



MAPC's HUD PRO Housing Grant

# Greater Boston Regional Offsite Construction Strategy

Optional RFI Respondent Info Session

March 10, 2026



Greater Boston ROCS

# Agenda

1. Welcome
2. Housekeeping
3. Agency and Project Background
4. RFI Basics
5. Question and Answer

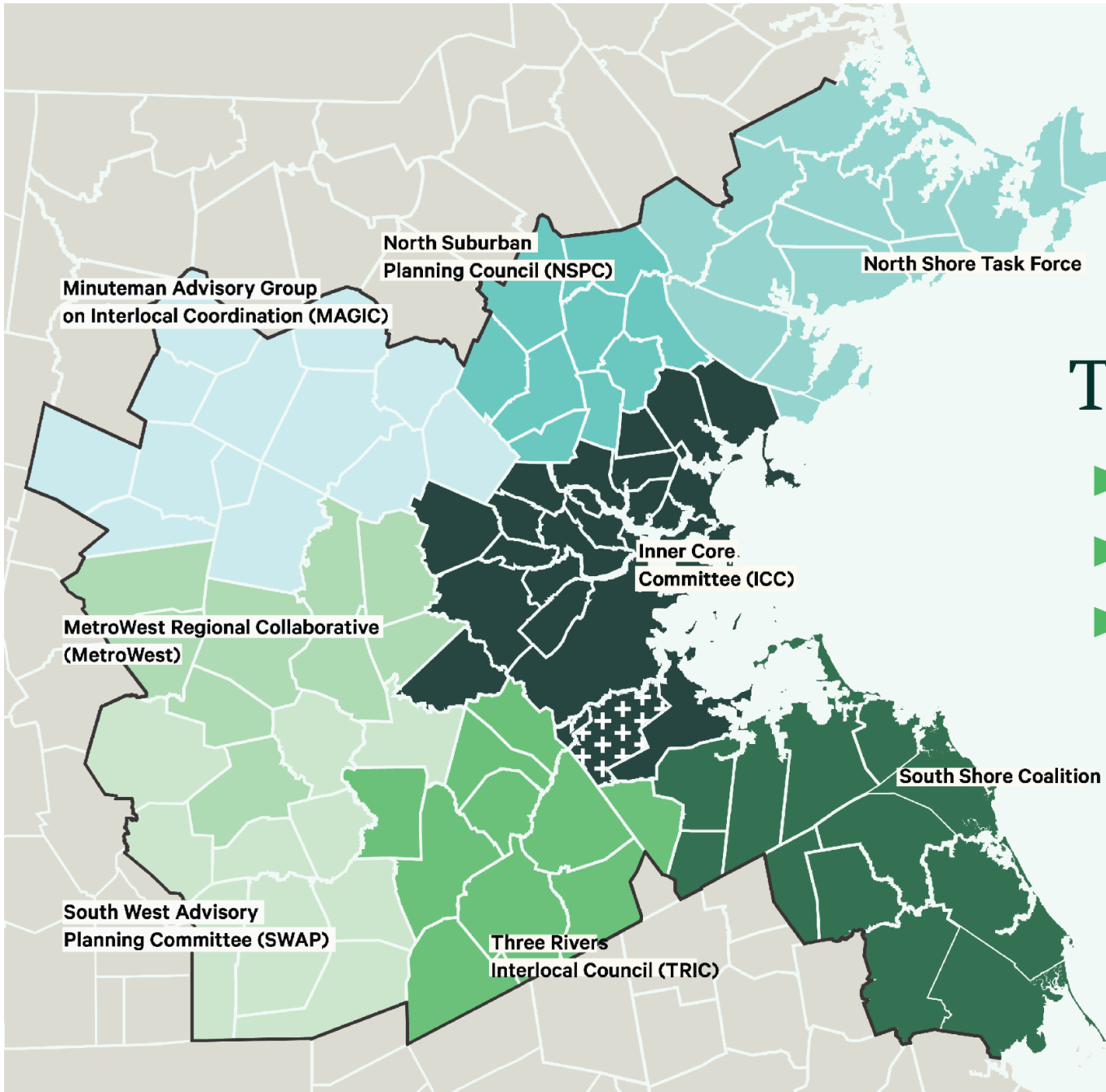


# Housekeeping



1. Please rename yourself in Zoom to include your **name and organization/affiliation**.
2. Please use the **chat function to ask questions** or comments during the presentation.
3. **We will compile and publish responses** to all questions. Questions are due today. Ask questions either through this chat function or by follow up email today to HUD-GBROCS@mapc.org. We will publish responses on the project website by March 20, 2026.
4. This **session will not be recorded**, and AI note takers are not permitted. MAPC staff will take internal notes; however, no public materials will attribute comments to any specific company or organization.
5. **Vendor Neutrality** - MAPC and its municipal partners remain vendor neutral. Participation in this information session or submission to the RFI does not confer any competitive advantage in future solicitations.





# The MAPC Region

- ▶ 101 cities & towns
- ▶ 8 subregions
- ▶ 3.4 million residents



# PROJECT BACKGROUND



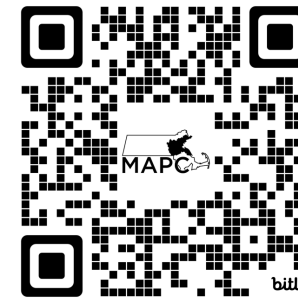
# Greater Boston ROCS Overview

In October 2024, MAPC was awarded **\$3M HUD PRO Housing grant (2024-2029)** to create a regional strategy that addresses barriers and opportunities to offsite construction in Greater Boston, ultimately leading to issuing an RFP to attract or support an offsite construction facility in the region.

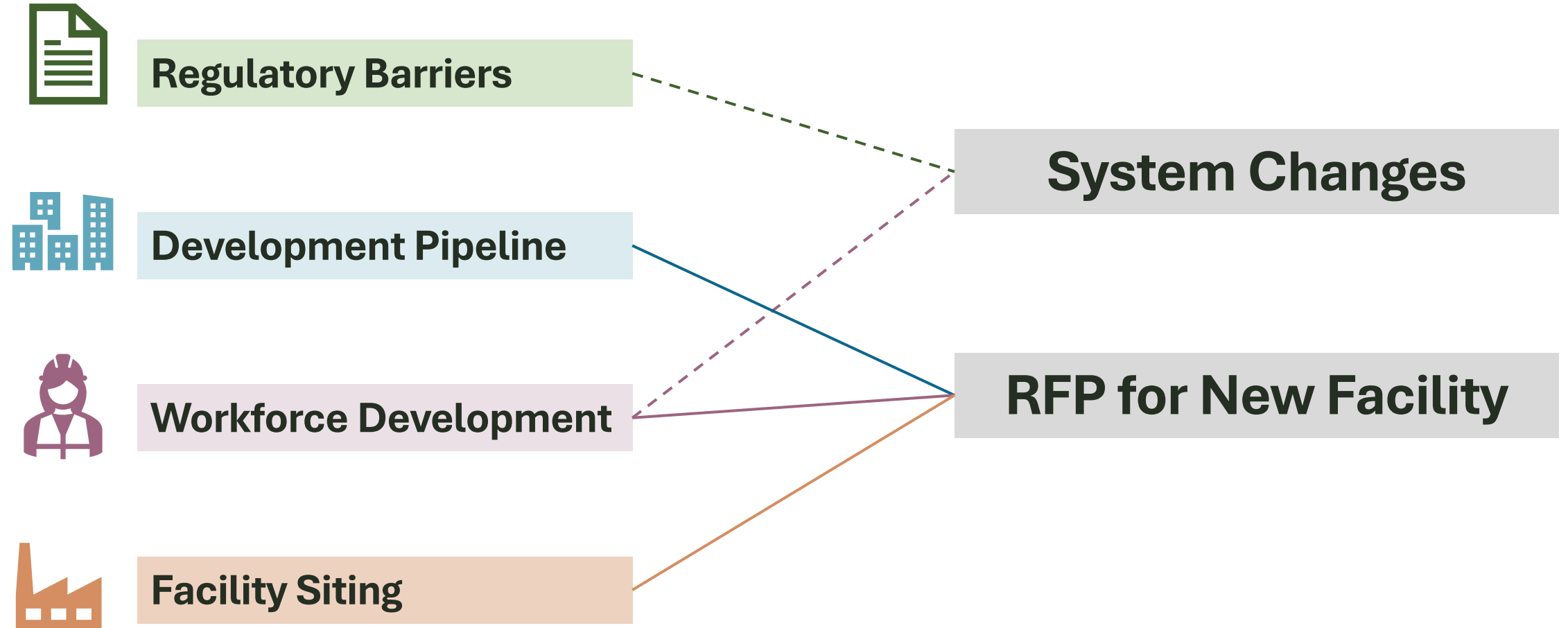
## Foundational research:

- [HUD Offsite Construction for Housing Research Roadmap](#)
- [City of Boston Housing Innovation Lab](#)
- [MAPC Level-Setting White Paper](#)

## Access project website for more information



# Regional Strategy Focus



# Project Activities & Outcomes

## Project Activities

- Research & planning
  - Regulatory review
  - Pipeline development
  - Workforce strategy
  - Facility siting
- Community engagement
- Facility solicitation

## Project Outcomes

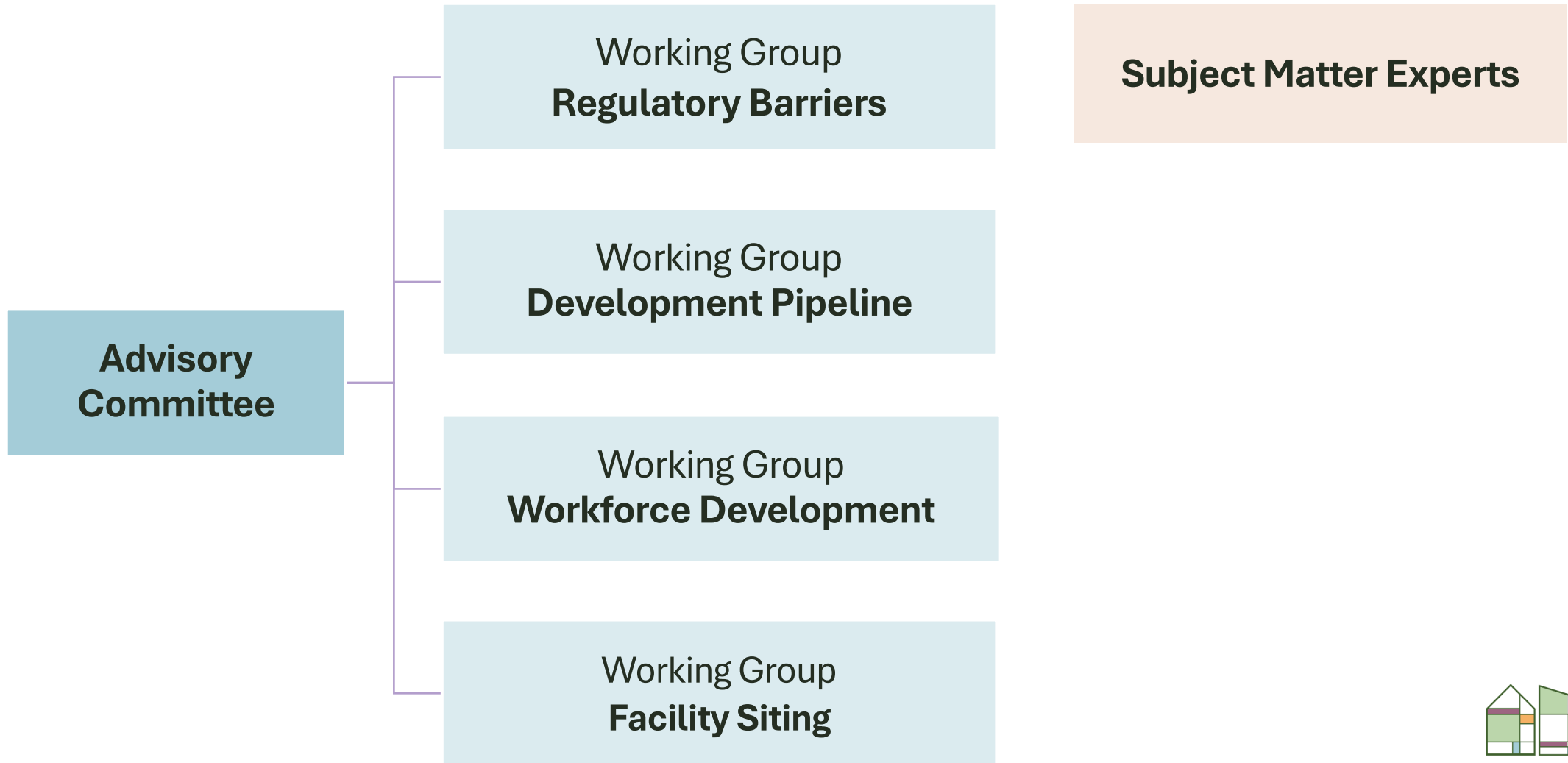
- Research briefs, including policy recommendations
- **MOUs with participating municipalities and MAPC**
- **Facility solicitation & pre-development support**
- Broader systemic changes

## Funding Allocation

- **\$800k - research and technical assistance**
- **\$2.2M - dedicated to facility(s) siting support**



# Project Structure



# GB ROCS Timeline

Start-up

Regional Strategy

Facility Solicitation

Late 2024

2025

2026

2027

2028

2029

Grant  
Awarded

Action Plan  
Approved by  
HUD

**Current Status:** Advisory  
Committee and Working  
Groups kick offs; research  
underway; *RFI* release



# Project Partners

## Municipalities

1. Arlington
2. Boston
3. Cambridge
4. Chelsea
5. Everett
6. Malden
7. Newton
8. Revere
9. Somerville\*

- Municipal partners, many of whom overlap with the MMC Housing Taskforce communities, have **signed individual MOUs for this grant**, signaling a good-faith commitment to participate in the work and to explore the recommendations that emerge from the research.
- As the project progresses, **we anticipate amending these MOUs to identify more specific commitments** that municipalities can make based on their local conditions, capacity, and readiness.

*\*Participating, MOU pending*



# Project Partners

## State Partners

- Mass Housing Partnership (MHP)
- Executive Office of Housing and Livable Communities (EOHLC)
- Executive Office of Economic Development (EOED)
- Massachusetts Clean Energy Center (MassCEC)
- MA Association of Community Development Corporations (MACDC)
- MassDevelopment
- MassHousing\*

## Subject Matter Experts

- MOD X Research Consortium
- Boston Society for Architecture
- International Code Council
- MIT Center for Real Estate
- Modular / Offsite Businesses + Trade Associations + advocacy organizations
- MassEcon

## And many more!

- Developers – non-profit and market rate
- Manufactures – through structure engagement activities. (RFI, interviews or focus groups, tours)
- Lenders
- Architects



# Working Groups



## Regulatory Barriers

How should **local, regional, and state agencies reform regulations** to allow for more modular development in the Greater Boston area?



## Development Pipeline

How can the region **demonstrate that there is robust and consistent demand** for small-scale/ **missing middle scale** residential development suited for modular construction?



## Workforce Development

What workforce **development practices offer high quality jobs while enabling lower-cost modular construction?**



## Facility Siting

How can we **identify suitably sized parcels or areas** in the region that could accommodate modular housing factory(s)?  
**What predevelopment needs could be supported through the grant?**

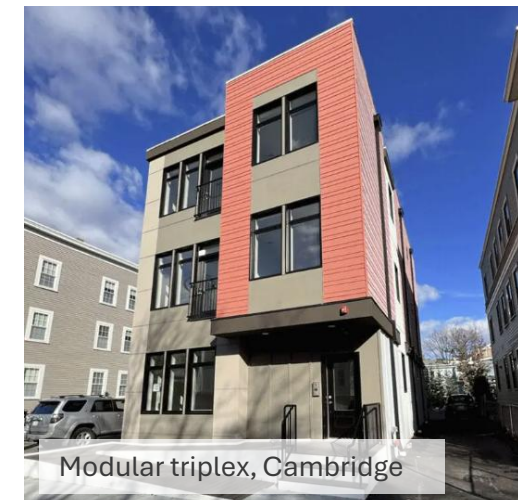


# Focus on small-scale infill housing/missing middle

For this grant, the focus is on small-scale infill housing (aka missing middle housing)

- **ADU, duplex, townhomes, triplex, fourplex, sixplex, small multifamily under ~20 units.**

Given its various benefits, modular construction can be a @su construction type to help meet housing production goals and add missing middle housing more efficiently to existing neighborhoods.



# Facility Siting Needs

- No large-scale modular facility currently operates in Greater Boston (at the time of our PRO Housing application although a couple smaller facilities have opened recently ). **We are trying to understand the ecosystem level support that is missing to make offsite manufacturing more successful within MA and Greater Boston Region.**
- We're conducting research to **understand optimal conditions and barriers.**
- Research includes **studying how existing** facilities elsewhere **operate** (parcel needs, site conditions, logistics, etc.).
- **Understand different types** of manufacturing **facilities**, their indoor and outdoor **space and transportation needs**, and **identify suitable areas** within municipalities.

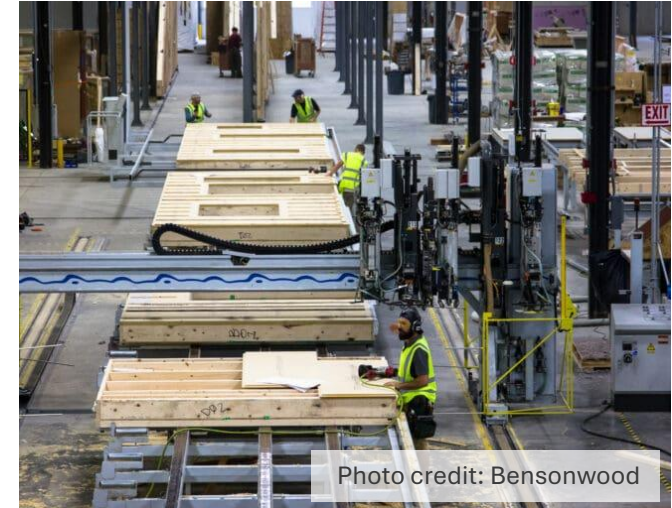


Photo credit: Bensonwood

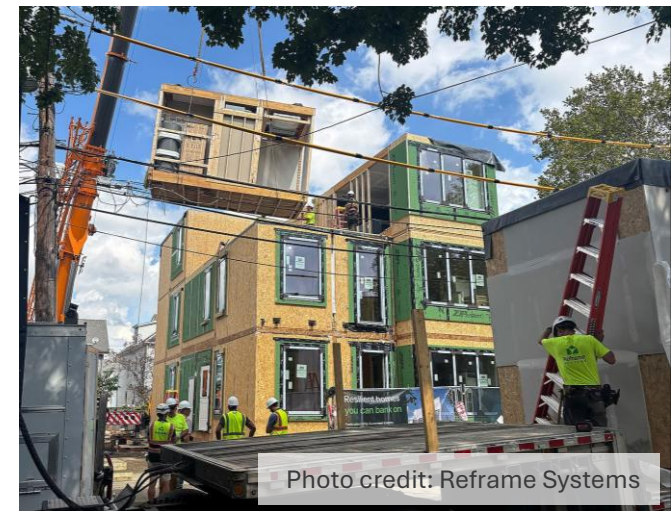


Photo credit: Reframe Systems

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## Strategy, Not Selection

- ✓ Map suitable land clusters
- ✓ Identify necessary policy shifts / enabling conditions
- ⊘ Not identify nor commit to any single specific parcel or community at this stage



# RFI BASICS



# RFI Intent

- Gather industry input to **inform regional research and the potential design of a future solicitation** to support offsite housing manufacturing in Greater Boston.
- **Understand manufacturing practices**, regulatory barriers, facility types, production capacity, workforce models, supply chains, and cost considerations.
- Learn **how manufacturers approach standardization, customization, and minimum order scales for small- to mid-size housing** such as ADUs, duplexes, townhomes, and small multifamily building.



# RFI Timeline

- RFI Release: February 19, 2026
- **Optional Respondent Information Session:** March 10, 2026 (2:00 PM)
- **Deadline for Questions:** March 10, 2026
- Published Responses to Questions: March 20, 2026
- RFI Responses Due: March 31, 2026 (5:00 PM EST)



# Instructions

## Submission Method

- Email responses in PDF format to: [HUD-GBROCS@mapc.org](mailto:HUD-GBROCS@mapc.org). Use the subject line: “RFI Response – Greater Boston Regional Offsite Strategy.” If the file is too large for email, a download link may be provided instead.
- Responses should include a brief cover letter on company letterhead identifying the company name, address, and primary contact.

## Response Length

- Maximum 6 pages for narrative responses.
- Optional appendices may be included.



# Instructions

## Content Guidance

- Respond to any or all questions in Section 3
- Responses should be concise and based on operational experience. We are seeking experience-based insights, not promotional materials.
- Appendices may include brochures or technical sheets, but core responses should be in the narrative section.

## Follow-up

- MAPC may reach out to respondents for clarifications or follow-up discussions, but participation in those conversations is voluntary.



# Question & Answer



# Ways to Engage

Stay updated with the project newsletter

[HUD Pro Housing Grant GB ROCS Email Sign Up](#)

Learn more on the project website

<https://www.mapc.org/resource-library/housing-offsite-construction-strategy/>



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