NARROWING THE GAP
MASSACHUSETTS
IN NUMBERS

$419,000
Median home value in MA

31% Homeowners paying more than 30% of their income on their mortgage

50% Renters paying more than 30% of their income on rent

Age of Housing Units

<table>
<thead>
<tr>
<th>Age Range</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000 or Later</td>
<td>10%</td>
</tr>
<tr>
<td>1980 to 1999</td>
<td>19%</td>
</tr>
<tr>
<td>1960 to 1979</td>
<td>22%</td>
</tr>
<tr>
<td>1940 to 1959</td>
<td>17%</td>
</tr>
<tr>
<td>1939 or Earlier</td>
<td>33%</td>
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</tbody>
</table>

0% 10% 20% 30%
In Massachusetts, White households are almost **twice** as likely to be homeowners than households of color.

- **69%** of all White households are homeowners.
- **35%** of all households of color are homeowners.

A 34%-point gap.
MASSHOUSING’S RESPONSE TO THE GAP

REACH

Racial Equity Advisory Council for Homeownership

• +10 public, quasi public agencies, community development corporations, nonprofits
• REACH goal: increase the homeownership rate for households of color by 5% (~40,000) by 2030
MASSHOUSING’S RESPONSE TO THE GAP

WORKFORCE ADVANTAGE 2.0

First Mortgage
- ≤80% AMI (based on HH size)
- 1 and 2-unit properties
- 1/8th bp below MassHousing rates
- MassHousing pays single-premium MI

DPA
- ≤$25K in Gateway Cities and Boston, $15K in all others (or 5% of purchase price, whichever is less)
- 0% interest deferred

MI Plus
- Mortgage Payment Protection Insurance
- Pays principal and interest payments for up to 6 months if a borrower becomes unemployed
- 6-month coverage
MassHousing’s Response to the Gap

Commonwealth Builder

Program Highlights
- Single-family homes and condos
- Subsidies of up to $150,000 per unit; $5 million per project
- First-time homebuyers between 70% and 120% AMI

Project Location
- Priority to locations with a high rate of households of color:
  - Boston
  - 26 Gateway Cities
  - Qualified census tracts

Deed Restriction
- Boston: 30-year affordability restriction, 20-year option
- Other cities: 15-year affordability restriction
THE NEIGHBORHOOD HUB

- New $750,000 multi-agency technical assistance program for Gateway Cities, managed by MassHousing

- Identify + implement strategies to support neighborhoods with a high rate of vacant, abandoned or deteriorated housing units

- Ongoing training opportunities for city staff and partners

- Focus on communities disparately impacted by Great Recession and historic disinvestment
MUNICIPAL LOTS PILOT

TRANSFORM UNDERUSED PUBLIC LAND INTO AFFORDABLE HOMES THROUGH PARTNERSHIPS WITH MUNICIPALITIES AND DEVELOPERS.

WINCHESTER
- RFQ + RFP process
  - 60 units
  - 67% affordable
  - Transit-oriented

WAREHAM
- RFP process
  - 93 units
  - 93% affordable
  - 44 elderly units
THANK YOU

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