

**COMPLETE**  **NEIGHBORHOODS INITIATIVE** 

A program of:



**Massachusetts Healthy Aging Collaborative**  
**Thursday, March 24, 2022**

# Who we are

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

Research on housing data to support policy efforts

Community Assistance

Permanent financing for affordable rental housing

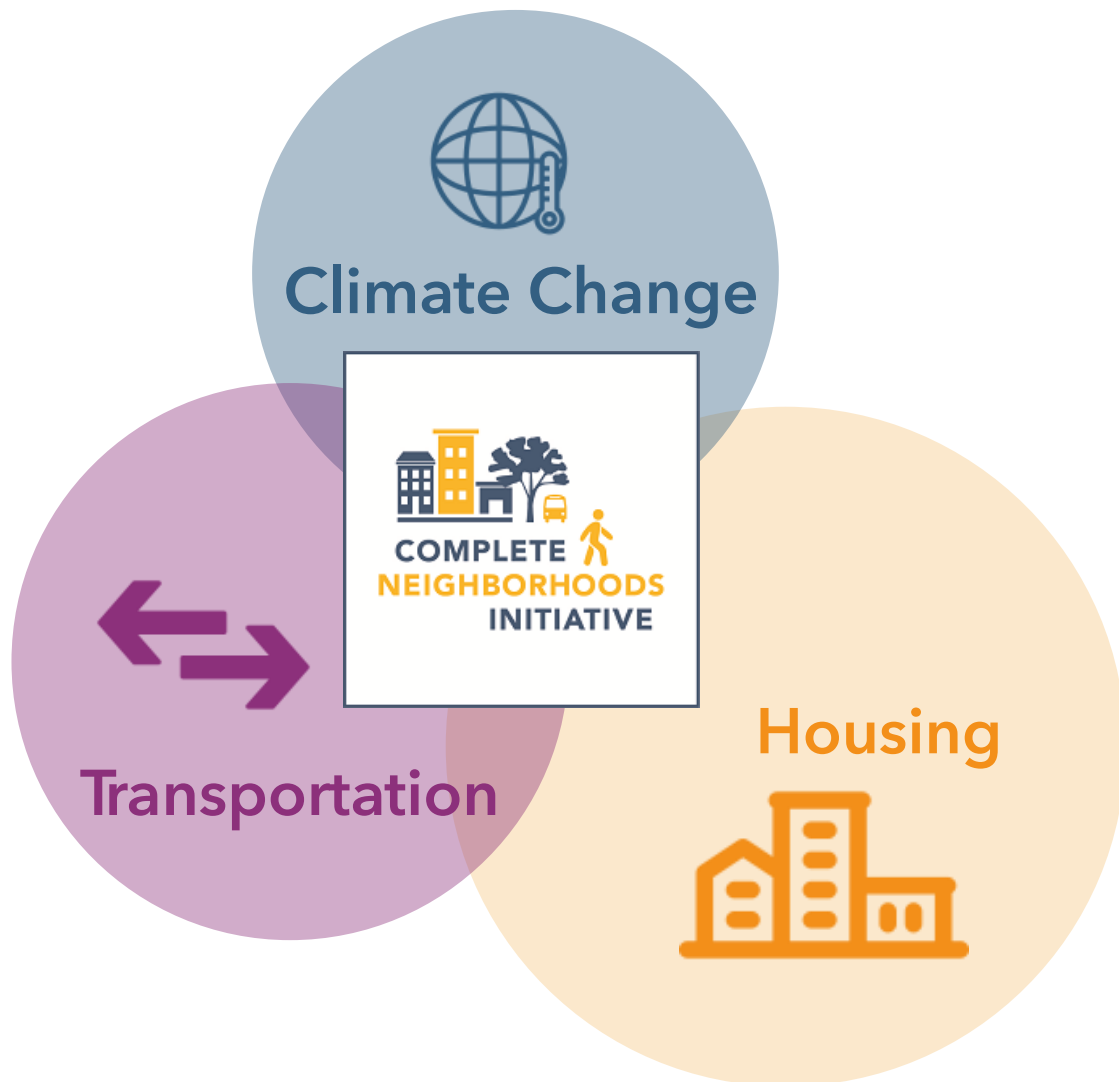
ONE Mortgage program

[www.mhp.net](http://www.mhp.net)  
[@mhphousing](https://twitter.com/mhphousing)



## 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.

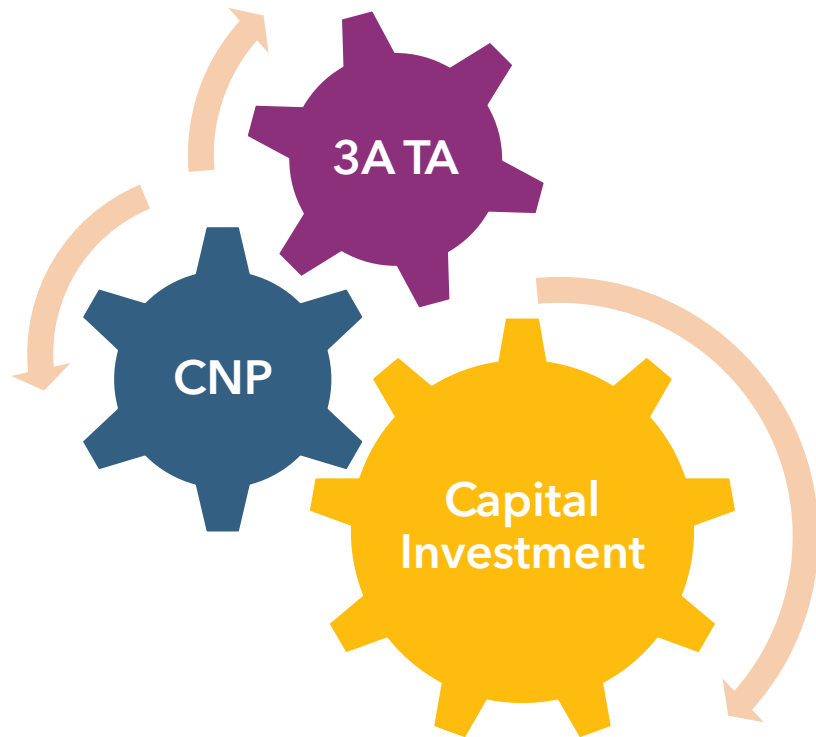


## A systems approach for cumulative results

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



- 1. MBTA Communities Zoning Compliance Technical Assistance:** ("3A TA"): Will provide training, online resources and technical assistance to help MBTA communities adopt multifamily zoning as now required by state law.
- 2. Complete Neighborhoods Partnership:** Provides expertise in planning, community engagement, and predevelopment activities within targeted districts to build local capacity and readiness for investment.
- 3. Capital Investment:** Provides subsidies to 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?



- **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

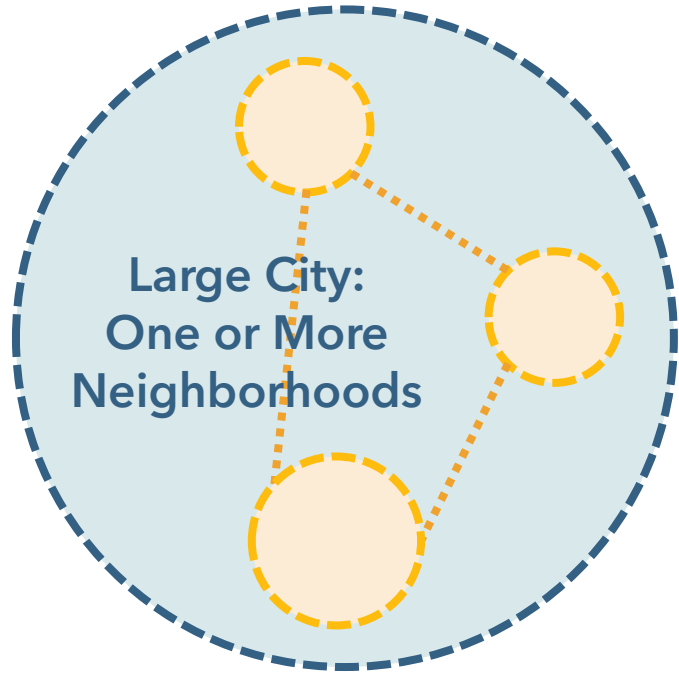
- One designated Complete Neighborhood
- Existing or planned mobility hubs
- Neighborhood density to support future transit

### Regional Applicant

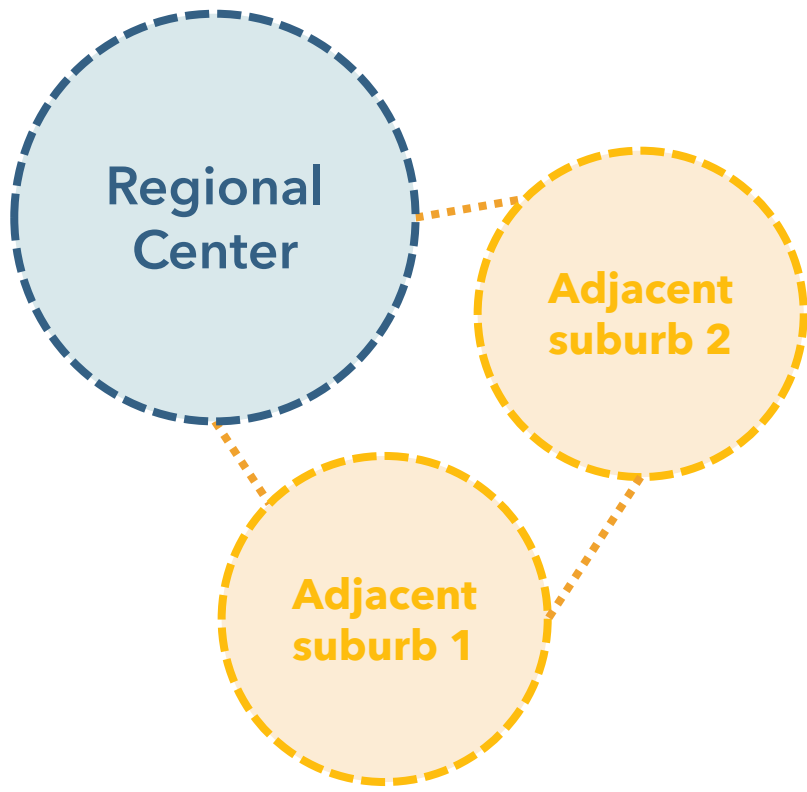
- Multiple designated Complete Neighborhoods
- One community serves as regional center
- Existing or planned mobility hubs in all communities
- Must document local support in all communities

Who can apply?

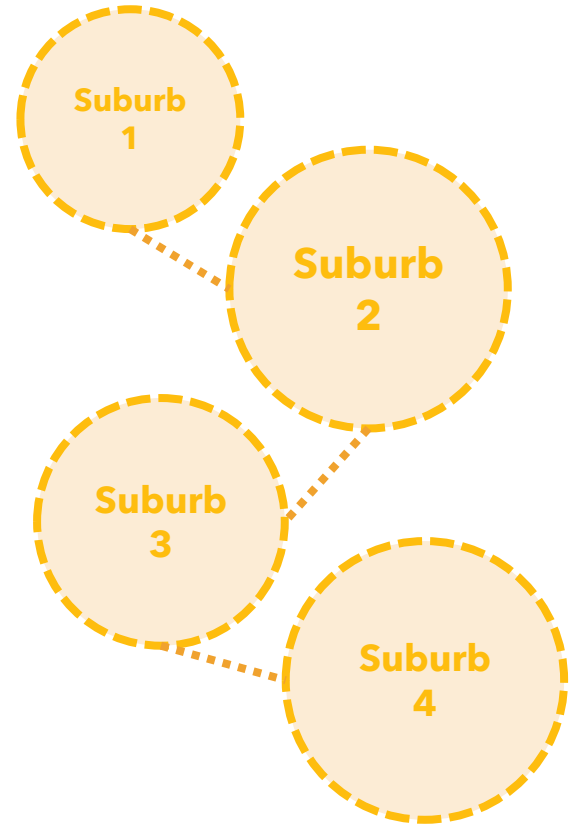




Connected Neighborhoods

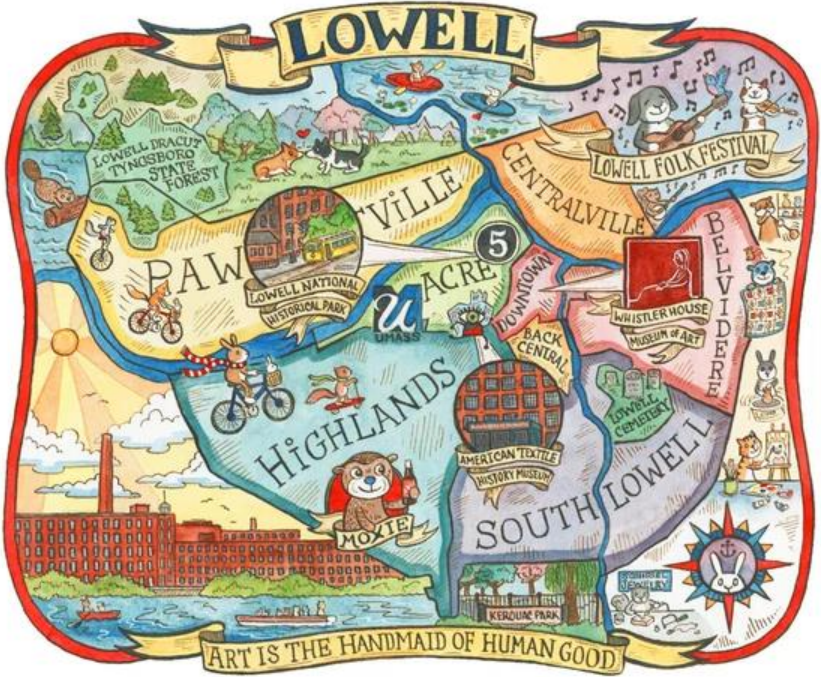


Connected Region



Connected Corridor

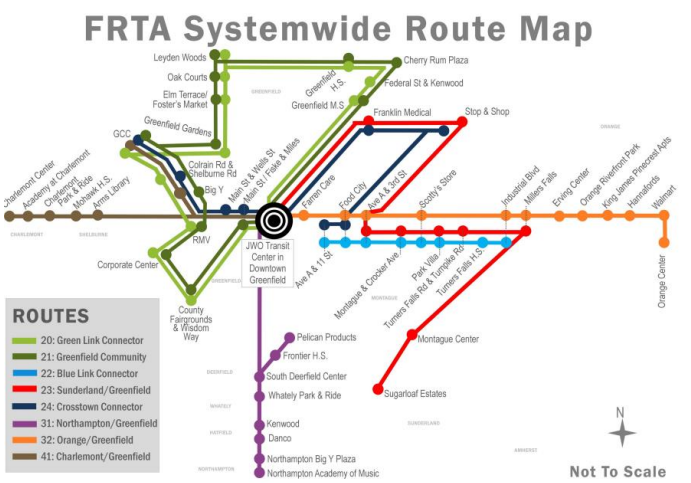
# Partnership Examples



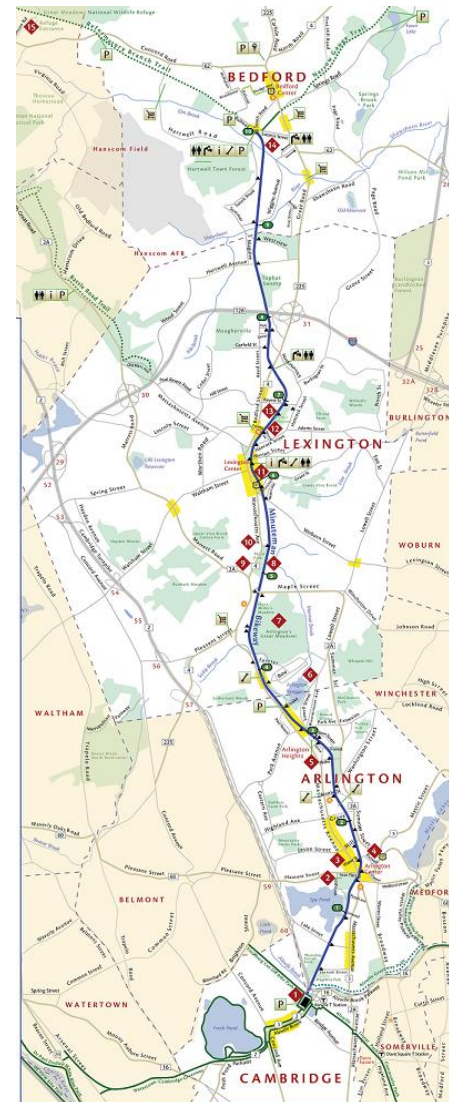
Connected Neighborhoods



Connected Region



FRTA Systemwide Route Map



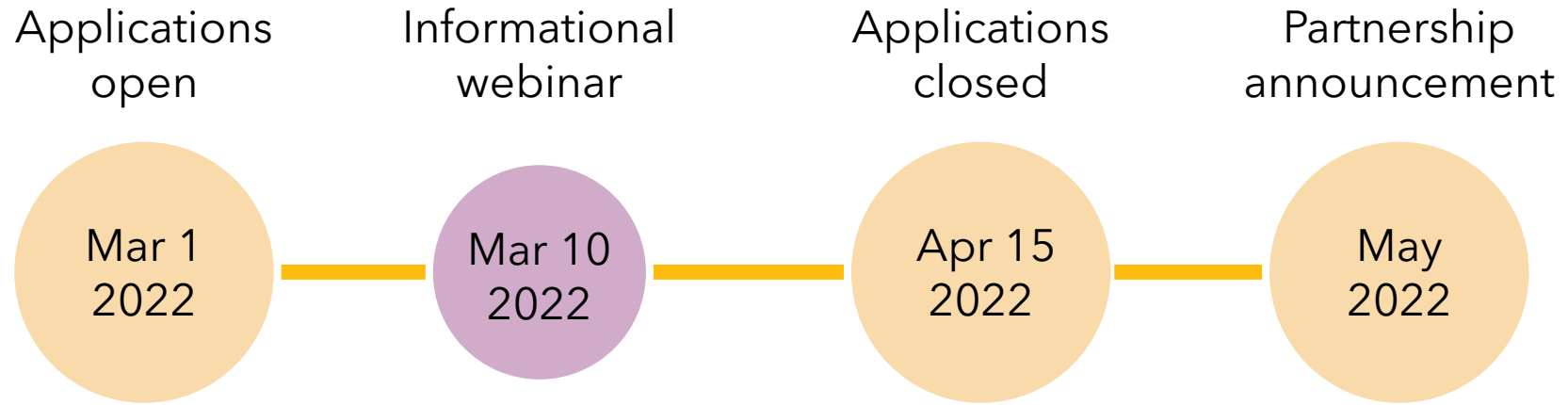
Connected Corridor

# Partnership Examples

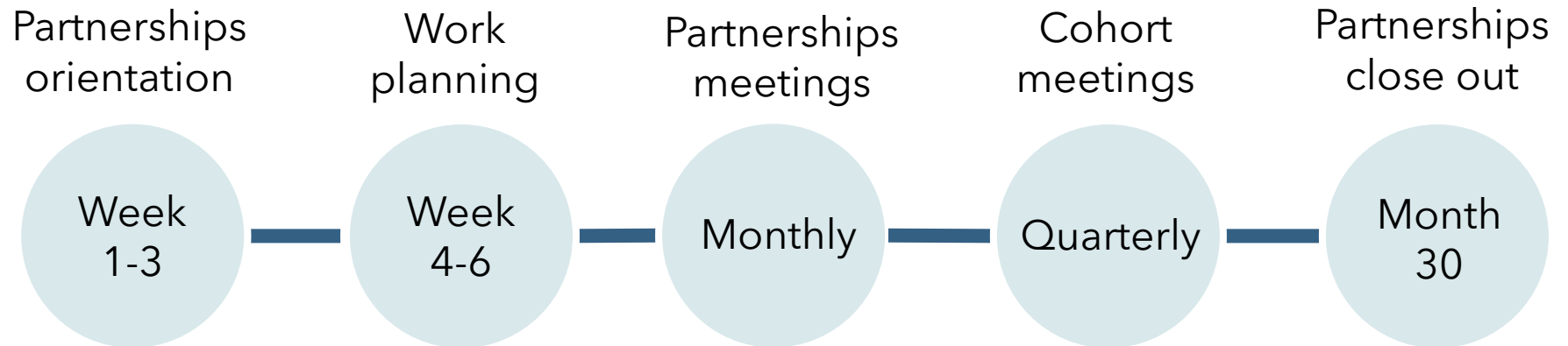


- **Recruit and convene diverse representation of local stakeholders for Partnerships**
- **Develop and commit to a 30-month work plan**
- **Meet regularly on a monthly basis**
- **Meet quarterly with cohort Partnerships**

## Application Schedule



## Partnerships Schedule



**Apply** for Complete Neighborhoods Partnership at  
<https://bit.ly/CNPApplication>

**Sign up** for news and announcements at  
<https://bit.ly/CNInews>

**Learn more** about Complete Neighborhoods Initiative at  
<https://www.mhp.net/community/complete-neighborhoods-initiative>



Questions?

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