

METROPOLITAN AREA PLANNING COUNCIL (MA)

ROUND 1 AWARD: \$3,000,000



Overview: To expand housing supply and lower housing costs, HUD's Office of Community Planning and Development awarded **\$3 million to the Metropolitan Area Planning Council (MAPC) of Massachusetts**. This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

In the Greater Boston Area, nearly 25% of rental households face an extreme rent burden — spending more than half of their income on rent. MAPC supports localities through technical assistance and resources to advance housing strategies, pursue locally led land use updates, and develop housing plans.

PRO Housing funding will enable MAPC to advance housing strategies, assess local needs and barriers, and explore innovative building methods to build new homes.

Challenging Permitting Processes

- Over the past 5 years, the median time between permit application with the City of Boston's Inspectional Services Department, through project completion, for all new residential construction projects, is just shy of 3 years.

High Construction and Development Costs

- Multifamily housing construction in Massachusetts costs are 20% higher than the national average, dampening the potential for private housing developers to produce both market-rate and affordable units.

LOCAL BARRIERS TO HOUSING IDENTIFIED BY APPLICANT

RECENT ACTIONS TO BOOST HOUSING SUPPLY LOCALLY

Areas Within the Metropolitan Area Planning Council

- Advanced housing supply through updates to local land use and housing plans, mixed-use development, fair housing activities, and housing needs assessments.
- The City of Boston provided \$7.5 million for the Acquisition Opportunity Program, which provides funding to developers to purchase and preserve the affordability of multifamily housing properties — supporting the acquisition of 632 units.
- MAPC facilitates community driven research, such as their Zoning Atlas which highlights opportunities for updates to local regulations and land use policies and the Housing Submarket Analysis which provides insights to local housing conditions and policy interventions.
- MAPC provides over \$1.25 million in technical assistance annually to localities within Greater Boston. A portion of these grants support land use and housing planning activities.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

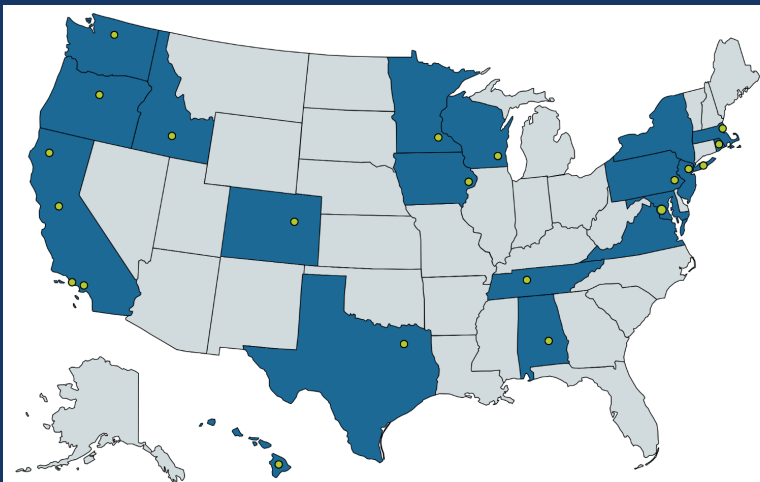
Explore Innovative, Offsite Construction Strategies

- MAPC will launch a Regional Offsite Construction initiative to study and eventually commit resources to create a pipeline of affordable homes through offsite construction strategies.
- Through a working group, MAPC will develop a regional strategy to research and incentivize the use of innovative offsite construction methods (as opposed to traditional, wood, and steel frame construction), which will help lower the cost of new affordable housing.
- This strategy will also consider barriers to offsite construction including potential updates to land use policies and opportunities to generate jobs through offsite construction.
- By diversifying their construction methods and exploring offsite methods regionwide, MAPC believes offsite construction will advance their housing and climate goals, while also creating a greater diversity of good jobs with good wages and benefits in the construction field.
- MAPC will work with individual municipalities to develop their pipeline of affordable units produced through offsite construction and provide confidence of future construction.

Prepare and Issue Solicitation for New Manufacturing Facilities

- Through PRO Housing Funding, MAPC will use the research and recommendations from the locally led Offsite Construction working group to prepare a solicitation which may include, but is not limited to seed funding for a manufacturing facility, land, specialized financing arrangements, details about a development pipeline, and expedited permit pathways.

HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.