

What is a Housing Production Plan?

In Massachusetts, Housing Production Plans (HPPs) are plans that help municipalities better understand local housing need and demand, development constraints and opportunities, and their vision for future Affordable Housing and sometimes market-rate housing.

There are several reasons for communities to create and adopt an HPP:

- Address unmet housing needs of low- and moderate-income residents in the community
- Influence the type, amount, and location of mixed-income and Affordable Housing
- Help communities meet the State mandate requiring that 10% of total year-round housing units be Affordable by setting a numeric goal for annual housing production (see the Chapter 40B section below)
- Possibly prevent unwanted 40B development through a certified HPP (see below for more details) in favor of residential development that complies with local zoning

An HPP is approved by the Massachusetts Department of Housing and Community Development (DHCD) for a five-year period, and consists of:

- **Data:** an assessment of housing need and demand based on current data, population and development trends, and regional growth factors
- **Limitations:** an analysis of physical and regulatory development constraints
- **Locations:** identification of specific sites for housing production
- **Goals:** housing goals, including an annual numeric housing production target
- **Strategies:** implementation strategies to works towards goals