

HUD BREAKTHROUGH REGIONAL PILOTS *Growing*

Offsite Construction for Housing Through Regional Pilot Projects A HUD-funded initiative led by MOD X in partnership with the National Institute of Building Sciences

Purpose

This project focuses on the regional development of offsite construction capacity to rapidly increase housing supply across the United States. The initiative operationalizes two primary strategies identified in MOD X's prior HUD Action Plan for Accelerating Offsite Construction for Housing:

- Aggregating market demand for offsite construction at the local and regional scale • Harmonizing building regulations to remove barriers to offsite construction

Each of the six participating regions will develop a Regional Action Plan and a localized pilot program that can serve as a replicable model for other regions across the country. The project will culminate in a HUD Breakthrough Pilots Handbook, published by HUD and disseminated broadly nationwide.

Regional Pilot Partners

This project includes six Regional Pilot Partners from across the country, along with Strategic Pilot Partners — including the Harvard Joint Center for Housing Studies, the International Code Council (ICC/NTA), and Ivory Innovations — who provide support throughout the project.

Table 1. Participating Regional Pilot Partners

HUD Region	Regional Partners	Region
II. Northeast	Metropolitan Area Planning Council; City of Boston, Mayor's Office of Housing, Neighborhood Housing Development & Housing Innovation Lab	Greater Boston, MA
III. Mid-Atlantic	Virginia Department of Housing and Community Development (DHCD)	Commonwealth of Virginia
V. Midwest	Construction Revolution	Minneapolis–Saint Paul Metro Area and MN
VIII. Intermountain	Ivory Innovations	Wasatch Front, UT

West		
IX. West	UC Berkeley Turner Center and Turner Labs	California
X. Pacific Northwest	Housing Development Consortium of King County and Seattle, Community Partners	Washington State

Project Phases to Date

The project follows a five-phase structure spanning approximately two years (November 2024 – September 2026). The table below summarizes each phase and its current status.

Table 2. Project Phases and Status

Phase	Description	Status
Phase 1 – Project Development (Nov–Dec 2024)	Onboarding meetings with all Regional Pilot Partners and Strategic Pilot Partners. Review of project scope, schedule, budget, and identification of key regional stakeholders.	Completed
Phase 2 – Virtual Workshops (Jan–Mar 2025)	Pre-meeting questionnaires followed by interactive virtual sessions with regional stakeholders to assess current offsite construction conditions and opportunities in each region.	Completed
Phase 3 – Strategic Planning Workshops (Apr 2025–Mar 2026)	Follow-up workshops with each pilot region to validate virtual workshop findings and develop Regional Action Plans for growing offsite construction capacity.	Completed
Phase 4 – Offsite Pilot Summit (Apr–Jun 2026)	In-person Offsite Pilot Summit in Washington, D.C. for peer review of Regional Action Plans across all six regions.	Underway
Phase 5 – HUD Breakthrough Pilot Handbook (Jul–Sep 2026)	Compilation of all Regional Action Plans into the HUD Breakthrough Pilot Handbook, to be published by HUD and disseminated nationally.	Upcoming

Minnesota's Role in the Broader Project

Construction Revolution, in connection with the Minneapolis Public Housing Authority (MPHA)

and RISE Modular, represents HUD Region V (Midwest) in this national initiative, covering the Minneapolis–Saint Paul Metro Area.

Minnesota's participation situates local offsite construction efforts within a national framework for growing regional housing capacity. The Regional Action Plan developed through this project will position the Twin Cities as a model for replicating offsite construction ecosystems across the Midwest and beyond.

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