



**Commonwealth of Massachusetts**  
Executive Office of Housing and  
Livable Communities

# Housing Choice Grant Program Guidance Webinar

Community One Stop for Growth





# Housing Choice Grant Program (HC) Overview

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What is the Purpose of the Program?	Exclusive grant program for currently designated Housing Choice Communities (HCCs) and funds activities for: <ul style="list-style-type: none"><li>• planning and zoning,</li><li>• site preparation for development,</li><li>• housing development, and</li><li>• infrastructure</li></ul>
Who is Eligible?	Currently designated HCCs Related municipal entities (Public Housing Authority, Redevelopment Authority, Water/Sewer or Service District, Economic Development Industrial Corporation, bodies created by legislative act to serve a municipality) in a current HCC Regional Planning Agencies (with proposed project within a current HCC)

The Housing Choice Grant Program is administered through the **Community One Stop for Growth** - a single application portal and collaborative review process designed to streamline the experience for the applicant and better coordinate economic development programs and staff on engagement and grant making.





# What's New This Year?

## MBTA Communities Compliance & Technical Assistance

- Noncompliant MBTA communities are ineligible for this grant program except for efforts to become compliant with Section 3A of MGL c.40A in earnest
- Applications for Section 3A of MGL c.40A compliance efforts will be evaluated during an “early action” round

## Housing Moratoria & Restrictive Bylaws

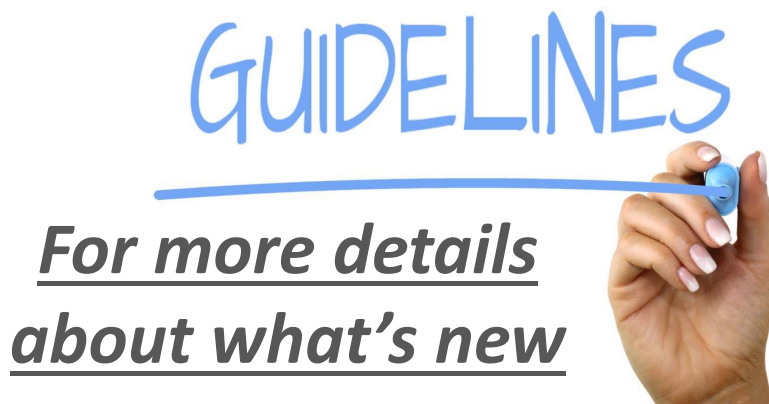
- Applicants with adopted housing moratoria or other restrictive bylaws that do not allow for at least a 5% increase in housing production over a single year are ineligible.

## Special Considerations

- Up to 10% of HC funds will be set aside each for:
  - Rural and Small Towns
  - Gateway Cities
  - Seasonal Communities

## Housing Choice 2025 Best Practices

- Best practices will be evaluated as part of application scoring - see the 2025 HC Guidelines for updated best practices and scoring rubric







# Where Does HC Fit in the One Stop?

Preparing for Growth			Catalyzing Specific Projects	
Community Activation & Placemaking	Planning & Zoning	Site Preparation	Building	Infrastructure
<b>Technical Assistance for Downtowns</b> <ul style="list-style-type: none"><li>• Downtown Design Consultant Services</li><li>• Downtown Mobility/Parking Consultant Services</li><li>• Downtown Wayfinding/Branding Consultant Services</li><li>• Economics of Downtown Consultant Services</li><li>• Pedestrian Orientation/Placemaking Consultant Services</li><li>• Small Business Support/E-commerce Consultant Services</li><li>• Forming a Downtown Management District: Feasibility</li><li>• Forming a Downtown Management District: Implementation</li></ul> <b>Incentivize Business in Vacant Downtown Storefronts</b> <ul style="list-style-type: none"><li>• Access Tax Credits for Business to Occupy Vacant Storefronts</li></ul>	<b>Community Plan</b> <ul style="list-style-type: none"><li>• Master Plan</li><li>• Neighborhood/Downtown/Corridor Plan</li><li>• Urban Renewal Plan</li><li>• Housing Production Plan</li><li>• Housing Plan Alignment with State Housing Plan/Regional Goals</li><li>• Regional Plan</li><li>• Other Community Plan</li></ul> <b>Zoning Revision</b> <ul style="list-style-type: none"><li>• Zoning Revision to Comply with Section 3A of MGL c.40A</li><li>• Zoning Revision related to Accessory Dwelling Unit to comply with revisions to MGL c40A section 3</li><li>• Zoning Revision to adopt pro-housing revisions that qualify for simple majority voting threshold</li><li>• Comprehensive Zoning Review &amp; Revision</li><li>• Other Zoning Revision</li></ul> <b>Planning for Housing</b> <ul style="list-style-type: none"><li>• Housing Feasibility Plan</li><li>• Housing Site Master Plan</li><li>• Housing Infrastructure Plan</li><li>• Housing Site Design Plan</li></ul> <b>District Redevelopment Technical Assistance</b> <ul style="list-style-type: none"><li>• Planning for Growth in a Commercial/Industrial District</li></ul>	<b>Site Improvements to Unlock Development</b> <ul style="list-style-type: none"><li>• Site Readiness Pre-Construction</li><li>• Site Readiness Construction</li></ul> <b>Municipal Surplus Property Disposition</b> <ul style="list-style-type: none"><li>• Municipal Surplus Property</li></ul> <b>Brownfield Site Clean Up</b> <ul style="list-style-type: none"><li>• Brownfields Site Assessment</li><li>• Brownfields Remediation</li><li>• Disposition Study</li></ul>	<b>Underutilized Property Rehabilitation</b> <ul style="list-style-type: none"><li>• Underutilized Property Pre-Construction</li><li>• Underutilized Property Construction</li></ul> <b>Housing Production</b> <ul style="list-style-type: none"><li>• Support Housing Production</li><li>• Support Housing Rehabilitation</li><li>• Support Housing Preservation</li></ul> <b>Revitalize Commercial Space in a TDI District</b> <ul style="list-style-type: none"><li>• Activation of Underperforming Commercial Space</li></ul>	<b>Infrastructure to Support Residential Growth</b> <ul style="list-style-type: none"><li>• Pre-construction - Design / Engineering Documents Only</li><li>• Construction</li></ul> <b>Public Infrastructure to Support Mixed-Use Development</b> <ul style="list-style-type: none"><li>• Pre-construction - Design / Engineering Documents Only</li><li>• Construction</li></ul> <b>Public Infrastructure to Support Commercial/Industrial Development</b> <ul style="list-style-type: none"><li>• Pre-construction - Design / Engineering Documents Only</li><li>• Construction</li></ul> <b>Small Town Road Improvements to Enhance Public Safety (STRAP)</b> <ul style="list-style-type: none"><li>• Construction of Road Improvements to Enhance Public Safety</li></ul>

# Application Instructions



Full Application, Section 2, select:

**2.4.b. Housing Choice Consideration** -By virtue of the applicant's Housing Choice Designation, this project may be eligible for the [Housing Choice Grant Program](#). Please note that the maximum Housing Choice award is \$150,000 for Planning and Zoning projects and \$500,000 for Site Preparation, Building, and Infrastructure projects. To be considered for funding through this program, you must complete the *Housing Choice Additional Questions*.

Do you intend to complete the Housing Choice Additional Questions in order to be considered by the Housing Choice Grant Program?

ATTENTION: Do not answer or change answer to question "Project Category for Grant Consideration".

Yes

No

Based on the selection above, your project is likely best fit

For more information on completing the Full Application, visit [www.mass.gov/onestop](http://www.mass.gov/onestop) to view *One Stop Webinar 2: Application Guidance*



# HC Guidelines Highlights

<b>Project Budget</b>	<p>Awards for single entities are limited to:</p> <ul style="list-style-type: none"><li>• \$150K for planning &amp; zoning projects</li><li>• \$500K for site preparation, building, or infrastructure projects</li><li>• Awards over max are considered only for joint or regional applications on a case-by-case basis</li><li>• No local cash match requirements, but applications with 10% local match get bonus points</li></ul>
<b>Project Timeline Requirements</b>	<p>2-year grant cycle</p> <ul style="list-style-type: none"><li>• Awards made in fall 2025, projects must be completed by June 30, 2027</li></ul>
<b>Eligible Use of Funds</b>	<p>Activities may include, but are not limited to:</p> <ul style="list-style-type: none"><li>• Community planning and zoning revisions (as defined in the FY26 Community Planning Grant Guidelines)</li><li>• Feasibility, engineering, design, and construction of physical infrastructure and of existing and new buildings</li><li>• Rehabilitation, due diligence, plan designs, market studies, pre-permitting/permitting, engineering, acquisition, demolition, and site-related upgrades of future development sites</li></ul>
<b>Ineligible Activities</b>	<p>Cannot fund staff time or training, any activities related to assertion of General Land Area Minimum (GLAM) safe harbor under 760 CMR 56.03(b)(Chapter 40B)</p>



# Competitive Applications

## HC guidelines include scoring rubric: **How can you maximize all possible points?**

- Note: In addition to score, award recommendations also consider:
  - Regional diversity
  - Environmental resiliency
  - Previous support for project from EOHLC
  - If applicant would be a first-time recipient
  - Alignment with EOHLC priorities

## Competitive applications:

- Explain how this project addresses need(s) specific to YOUR community
- Outline a detailed scope of work that can be achieved within grant timeline
- Include documented evidence of progress to date and experienced leadership with a track record to execute project
- Have feasible and defensible costs/grant requests



# FY26 Round Timeline



- **January:** Full Application and Expression of Interest (EOI) open
- **January to April:** Guidance phase ([www.mass.gov/onestop](http://www.mass.gov/onestop) for more information)
  - Expression of interest (EOI)
  - Webinars & Office Hours
- **May to June:** Full Application submission period
  - **June 4, 2025, at 11:59pm is Full Application deadline**
- **July to September:** Review and evaluation
- **October:** Notification of grant decisions

