

Complete Neighborhoods



MHP's **Complete Neighborhoods** technical assistance program supports the Healey-Driscoll Administration and the state legislature's efforts to build more homes near transit, jobs and services.

Since its inception in 2022, Complete Neighborhoods has supported 14 communities in facilitating affordable and mixed-use development near mobility infrastructure through neighborhood planning, policy change, and predevelopment assistance. For instance, the program catalyzed over 100 new homes in Franklin County through zoning changes and predevelopment assistance.

Program Overview

Funded by the Affordable Homes Act of 2025, this program aims to advance complete neighborhoods across the Commonwealth. A "complete neighborhood" is a place where access to economic opportunities and proximity to essential services and amenities are all organized at a human scale. These areas emphasize a strong connection between housing, jobs and education while prioritizing transit-oriented development and multi-modal infrastructure, such as walking, bicycling and public transit, over automobile dependence.

Through this program, MHP aims to advance the following goals:

1. Increase economic opportunity for disadvantaged populations
2. Create inclusive neighborhoods

3. Create dense, compact, connected neighborhoods
4. Reduce auto-dependency

To achieve this, the program provides direct technical assistance to municipalities and developers to advance the production of affordable housing in densely developed areas, or areas near transit nodes and mobility infrastructure. Program funds support the following activities, which may be carried out by third-party consultants, MHP staff, and/or partner organizations:

- **Planning and Zoning:** zoning policy development, neighborhood or transit area plans, district master plans
- **Community Engagement:** visioning exercises, public forums, training
- **Predevelopment:** Public 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



The City of Lowell used CNP funding to work with Studio Luz Architects to develop concept planning for Appleton Street.

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Example Technical Assistance Scenarios

The following are examples of ways that technical assistance has been used in the past through the Complete Neighborhoods program:

- Municipality receives assistance to update zoning to support higher residential densities in a district with transit access and a strong bicycle network.
- Municipality receives assistance to assess the feasibility of housing on an underutilized municipal parking lot in a dense neighborhood to better inform disposition through RFP.
- Property owner receives assistance to determine if housing development is financially feasible on a site in a mixed-use neighborhood served by transit.
- Property owner receives assistance in conducting architectural test fits to better understand the feasibility of converting underutilized upper-level commercial space into housing.

Eligibility

Municipalities, nonprofit, and for-profit developers are eligible to apply for technical assistance. 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.

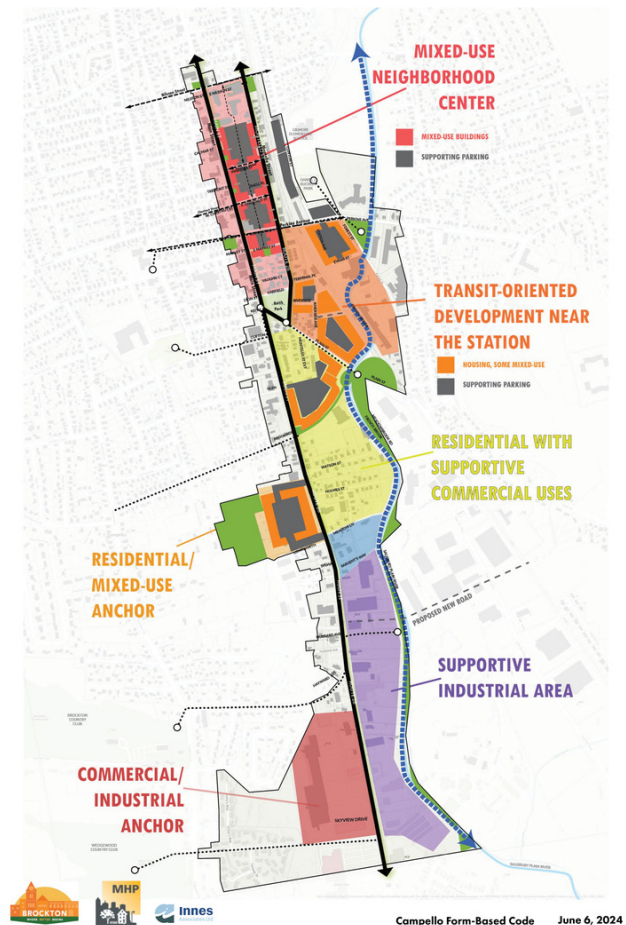
Non-municipal applications must submit proof of site control and municipal support for the projects they are looking to advance. Additionally, non-municipal applicants must demonstrate experience in developing multifamily housing. Additional requirements can be found in the application form.

Application and Selection Process

Applications will be accepted on a rolling basis once the program relaunches in mid-September of 2026.

Technical assistance awards are dependent on the completeness of the application, alignment with

program goals, and availability of funds. 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.



The City of Brockton used CNP funding to work with Innes Land Strategies to develop a plan for its historic Campello neighborhood.

Contact

Please contact **Ashley Eaton** at aeaton@mhp.net with any questions or for more information.