

COMPLETE NEIGHBORHOODS INITIATIVE

A program of:



2026 Program Kick Off
September 2, 2026

The Massachusetts Housing Partnership (MHP) is a public nonprofit organization, funded in part by Massachusetts banks, that works in concert with the governor, legislature, and civic leaders to increase housing production, expand access to affordable housing and promote housing equity in communities across the Commonwealth.



Lending

Lent over \$2.2B in financing for nearly 34,000 units of affordable rental housing



Homeownership

Supported 25,500 low- and moderate-income first-time homebuyers



Center for Housing Data

Collects, analyzes & shares info for effective policy creation



Community Assistance

Builds local capacity through TA and training

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 units in close proximity to transit nodes.”

August 2024: Affordable Homes Act

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 residential housing units and mixed-used developments in close proximity to transit nodes or within neighborhood commercial areas.”

MHP's **Complete Neighborhoods Initiative** supports the Healey Administration and state legislature's efforts to build more multifamily housing near transit, jobs and services. Funding for the Initiative is dedicated to two activities:

Complete Neighborhoods TA:

Provides expertise in planning, community engagement, and predevelopment activities to build local capacity and readiness for investment.

Capital Investment: Provides subsidies to affordable housing developments that contribute to the goals set forth in the Complete Neighborhoods Initiative.

Complete Neighborhoods Initiative



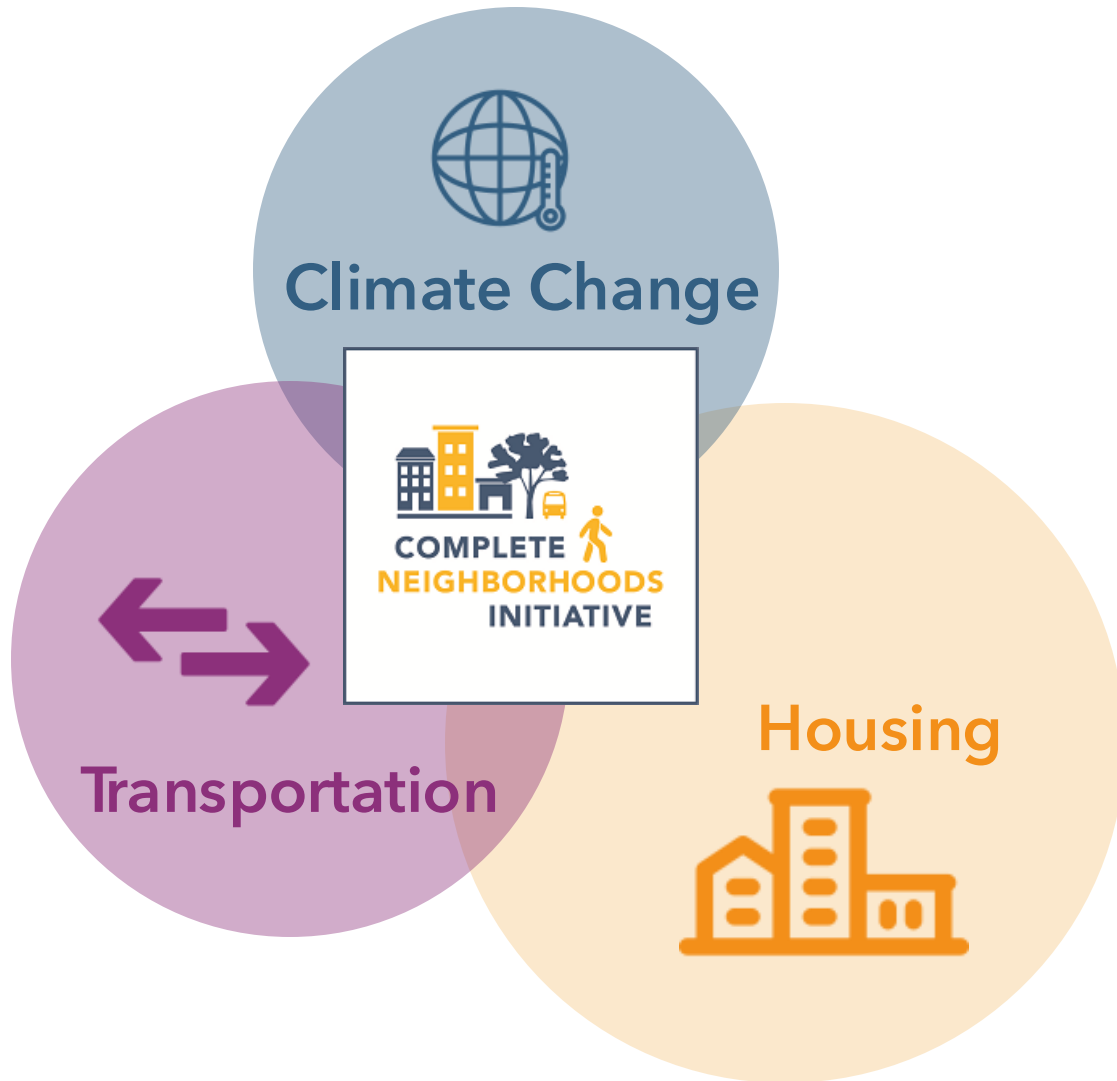


Source: Charlotte, NC

A “complete neighborhood” is one where access to housing, jobs, education, essential needs, services, and amenities does not require access to a vehicle.

These neighborhoods are rich in jobs, transit, and opportunity and should be accessible to all regardless of their socioeconomic status.

What is a Complete Neighborhood?



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

Why Complete Neighborhoods?

Complete Neighborhoods Technical Assistance



Increase economic opportunity for disadvantaged populations



Create dense, compact, connected neighborhoods



Create inclusive neighborhoods



Reduce auto-dependency

Applicant

Municipality: If project is site specific, municipality must have site control

Nonprofit and For-profit Developers: Must be able to show minimum of three years experience in real estate development or related field and development of one multifamily residential project. Must have site control. Must provide proof of municipal support of the project.

Site/Project Specific

Location: Project must be in a densely developed area or an area served by transit or multi-modal infrastructure.

Affordability: Project must commit to developing affordable housing units as a component of the development project.

Advance Goals: Project must demonstrate that it will help to advance both the goals of the Complete Neighborhoods program and the goals are articulated via municipal planning processes.

Selected projects are eligible to receive up to a maximum of \$50,000 in technical assistance provided by consultants or MHP staff.

Planning

- District and neighborhood planning
- Land use and zoning analysis
- Policy development

Community Engagement

- Community visioning
- Training
- Public meeting support

Predevelopment

- Site due diligence
- RFP assistance
- Architectural test fits
- Feasibility studies

Financial

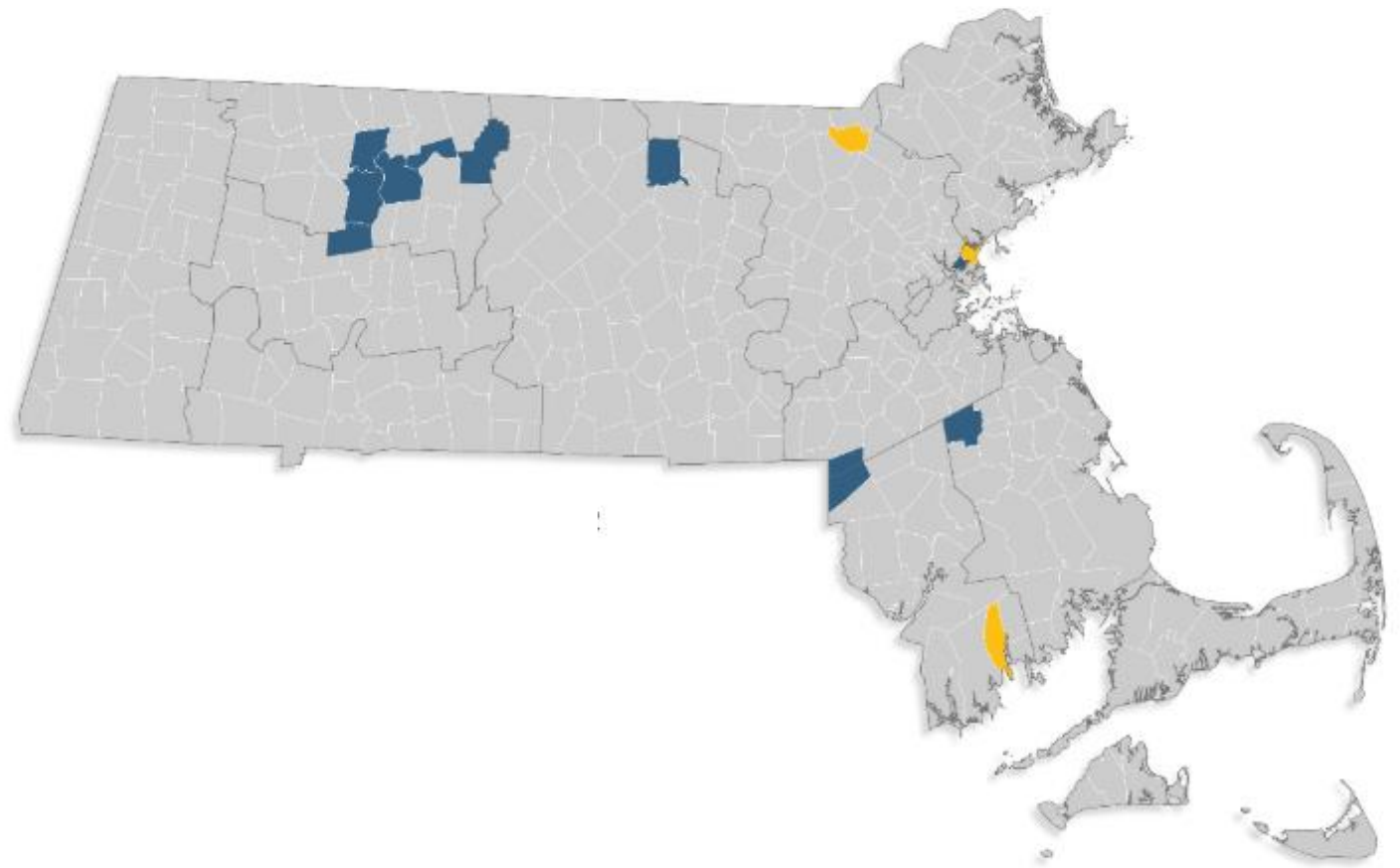
- Pro forma analysis
- Market analysis
- Cost estimates

Technical Assistance Offered



Cohort 1 – Brockton, Chelsea, Fitchburg, Deerfield, Erving, Greenfield, Montague, Orange, Whately, Plainville, North Attleboro

Cohort 2 – Revere, Lowell, New Bedford



Past CNP Participants



Plainville/North Attleboro Kelly Boulevard Area Plan

- Partnered with Plainville & North Attleboro to do visioning for this predominantly auto-oriented commercial district
- Zoning analysis and community engagement informed several different growth scenarios along with their supporting transportation changes
- Recommended zoning/regulatory changes and transportation infrastructure upgrades to support the implementation of presented growth scenarios

May of 2026 – Plainville's Town Meeting voted favorably to allow mixed use and multifamily housing by-right in the Route 152 and 106 area

Figure 3: Potential future build-out scenario



Montague City Village Center

- Town-owned 8-acre parcel site, formerly Farren Care Center located in Montague City. Served by FRTA and regional bike network
- Village center visioning plan informed by robust community engagement
- Drafted zoning to promote smart growth, adopted at Town Meeting October 2025
- Funded Urban Land Institute TAP in March 2026 to inform redevelopment strategy
- Supported HousingWorks application in 2026
- RFP planned for fall 2026



1061 Pleasant Street, New Bedford

- Redevelopment on a historic structure in a newly created TOD district within walking distance on new South Coast rail station
- Will create 20 units of housing
 - 16 affordable units (12 - 60% AMI + 4 - 80% AMI)
 - 4 market rate units
- Funded the following predevelopment activities
 - Phase 1 Environmental Site Assessment
 - Hazard Materials Assessment
 - State and Federal Historic Tax Credit Applications
 - Building Code Review
 - Site Survey
 - Architectural Design Services
- Currently working through funding rounds. Anticipate 2027 construction



176 Main Street, Greenfield

- Owner received TA to create concept plans for how to add housing to site. Existing was single story commercial.
- Resulted in concept plans and full cost-estimate of the build out. Recommendation that the owner partner with an organization experienced in affordable housing development.
- Owner partners with Rural Development, Inc., who currently has a purchase and sale agreement for property.
- Will create 32 units of mixed-income housing (30-80% AMI)
- Anticipate Project Completion in Spring of 2028



176 Main Street-Mixed Use Development
06.22.2023

Estimate Study 1.1
Itemization



							176 Exist Bldg	176 New Bldg	Rear New Bldg
							Subtotal	Subtotal	Subtotal
Div 33	Utilities	Unit	Mtl	Labor	Equip	No. Units			
	storm drainage partial system-budget	ls	20000	8000	500	0.4	\$ -	\$ 11,400	\$ -
	storm drainage partial system-budget	ls	20000	8000	500	0.6	\$ -	\$ -	\$ 17,100
	utility: water service 4" line budget	lf	60.00	20.00	6.00	90	\$ -	\$ 5,160	\$ -
	utility: water service 4" line budget	lf	60.00	20.00	6.00	90	\$ -	\$ -	\$ 7,740
	utility: sprinkler service 6" line	lf	90.00	25.00	0.00	90	\$ -	\$ 6,900	\$ -
	utility: sprinkler service 6" line	lf	90.00	25.00	0.00	90	\$ -	\$ -	\$ 10,350
	utility: temporary electric service	ls	5000	4000	0	0.4	\$ -	\$ 3,600	\$ -
	utility: temporary electric service	ls	5000	4000	0	0.6	\$ -	\$ -	\$ 5,400
	utility: electrical service	ls	30000	10000	0	0.4	\$ -	\$ 16,000	\$ -
	utility: electrical service	ls	30000	10000	0	0.6	\$ -	\$ -	\$ 24,000
	ev-ready parking	ea	500	500.00	50	6	\$ -	\$ 6,300	\$ -
	ev-ready parking	ea	500	500.00	50	7.5	\$ -	\$ -	\$ 7,875
	site lighting budget	ls	1800	1200	50	2.4	\$ -	\$ 7,320	\$ -
	site lighting budget	ls	1800	1200	50	4	\$ -	\$ -	\$ 10,980
Subtotal							\$ -	\$ 56,680	\$ 63,445
Subtotal Base Costs							\$ 454,188	\$ 7,323,245	\$ 9,291,981
Subtotal							\$17,069,414		

Financial Feasibility



Application Available: September 16, 2026

Accepted on a rolling basis through Cognito Forms

Projects will be reviewed as received. TA awards are dependent on completeness of application, alignment with program goals, availability of funds and readiness to proceed.

How to Apply?



- **Neighborhood Description**
 - Demographics and Land Use
 - Connectivity
 - Recent Investments and Initiatives
- **Project Description + Goals**
 - Type of TA requesting
 - Proposed Scope of Work
 - Estimated Budget (if known)
- **Project Impact**
 - Advancement of Complete Neighborhoods Goals
 - Advancement of Municipal Goals
- **Description of Community Support**

- **Documentation of Development Experience**
 - 3 years of relevant experience with at least one multi-family development project
- **Proof of site control**
- **Proof of municipal support**
 - Letter of support from legislative body
 - Letter of support from Town Executive
 - Evidence of public investment

Municipalities, Nonprofit and **For-Profit Developers** are all eligible to apply.

Project must be in a **densely developed area** or an **area served by transit or multi-modal infrastructure**. Must commit to the creation of **affordable units** in the development and **advance CN program and municipal goals**.

Awards of **up to \$50,000 in technical assistance** will be granted to complete the following activities:

1. Planning
2. Community Engagement
3. Predevelopment
4. Financial Feasibility

Application Available: September 16, 2026

In Summary



Application for **Complete Neighborhoods** goes live Wednesday, September 16th.

Want to talk about a potential project before applying? Reach out!

Questions?

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Program Contact

