



LOCAL IMPLEMENTATION Implemented on Cape Cod

OVERVIEW

A non-profit or town can help foster housing development or redevelopment by providing sites that are ready for construction. Some examples of making a site ready include conducting the site environmental reviews, connecting utilities like water, sewer, electricity, or gas lines, or even laying the foundation for buildings. By proactively investing in a property before a developer begins construction, the property becomes more financially feasible for developers to build affordable housing units. In exchange for providing a construction-ready site, the organization owning the land may require a certain number of housing units to be restricted as affordable or deed-restricted, rental or ownership units, or some other restriction. Some communities have set aside housing units for employees of specific organizations, such as the municipality.

CHALLENGES ADDRESSED

- Not Allowed to Build Multi-family Housing
- Too Expensive to Build New Housing
- Too Expensive to Secure or Maintain Housing
- Hard to Find Year-round Housing

POTENTIAL BENEFITS & CONSIDERATIONS

- Incentivizes development of parcels that otherwise may not have been attractive or financially feasible for new housing
- Can help towns target housing development or redevelopment to desirable and suitable areas
- Can incentivize the creation of affordable or attainable housing, and can help fill housing needs for local employees
- There is no guarantee a developer will invest in and build the property if that is not agreed upon before investing in the site
- The town or landholding organization may need to secure funds for providing infrastructure or other site readiness aspects
- Ensure that local zoning and other regulations will allow the desired development

RESOURCES

MassHousing Planning for Housing Production Grant Program - This program provides funding for technical assistance for municipalities for pre-development activities such as site plan review and permitting for priority sites for affordable housing development.

MassDevelopment Site Readiness Program - This competitive funding program helps prepare sites for commercial, industrial, and mixed-use development by providing funds for site preparation such as developing plans and acquisition, permitting, and other pre-development activities.

CASE STUDY: TIMBER RIDGE VILLAGE APARTMENTS, VAIL, COLORADO

The Town of Vail, Colorado, provided land for a development of almost 300 rental and ownership housing units. All of the units will be deed-restricted for individuals working in the county at a local business. The Town is providing land, as well as funding for site work including utilities, parts of parking structures, and other horizontal construction. Local businesses were allowed to put down deposits for some of the homes. The Town will acquire 44 of the housing units. The Town and the developer plan to recoup the money they invested through the sale of the housing units to local businesses, as well as residents. More information is available [here](#) and [here](#).

