

AVAILABLE HOUSING PROGRAMS*

*Not an exhaustive list

COMMUNITY ONE STOP FOR GROWTH APPLICATION PORTAL

Link: [Community One Stop for Growth | Mass.gov](#)

Acts as a single application portal for programs within EOHES, DHCD, and Mass Development, including: MassWorks, Urban Agenda, Housing Choice Community Grants, Massachusetts Downtown Initiative, Community Planning grants, Rural Development, Brownfields, Site Readiness, Underutilized Properties, Collaborative Workspace Program, Real Estate Services, Commonwealth Places

MASSHOUSING

Link: [MassHousing - Rental Developers and Owners](#)

Workforce Housing Initiative: supports the creation of rental housing that is affordable for households whose incomes are too high for subsidized housing but are priced out by market rents.

- Per project limit of \$3,000,000 loan at an interest rate between 0% and 3% (15-40 year maturity or earlier based on sale or refinancing of the property or foreclosure or default)
- Income limit = 60-120% of Area Median Income (AMI)
- \$100,000 of subsidy per workforce housing unit
- Preference for new units
- 20% of units must be affordable for households earning at or below 80% of AMI

Commonwealth Builder Program: support construction of single-family homes and condominiums that are affordable to households with moderate incomes, particularly in communities of color

- Per project maximum of \$5,000,000 grant
- Eligibility likely only if can demonstrate qualified census tracts/ communities disproportionately impacted by COVID-19
- Preference for mixed income developments, units restricted to residents with 70% of AMI, developers requesting less than \$150,000 per unit
- Commitment of local subsidy required, limit on developer overhead/ profit per project (10%, 10%)
- Project funding provided as grant to Developer, executed at construction closing

Bridge Loans: improves access to tax credit equity during constructing with bridge financing

- Maximum sum of bridge loan and any MassHousing construction/permanent loan = 90% of total development costs
- Generally funded with minimum tax-exempt bond proceeds necessary to ensure that 50% of the aggregate basis of the development is funded with tax-exempt bond proceeds

New Construction & Adaptive Reuse: supports new construction and adaptive reuse proposals

- Can provide taxable or tax-exempt financing and can be construction and permanent lender or can take-out third party construction lender (see PDF for lan details)

Community Scale Housing Initiative: joint initiative of MassHousing and DHCD to support small scale projects in municipalities with a population of no more than 200,000

- Per project maximum of \$1,000,000 no or low interest loan due at the end of 50 year loan term
- Total development cost per unit not to exceed \$350,000; must be financially feasible without federal 9%, federal 4%, or state low income housing tax credits or any other state housing resources that have not been previously committed and are not available in this NOFA
- Must have a financial commitment from hose community and have a percentage of units reserved as affordable

Affordable Housing Trust Fund: provides funds pre-development activities, modernizes public housing, and development of permanent housing for DMH clients

- Includes deferred payment loans, low- or no- interest loans, down payments and closing cost assistance, credit enhancements, matching funds

DHCD

Link: [HOME Investment Partnerships Program \(HOME\) | Mass.gov](#); [download \(mass.gov\)](#)

HOME Investment Partnerships Program (HOME): provides funding to non-profit or for-profit developers for affordable rental housing production and rehabilitation

- Maximum per project is \$1,000,000, structured as loans with 0% interest and 30 year deferred payment term
- \$50,000 to \$75,000 maximum per affordable unit
- Will need to check on updates related to this program

Rural and Small Town Development Fund: supports economic development, job creation and housing and climate resilience initiatives in small towns or rural areas of the commonwealth

- Likely range from \$25,000 to \$400,000

- For municipalities with population of 7,000 or less or with population density of less than 500 persons per square mile
- Can be used for capital projects such as construction, modernization, major repair of physical infrastructure, acquisition of property or interests in property, long-lived equipment, feasibility, engineering, or schematic designs for capital projects

MASS HOUSING PARTNERSHIP

Link: [MBTA Zoning & Complete Neighborhoods - MHP](#)

MBTA Zoning Compliance Technical Assistance:

- Includes training (instructional webinars)
- Community specific technical assistance awards to help draft or amend bylaw/ordinances, drawing district boundaries, and mapping out analysis, community outreach, and preliminary compliance review
- Information clearinghousing to comply with new requirements

Complete Neighborhoods Partnership: supports development of walkable neighborhoods

- 12 communities to receive up to \$150,000 in technical assistance
- 6 selected in 2022 and 6 selected in 2023
- Concentrates technical assistance, resources, and investments to support creation of mobility-rich, mixed-use, mixed-income neighborhoods

Capital Investment: in collaboration with DHCD, providing funding to fulfill transit-oriented development needs based on economic development legislation

Community Economic Development Assistance Corporation

Link: [Housing Programs - CEDAC](#)

Affordable Housing: provides early-stage capital financing for non-profit, community-based developers building quality affordable housing

- Predevelopment Loans
- Acquisition Loans
- Bridge Loans
- Predevelopment Line of Credit
- Keuhn Planning Grants: up to \$15,000; help non-profit corporations in Massachusetts explore the feasibility at the earliest stages of project development; preference for projects undertaken by small, community-based organizations, as well as mixed-use and/or mixed-income projects incorporating historic preservation, projects serving low- and moderate-income artists, supportive housing for vulnerable families and individuals, and smaller scale projects

Housing Preservation: aids non-profit affordable housing developers with preserving affordable units – can likely provide expert advise and maintains database of expiring use inventory

Supportive Housing: serves as DHCD underwriting agent for multiple state loan programs that provide deferred-payment, zero interest, subordinate permanent mortgage financing to help meet the cost of producing supportive housing; blend with Low Income Housing Tax Credits and other state and local soft debt

- Housing Innovation Fund: supports single person occupancy housing; supportive housing for formerly homeless households, veterans, seniors, and unaccompanied youth; single person occupancy housing; limited equity cooperatives; and other innovative projects
- Facilities Consolidation Fund: finances community residences for clients of the Department of Mental Health or the Department of Developmental Disabilities including both group homes and integrated housing options
- Housing Preservation and Stabilization Trust Fund: provides capital, operating subsidy and service funds for supportive housing developments serving formerly homeless households, veterans, seniors, unaccompanied youth, and other populations in need of housing with services