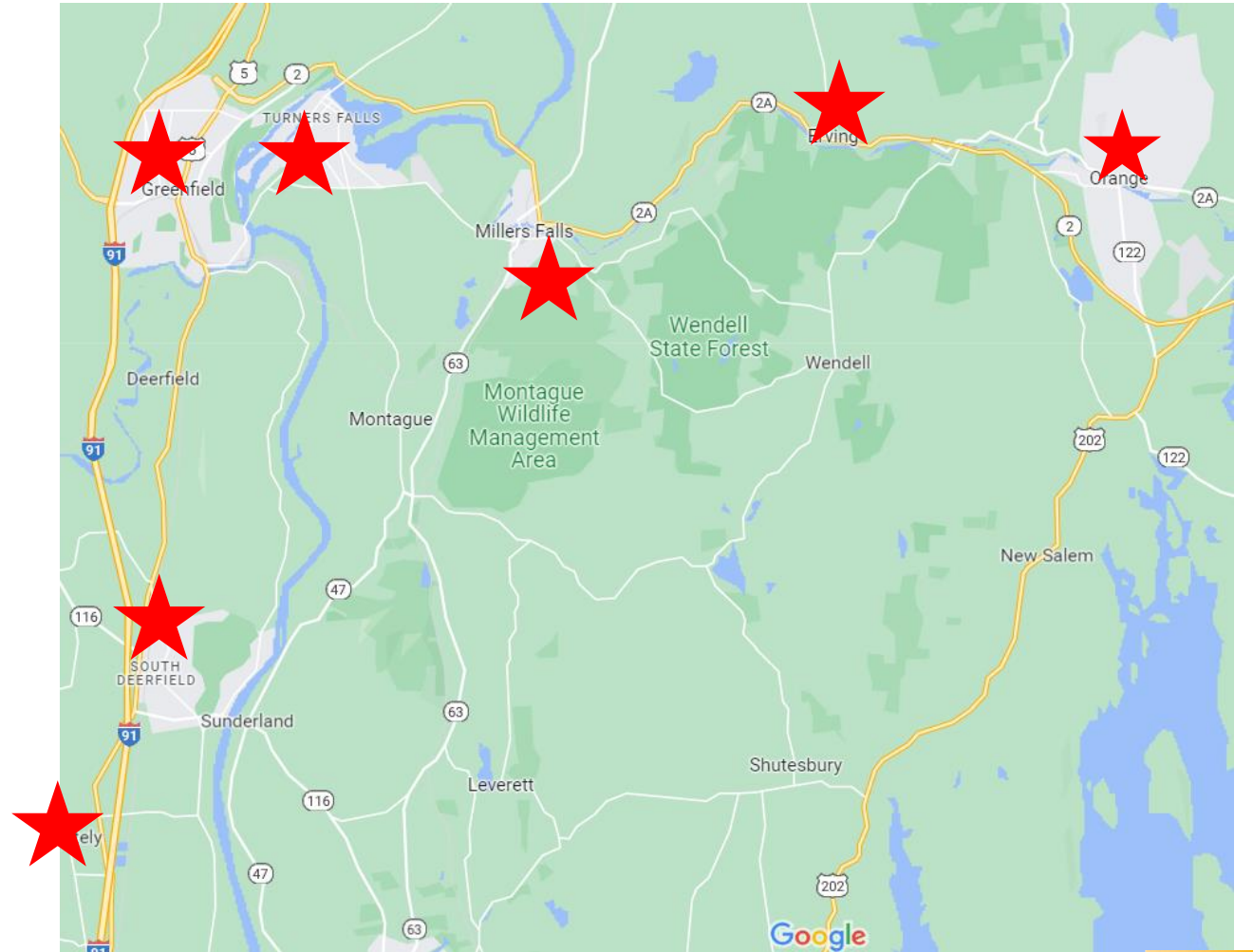
# FRANKLIN COUNTY





# Franklin County

- \$250,000
- Greenfield, Montague, Deerfield, Orange, Erving, Whatley
- Lack of age-friendly housing options
- Capitalize on existing robust RTA system
- Prioritize reuse of vacant and underutilize properties





# Franklin Regional Council of Governments

## Regional Zoning Assessment & Housing Toolkit

- Examine zoning bylaws for barriers to housing production
- Assess local building permit process to construct new housing
- Create a Housing Toolkit



## 176 Main Street Greenfield

- Estimated 72 units of new homes over 2 phases in downtown Greenfield
- Addition of 2 floors on existing building
- New building on rear parking lot



STREET VIEW

176 MAIN STREET

KUHN·RIDDLER  
ARCHITECTS

A11

MMHP  
Massachusetts  
Housing Partnership  
Moving affordable housing forward

DATE: 06.26.2023  
N.T.S.



# South Deerfield Municipal Campus Plan

- Develop long-term vision for the campus
- Prepare land use recommendations based on community vision
- Prepare concept layouts for potential housing development



## Erving Senior Housing

- Provide technical assistance in house to develop request for proposals
- Additional funding set aside for real estate consultant to support Town in proposal evaluation



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# TOWN OF ERVING

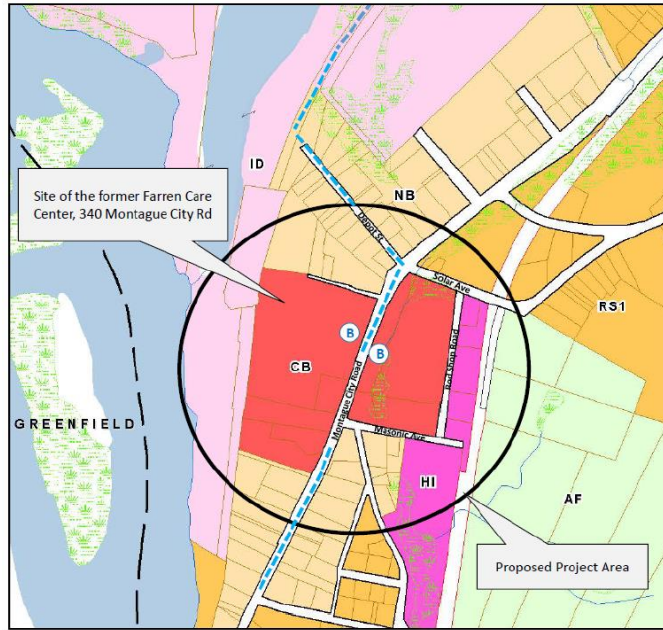
## REQUEST FOR PROPOSALS

### 20230726A - CARE DRIVE SENIOR HOUSING DEVELOPMENT

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Issued Date: July 26, 2023  
Due Date: September 27, 2023 at 3PM





## Montague City Village

- Develop long-term vision for the large site
- Prepare land use recommendations based on community vision and to unlock housing production potential





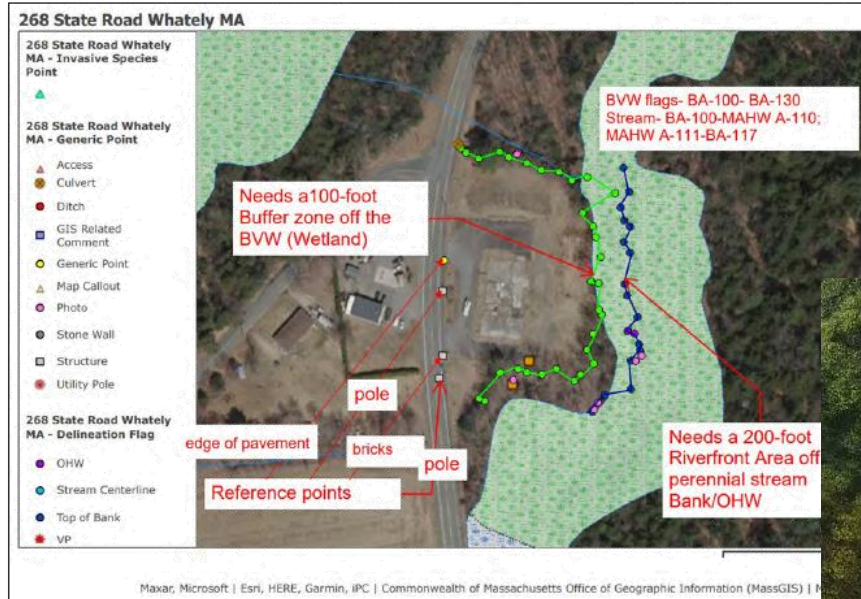


# Orange Armory Redevelopment

- Site due diligence
- Explore redevelopment scenarios based on regulatory, building, and environmental constraints



Figure 6. VHB's wetland delineation, completed April 2023

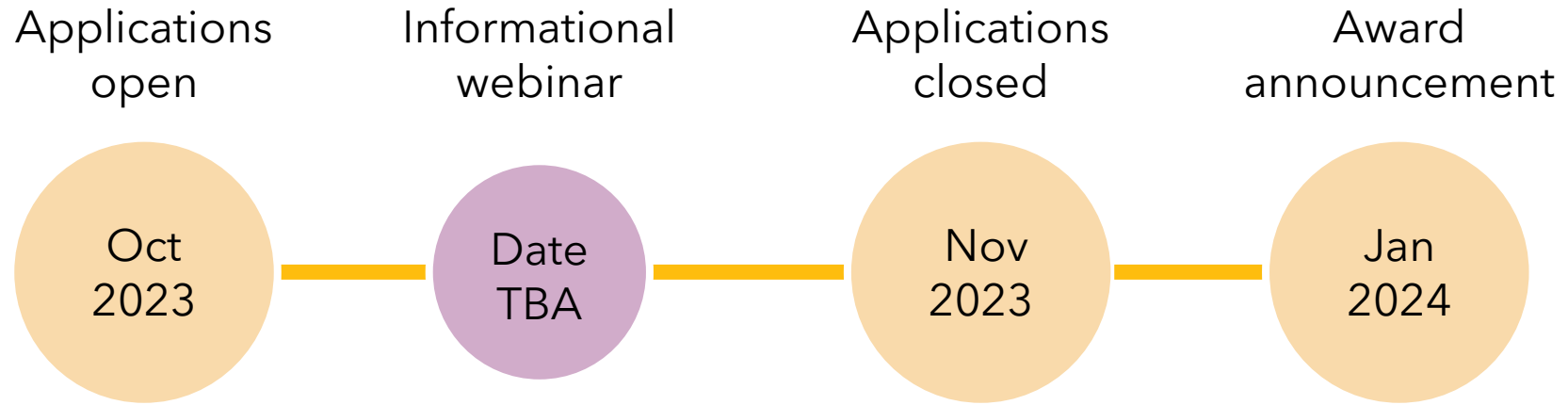


## 268 State Road, Whately

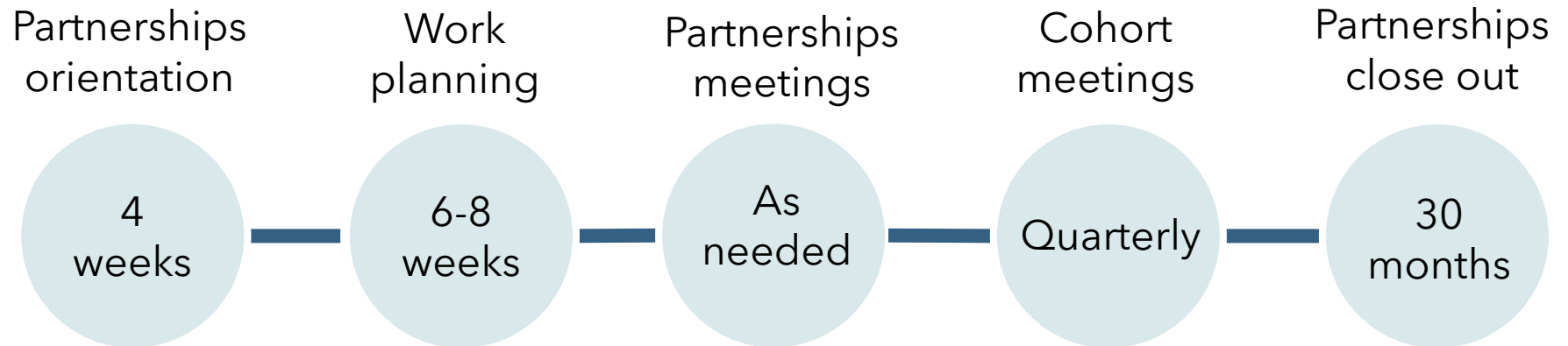
- Site due diligence
- Phase I Environmental Site Assessment
- Explore redevelopment scenarios based on regulatory, building, and environmental constraints

- **Recruit and convene diverse representation of local stakeholders for Partnership**
- **Develop and commit to a 30-month work plan**
- **Participate in meetings, as needed**
- **Meet quarterly with cohort Partnerships**

## Application Schedule



## Partnerships Schedule



<b>Firm Name</b>	<b>Principal</b>	<b>Email</b>
Adaptiv	Robert Freni	rwfreni@adaptiv.org
Barrett Planning Group	Judi Barrett	judi@barrettplanningllc.com
Bohler Engineering	Mark Wixted	mwixted@bohlereng.com
Community Circle	Daphne Politis	daphne@community-circle.com
DREAM Collaborative	Greg Minott	gminott@dreamcollaborative.com
Flow Design	Darguin Fortuna	dfortuna@flow-design-studio.com
Horsley Witten	Nate Kelly	nkelly@horsleywitten.com
Innes Associates Ltd	Emily Innes	emily@innes-design.com
JM Goldson Community Preservation + Planning	Jennifer Goldson	jennifer@jmgoldson.com
Kittelson & Associates	Juliet Walker	jwalker@kittelson.com
Kuhn Riddle Architects, Inc.	Aelan Tierney	atierney@kuhnriddle.com
Leonardi Aray Architects LLC	Leonardi Aray	leonardi@larayarchitects.com
New Seasons Development	Wendy Cohen	wcohen@newseasonsdevelopment.com
Public Planning, Research, and Implementation, Inc.	Ezra Glenn	eglenn@public-planning.org
RKG Associates	Eric Halvorsen	ehalvorsen@rkgassociates.com
Stone Soup Collaborative LLC	Maura Comosse Tsongas	mtsongas@stonesouphousing.com
Studio Luz Architects, Ltd.	Hansy L. Better Barazza	hlb@studioluz.net
Stull & Lee, Inc.	M. David Lee	dlee@stullandlee.com
SV Design LLC	Thaddeus Siemasko	sandra@svdesign.com
Utile	Tim and Mimi Love	love@utiledesign.com
VHB	Luke Mitchell	lamitchell@vhb.com

## 2022-2026 Pre-approved technical service providers







Questions?

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Senior Development Manager

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