

MEPA Qualifying Housing Streamlining Fact Sheet

For Massachusetts Environmental Policy Act (MEPA) Reviews under M.G.L. c. 30, § 61-62L

Effective **January 30, 2026**, MEPA regulatory amendments at 301 CMR 11.01(2)(c)1.& 2. provide a new streamlining option for qualifying housing projects meeting the specified criteria. The amendments seek to boost housing production while minimizing environmental impacts.

The MEPA Office will accept project filings seeking to proceed under the new rules starting on **February 3, 2026**, and has issued a [revised ENF form](#) with compliance checklist.

For projects meeting qualifying housing criteria (see table), the EEA Secretary will determine, upon review of the ENF, whether an Environmental Impact Report (EIR) is required. However, an EIR will not be *mandatory*, notwithstanding application of MEPA review thresholds at 301 CMR 11.03 or operation of 301 CMR 11.06(7)(b).

For projects located within a Designated Geographic Area (1 or 5 miles) of Environmental Justice (EJ) Populations, a modified set of eligibility criteria will apply. All outreach and engagement requirements will remain in force, and the ENF form must describe benefits provided by the project for the identified EJ populations.

More details and guidance are available on the [MEPA qualifying housing webpage](#).

Quick Links to Resources

- [Revised ENF form \(eff. 2/3/26\)](#)
- [Qualifying Housing Web Page](#)
- [MEPA Qualifying Housing Map Viewer](#)
- [Instructions for MEPA Qualifying Housing Map Viewer](#)
- [MEPA Guidance for Delineating Highest Hazard Areas Subject to Flood and Erosion Criteria \(rev. 1/16/26\)](#)
- [MEPA Explanation of Maps Depicting Areas Subject to Infill Criteria \(rev. 1/16/26\)](#)
- [Regulatory background](#)

Eligibility Criteria	Metric
a. Housing-centered	Devote $\geq 67\%$ of gross floor area to residential use
b. Dense	≥ 8 units/acre for single-family ≥ 12 units/acre for 2&3 family ≥ 15 units/acre for >3 family
c. Infill	Alters ≥ 5 acres of previously undeveloped land OR ≥ 10 acres with tree retention and replanting plan No portion of site may be in areas with: (i) top quintile forest carbon; (ii) priority habitat; (iii) prime farmland soils (if site in active agricultural use in last 5 years)
d. Flood and Erosion	Located outside highest hazard areas and outside the Special Flood Hazard Area. If redevelopment, located outside highest hazard areas and complies with ASCE 24-24
e. Energy Efficient	Comply with Stretch Energy Code
f. Adequately Served	No new interbasin transfer of water/wastewater AND no new or expanded gas main
g. Accessible	$<3,000$ new average daily trips (adt) OR $<6,000$ new adt and within $\frac{1}{2}$ mile of public transit with consultation with MassDOT and MBTA/local or regional transit authority