



Complete Neighborhoods - Invitation for Applications

MHP's Complete Neighborhoods technical assistance program envisions a Commonwealth where networks of neighborhoods are connected by high quality mobility infrastructure. In these neighborhoods, economic opportunity and essential needs such as jobs, housing, services, and amenities are all within reach via transit, bicycle, or pedestrian networks.

The Complete Neighborhoods program supports communities in the creation of walkable, amenity-rich neighborhoods where everyone has access to economic opportunity. The program works with communities to identify and implement strategies to accelerate public and private investments in affordable housing in densely developed areas, or areas near transit nodes and mobility infrastructure. For communities that have recently established MBTA Communities (Section 3A) compliant districts, this assistance can help build on recent zoning reforms by supporting efforts to realize the housing potential of those districts.

Assistance to communities through the Complete Neighborhoods technical assistance program will be guided by the following program goals:

1. Increase economic opportunity for disadvantaged populations
2. Create inclusive neighborhoods
3. Create dense, compact, connected neighborhoods
4. Reduce auto-dependency

Selection Process and Timeline

Applications will be accepted and reviewed on a rolling basis. **Ashley Eaton, MHP Senior Planner**, will be available to answer questions about the program and the application process via email at aeaton@mhp.net or by phone at **857-317-8533**.

All communities are eligible to apply. Primary applicants can be public, private, nonprofit, or for-profit entities.

Applications must be submitted using this online form. Click "Save" at the bottom of each page to save your progress. For discussion purposes, a PDF version of the form is available upon request. Contact Ashley at aeaton@mhp.net for more information.

Applications will be reviewed in the order in which they are received. Technical assistance awards are dependent on the completeness of the application, alignment with program goals, availability of funds and readiness to proceed. If completed applications surpass staff capacity to manage projects or available funds, projects will be put on a waitlist in the order they are received.

Minimum Requirements

- Project must be located in a densely developed area or areas near transit nodes and mobility infrastructure.
- Applications must clearly describe how the projects' need for Complete Neighborhoods assistance aligns with program goals.
- Applicants must have site control.
- Applicants must have documentation of community support.
- Non-municipal applicants are required to have a minimum of 3 years of experience in commercial real estate, including development, construction management, property management, or commercial lending and are required to have at least one multifamily rental housing (5+ units) project under construction or completed.
- Joint applications from multiple entities require a letter of support signed by all parties.

Applicant Details

Tip: Click on "Save" at the bottom of this page to save your application progress.

Application Type

☒ Single Entity Application

☐ Joint Entity Application

Applicant Details

Municipality/Organization

Primary Contact Name

First

Last

Title

Email

Phone

Address

Address Line 1

Address Line 2

City

State

Zip Code

Applicant Type

☒ Municipality ☐ Nonprofit Organization ☐ For-profit Organization

Upload proof of site control

Guidance: If applying for technical assistance for a site specific project, proof of site control is required.

Neighborhood

Tip: Click on "Save" at the bottom of this page to save your application progress.

Describe the neighborhood your project exists within. The surrounding neighborhood must have existing or planned mobility hubs, or be working towards adopting land use policies that will facilitate adequate density to support future mobility hubs.

Neighborhood

Neighborhood Name (if any)

Municipality

Is the project located in a MBTA 3A district?

☐ Yes ☒ No

Neighborhood Description

Guidance: Briefly describe the neighborhood context, including key demographics, land use patterns, development opportunities and challenges and existing mobility infrastructure.

Neighborhood Investments

Guidance: Briefly describe recent public and private investments in the neighborhood. Examples include: a HousingWorks grant was awarded to bring water and sewer infrastructure to the site; a MassWorks grant was awarded to improve multimodal access along a corridor in the neighborhood, neighborhood is actively designated as a MassDevelopment Transformative Development Initiative (TDI) district; a private organization has invested in the build out of a facility that will result in additional economic opportunity in the neighborhood.

Project Scope & Budget

Tip: Click on "Save" at the bottom of this page to save your application progress.

Briefly outline the potential project or initiative that Complete Neighborhoods funding can help advance. Please note, this information will help us 1) determine readiness and suitability of the applicant and 2) understand potential outcomes and impact of an award.

Project Name

Project Address (if applicable)

Address Line 1

Address Line 2

City

State

Zip Code

Project Description

Guidance: Describe the project or initiative you are seeking assistance to advance. Include a brief overview of the project, its location, current status and any known challenges or opportunities. Explain what has been completed to date and what you hope to accomplish through this effort.

Project Goals

Guidance: Describe the outcomes you hope to achieve and how they will benefit the neighborhood or community.

Provide more information on the affordable component of your planned project.

Guidance: Technical Assistance awards must be used to promote the development of affordable rental housing. To be considered affordable, planned developments should achieve the following: At least 20% of the units must be affordable to households earning at or below 80% of the area median income (AMI) through a recorded restriction. Alternatively, for developments approved pursuant to an inclusionary zoning requirement, Housing Development Incentive Program (HDIP), or other municipal zoning requirement, at least 10% of the units must be affordable to households earning less than 80% AMI.

Type of Technical Assistance Requested (Select all that apply)

☐ Planning and Zoning: zoning policy development, neighborhood and transit area plans, district master plans ☐ Community Engagement: visioning exercises, public forums, training
☐ Predevelopment: Land disposition assistance, concept planning and scenario testing, architectural test fits, site constraints analysis, site due diligence ☐ Financial: Pro forma analysis, market analysis, construction cost estimates ☐ Not Sure/Seeking Guidance

Proposed Scope of Work

Guidance: Please describe the key deliverables to be completed as part of the project and their associated tasks.

Estimated Budget (If known)

Guidance: Applicants may receive a maximum amount of up to \$50,000 in technical assistance per project. This amount is subject to availability of funds and can be increased at MHP's discretion.

Project Impact

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The Complete Neighborhoods program seeks to support projects that advance goals at the intersection of housing, economic opportunity, mobility and neighborhood development. Briefly describe how the proposed project aligns with both the CNP program goals and local priorities articulated in municipal planning documents.

Advancement of Complete Neighborhoods Goals

Guidance: Describe how the proposed project will advance the goals of the CN program. CN program goals include: (1) Increasing economic opportunity for disadvantaged populations, (2) Creating inclusive neighborhoods, (3) Creating dense, compact, connected neighborhoods, and (4) Reducing auto dependency.

Advancement of Municipal Goals

Guidance: Describe how the proposed project supports the goals and priorities established in relevant municipal planning documents (e.g., Housing Production Plans, Housing Needs Assessments, Comprehensive Plans, Economic Development plans, or other adopted local plans).

Community Support

Tip: Click on "Save" at the bottom of this page to save your application progress.

Documentation of Community Support

Guidance: Describe or upload documentation that demonstrates community support for the application, including but not limited to: letters of support, feedback from public forums, surveys, etc.

Upload any relevant documents that affirm community support.