



Request for Information (RFI)

Greater Boston Regional Offsite Construction Strategy

Issued by Metropolitan Area Planning Council (MAPC)

Funded by
U.S. Department of Housing and Urban Development (HUD)
Pathways to Removing Obstacles to Affordable Housing (PRO Housing)
Program

RFI Release Date: February 19, 2026

Response Deadline: March 31, 2026

Accessibility and Accommodations

MAPC is committed to ensuring equitable access to this RFI process. Individuals who require reasonable accommodation in order to participate, including assistance with submitting a response or participating in any informational sessions, may contact: HUD-GBROCS@mapc.org. Requests for accommodation should be made as early as possible to allow sufficient time for coordination.



Table of Contents

SECTION 1: OVERVIEW3

- 1) NOTICE TO RESPONDENTS..... 3
- 2) TIMELINE 3
- 3) RESPONDENT SUBMISSIONS 4
- 4) RESPONDENT QUESTIONS 4
- 5) RESPONSE REQUIREMENTS 4
- 6) REVIEW RIGHTS, PUBLIC RECORD, AND COST 5

SECTION 2: INTRODUCTION.....5

- 1) PURPOSE OF RFI 5
- 2) ABOUT MAPC 6
- 3) PROJECT CONTEXT 6

SECTION 3: INFORMATION SOLICITED7



Section 1: Overview

1) Notice to Respondents

Respondents to this Request for Information (RFI) are invited to respond to any or all of the questions contained in this document. Responses to this RFI will assist the Metropolitan Area Planning Council (MAPC) in understanding current industry practices, market conditions, and feasibility considerations related to offsite construction and manufacturing for housing in the Greater Boston region. Information collected through this RFI will be used to inform ongoing research, working group discussions, and the potential development of a future solicitation, such as a Request for Responses (RFR) or Request for Proposals (RFP).

This RFI is issued for research and planning purposes only and does not obligate MAPC to issue, amend, or award any solicitation, nor does it commit MAPC or its partners to provide funding, incentives, or enter into any contractual agreement. Participation in this RFI is entirely voluntary. Submission of a response will not advantage or disadvantage any respondent with respect to any future procurement and will not be used to pre-qualify, shortlist, or select respondents for subsequent solicitations, should they be issued.

MAPC reserves the right to use information obtained through this RFI to develop reports, recommendations, or future procurement documents of a more formal and binding nature, consistent with applicable federal, state, and local requirements, including HUD PRO Housing grant and procurement rules.

2) Timeline

This RFI is posted on February 19, 2026.

Event	Date
RFI Release	February 19, 2026
Optional Virtual Respondent Info Session*	March 10, 2026 at 2pm
Deadline for questions to be submitted	March 10, 2026
Published Responses to Questions	March 20, 2026
RFI Responses Due	March 31, 2026

*Virtual Optional Respondent Information Session details:

Zoom Link: <https://us06web.zoom.us/j/81690858576?pwd=t0dMZmWQkgbi65diamRlQdsXLJB0G.1>

Meeting ID: 816 9085 8576

Passcode: 410898

Event Description: MAPC will host an optional virtual Respondent Information Session on the date listed above. During this session, MAPC will provide a brief presentation summarizing the purpose of this for Information RFI, the broader goals of the Greater Boston Regional Offsite Construction Strategy, and anticipated next steps under the HUD PRO Housing grant. The session will also provide an opportunity for participants to ask clarifying questions regarding the RFI. Participation in the information session is entirely optional and is not required in order to submit a response. The session will be recorded, and the recording will be posted on the MAPC HUD PRO Housing project website.



3) Respondent Submissions

MAPC is interested in receiving ideas, data, and industry perspectives related to the topics and questions outlined in this RFI. Responses are intended to support MAPC’s efforts to better understand the feasibility, constraints, and opportunities associated with expanding offsite construction and manufacturing capacity for housing in the Greater Boston region, and to inform the potential structure and scope of a future solicitation or policy intervention.

MAPC is particularly interested in responses that draw from comparable offsite construction, modular manufacturing, panelized systems, or related facilities that respondents have developed, operated, financed, or supported, especially where the scale, product type, or market context is relevant to the Greater Boston region or similar urban and suburban environments. Responses may include web links, case studies, data summaries, or other references to relevant projects, programs, or research that may help illustrate key lessons, challenges, or best practices.

4) Respondent Questions

All questions or requests for clarification regarding this RFI must be submitted in writing via email to HUD-GBROCS@mapc.org. Respondents may not contact other MAPC staff regarding this RFI. Questions received by March 10, 2026 will be compiled in accordance with the Massachusetts Public Records laws. It is the responsibility of respondents to check the MAPC project website (<https://www.mapc.org/resource-library/housing-offsite-construction-strategy/>) after March 10, 2026 for any updates, clarifications, or addenda related to this RFI.

5) Response Requirements

Responses to this RFI must be received no later than March 31, 2026 by 5pm EST. Submissions must be provided electronically in PDF format via email to HUD-GBROCS@mapc.org, with the subject line: “RFI Response – Greater Boston Regional Offsite Strategy.” Late submissions may not be reviewed. Responses should include a brief cover letter on official company letterhead that identifies the company name, address, and primary contact information.

Response Length and Format: Written responses to the questions in Section 3: Information Solicited are limited to a maximum of six (6) pages total, inclusive of all narrative responses to Section 3. Respondents are encouraged to respond to any or all of the questions in Section 3. Individual responses should generally be 150–200 words per question and should be concise and focused on the respondent’s operational experience. Optional appendices or supporting materials may be submitted in addition to the six-page limit. Appendices may include existing promotional materials, brochures, resumes, technical sheets, or other reference documents. MAPC does not require appendices and may not review them in detail; respondents should ensure that all substantive responses to the questions in Section 3 are contained within the six-page narrative limit.

File Size Limitations: Responses must be submitted as a single PDF attachment via email to HUD-GBROCS@mapc.org. Respondents are encouraged to limit file sizes where possible, including compressing images or graphics contained in optional appendices. Please note that standard email systems may limit attachment size. If a respondent’s submission exceeds typical email attachment limits, the respondent may send an email with a link to download their full submission.



6) Review Rights, Public Record, and Cost

Public Records: All responses submitted to this RFI may be subject to disclosure under the Massachusetts Public Records Law, Massachusetts General Laws Chapter 66, Section 10. Respondents are advised that all materials they provide MAPC are presumed to be public records and available to the public upon request. If a respondent believes that any portion of its submission contains proprietary or trademark protected information, such information should be clearly identified and marked. However, such designation does not necessarily exempt the information from disclosure, and MAPC will make disclosure determinations in accordance with applicable law. In the event of a public record request of documents marked confidential, vendors will be required to obtain a judicial order to exempt those materials from public disclosure within 10 days of the public records request.

Cost of Response: All costs incurred by respondents in preparing and submitting responses to this RFI are the sole responsibility of the respondent. MAPC will not reimburse any costs associated with responding to this RFI.

Review Rights and Clarifications: MAPC reserves the right to review all responses received, to request additional information or clarification from one or more respondents, and to invite respondents to participate in follow-up discussions or meetings, as deemed appropriate. Participation in such follow-up activities is voluntary and does not constitute a commitment by MAPC to issue a solicitation, enter into a contract, or provide funding.

Section 2: Introduction

1) Purpose of RFI

MAPC is issuing this RFI to solicit information from offsite housing manufacturers and facility operators with experience producing modular, panelized, or hybrid construction systems. The purpose of this RFI is to gather industry input that will inform regional research, planning, and the potential structure and parameters of a future solicitation intended to support the expansion or attraction of offsite housing manufacturing capacity in the Greater Boston region.

Through this RFI, MAPC seeks to better understand current manufacturing practices, facility typologies, production capacity, workforce and labor models, supply chain considerations, and cost structures associated with offsite housing production. MAPC is particularly interested in how manufacturers and facility operators approach product standardization and customization, minimum viable order sizes, and operational requirements for delivering housing at small to mid-size scales, including infill and “missing middle” housing typologies such as accessory dwelling units, duplexes, triplexes, townhomes, and small multifamily buildings.

This RFI is issued as part of MAPC’s [Greater Boston Regional Offsite Construction Strategy](#), funded through the U.S. Department of Housing and Urban Development (HUD) Pathways to Removing Obstacles to Affordable Housing (PRO Housing) grant. The broader strategy aims to address barriers to housing production in the region, including high construction costs, long development timelines, workforce constraints, regulatory complexity, and the limited presence of local



manufacturing facilities. By engaging directly with manufacturers and facility operators, MAPC aims to ground future policy recommendations and procurement approaches in operational realities rather than assumptions.

Please note that this RFI is intended solely to gather market intelligence and industry perspectives. Responses will not be used to select, rank, or pre-qualify manufacturers or development partners, nor will they confer any competitive advantage in any potential future solicitation.

2) About MAPC

The Metropolitan Area Planning Council (MAPC) is the Regional Planning Agency for Greater Boston. MAPC was established in 1963 by an act of the Legislature. MAPC is governed by representatives from our 101 cities and towns, as well as gubernatorial and public agency appointees.

We work toward a more equitable, sustainable, collaborative, and climate resilient future for the people who live and work in Greater Boston. We do this by drafting and helping to implement local and regional plans; engaging residents and community partners in planning, especially people who have been excluded or marginalized in the past; advocating for changes in public policy and funding; conducting research and data analysis; and encouraging inter-municipal and regional collaboration.

3) Project Context

MAPC was awarded a \$3 million grant from the U.S. Department of Housing and Urban Development (HUD) through the Pathways to Removing Obstacles to Affordable Housing (PRO Housing) program to develop a regional strategy for expanding offsite construction as a means to accelerate housing production while creating good jobs in the region. In collaboration with partner municipalities, state housing agencies, subject matter experts, and workforce and labor partners, this grant also supports the planning and development of a future solicitation to attract or expand one or more offsite housing manufacturing facilities capable of scaling housing delivery more efficiently in Greater Boston.

The long-term vision of this project is to help establish a more coordinated regional ecosystem for offsite housing production in Greater Boston. This includes aligning public-sector planning and policy with manufacturing realities, identifying ways to aggregate and signal demand across jurisdictions, and designing a future solicitation to attract one or more facilities to the region. Input from this RFI will help MAPC and its partners move toward that vision in a way that is grounded in real-world manufacturing and operational experience. A significant portion of the \$3 million PRO Housing grant funding is anticipated to support site-related planning and predevelopment activities, including soft costs associated with feasibility, coordination, and solicitation implementation, underscoring the scale and seriousness of this effort.



Section 3: Information Solicited

This section outlines the information MAPC is seeking from offsite housing manufacturers and facility operators in response to this RFI. Respondents are encouraged to answer any or all of the questions below, based on relevance to their operations and experience. Written responses to the questions in this section should be concise and focused, with individual responses generally limited to approximately 150–200 words per question. The total length of all written responses to Section 3 may not exceed six (6) pages, excluding optional appendices or supporting materials. Appendices may include pre-existing or “canned” materials such as brochures, resumes, technical sheets, or other reference documents; however, respondents should ensure that all substantive responses to the questions posed are contained within the six-page narrative limit.

The intent of this RFI is not to collect marketing or promotional materials, nor to evaluate or compare individual firms. Rather, MAPC seeks candid, experience-based input to better understand the most significant challenges, opportunities, constraints, and feasibility considerations associated with planning for and operating offsite housing manufacturing facilities in the Greater Boston region. Information provided will be used solely to inform research, planning, and the potential design of a future solicitation or policy intervention.

1) Company Profile

- a) **Company Name:** Company name, headquarters location, primary contact information, and years in operation.
- b) **Business Model and Operations:** Description of your organization’s role in offsite housing production (e.g., manufacturer, facility operator, vertically integrated developer-manufacturer) and the degree of vertical integration across design, manufacturing, development, and delivery.
- c) **Geographic Experience:** Overview of the geographic markets you currently serve, including any past or current experience working in Massachusetts or the Northeast region.
- d) **Manufacturing Facilities:** If applicable, describe any existing manufacturing facilities you operate, including location, approximate size, and general production focus.
- e) **Supply Chain:** High-level overview of your supply chain, including whether components are sourced domestically, internationally, or produced in-house.

2) Product and Manufacturing Capacity

- a) **Offsite Construction Systems and Capacity:** Describe the types of offsite construction systems you produce (e.g., 1D kit-of-parts, 2D panelized, 3D volumetric, or hybrid systems), the typical and minimum project scales you serve (e.g., number of units or building size), and your estimated annual production capacity.
- b) **Customization and Minimum Order Scale:** Describe the degree of customization your systems allow, particularly for urban infill or small-lot housing types such as accessory dwelling units, triple-deckers, and small multifamily buildings. Where applicable, note minimum viable order sizes and how production efficiency, cost, or scheduling is affected by variations in building type or customization.

3) Facility Operations and Siting

- a) **Key Facility Siting Requirements:** Describe the primary site requirements for an offsite housing manufacturing facility, including transportation and loading access, utilities,



building size and configuration, land area requirements, zoning or land-use considerations, and any other critical infrastructure needs that affect feasibility.

- b) **Public-Sector Conditions Affecting Feasibility:** From your perspective, identify the types of public-sector actions or conditions that most influence the feasibility of investing in, siting, and operating a manufacturing facility (e.g., permitting coordination, site readiness, infrastructure planning, or workforce availability).

4) Workforce and Labor

- a) **Workforce Composition and Operations:** Describe your workforce model, including approximate workforce size, key trades or roles, and how labor is distributed between offsite manufacturing and onsite installation. Where applicable, note training practices, labor agreements (with employees, unions, municipality or other entities), or certifications relevant to operating a manufacturing facility.
- b) **Workforce Development and Employment Model:** Describe your approach to workforce development, including any apprenticeship, training, or educational partnerships, and the value proposition for workers in a factory-based environment compared to traditional site-built construction. Where relevant, note how this approach could translate to operating in Massachusetts. Share examples of workforce development or apprenticeship collaborations.

5) Logistics and Supply Chain

- a) **Materials, Transportation, and Delivery:** Describe how materials, panels, or modules are sourced, transported, staged (if applicable), and installed, with particular attention to delivery and staging challenges encountered in urban or constrained sites. Where relevant, note factors that most affect cost, scheduling, or feasibility in dense environments.

6) Cost and Financing

- a) Do you have experience with **leveraging public incentives or support** (e.g., land, tax phase-ins, loan guarantees)? If yes, please share success and challenges or suggest strategies.
- b) Include comments on whether, and how, the public sector could play a role in aggregating, signaling, or stabilizing demand for offsite housing production. If applicable, describe specific strategies or approaches you believe would be most effective (e.g., multi-municipality coordination, pipeline commitments, standardized procurement approaches, pre-development support, or other mechanisms). Please describe the level and characteristics of demand (Minimum annual unit volume, Duration of committed demand, Degree of product standardization or consistency or others) that would be required to justify establishing or sustaining an offsite housing manufacturing facility in the region.

7) Demand, Risk, and Operating Models

- a) **Demand Certainty and Production Feasibility:** From your perspective, is an offsite manufacturing facility in greater Boston likely to have steady production demand; or if not, what level of demand certainty is required to justify establishing or operating an offsite housing manufacturing facility? Please describe relevant thresholds, such as minimum annual unit volume, duration of demand, or product consistency needed to support a stable production line, particularly for small to mid-scale (“missing middle”) housing typologies, such as ADUs, duplexes, triplexes, townhomes, and multifamily buildings of up to approximately 20 units.

8) Energy Performance and Sustainability



- a) Describe your approach to meeting high-performance energy or low-carbon standards (e.g., Passive House, Stretch Energy Code compliance) in offsite housing production. Where relevant, note typical practices related to energy efficiency, material use, or waste reduction that are integrated into your manufacturing or construction process.

9) Open Feedback

- a) **Regulatory and Permitting Considerations:** Please share any regulatory, permitting, or inspection-related factors in Massachusetts that most affect the feasibility, cost, or timeline of offsite housing projects.
- b) **Additional Considerations:** Please share any other insights, risks, or considerations that MAPC and HUD should be aware of when developing future policy recommendations, program designs, or solicitations related to offsite housing manufacturing.