MassHousing

CommonWealth Builder

Massachusetts Housing Finance Agency ("MassHousing"), in partnership with Massachusetts Executive Office of Housing and Livable Communities ("EOHLC"), is pleased to announce the Fall 2025 CommonWealth Builder ("CWB") funding round.

CWB is a landmark initiative to expand access to homeownership and generate wealth-building opportunities. It is the largest state-level program of its kind in the nation and provides market-based subsidies to support the construction of new, moderately priced, single-family homes and condominium units. The program subsidizes the production of homes restricted to first-time homebuyers with incomes set anywhere between 70% to 120% of the Area Median Income ("AMI").

Since the program launched in 2019, MassHousing has committed a total of $220.8 million to 39 CWB projects across Massachusetts. These projects will create a total of 1,016 new homeownership opportunities, including 892 new affordable homes for first-time homebuyers. We are excited to continue making funding available to eligible applicants and projects across the Commonwealth.

A total of $25 million is available in this round to eligible projects that provide deed restricted affordable homeownership opportunities in the Commonwealth of Massachusetts. Projects are expected to demonstrate a high level of readiness to proceed to closing and construction in this competitive CWB funding round.

The link to the pre-application form will be available beginning **Friday, November 14, 2025** on the MassHousing website (https://www.masshousing.com/programs-outreach/strategic-community-investments/commonwealth-builder), and pre-application submissions are due no later than **Monday, December 1, 2025**, **at 5 pm EST**. Pre-applications meeting the readiness threshold requirements identified in the CWB guidelines will be invited to make a full application submission. Developers who receive the application invitation will obtain access to the application portal on MassHousing's website. The link to the application portal and all materials will be available beginning **Friday, December 12, 2025**, and applications are due no later than **Friday, January 16, 2026, at 5 pm EST**.

We expect those we engage with to mirror our core principles and work to support MassHousing's mission and longstanding commitment to confront the housing challenges facing the Commonwealth.

What funding is available?

CWB program funds awarded on the basis of the relationship between total development cost and average restricted sale price ("CWB Formula Funds") shall be limited as follows:

CWB Formula Funds for each CWB restricted unit at 70-100% of AMI shall be no more than the lesser of:

a. $250,000;
b. The average per unit total development cost ("TDC") of restricted CWB units (inclusive of permissible developer fee/profit and overhead, and marketing and brokerage costs) minus the average sales proceeds from the restricted CWB units at 70-100% of AMI.

CWB Formula Funds for each CWB restricted unit at 110-120% of AMI shall be no more than the lesser of:

a. $150,000;
b. The average per unit TDC of restricted CWB units (inclusive of permissible developer fee/profit and overhead, and marketing and brokerage costs) minus the average sales proceeds from the restricted CWB units at 110-120% of AMI.

Projects receiving CWB Formula Funds which require extensive soil remediation, demolition, or site preparation may also be eligible for Site Condition Assistance funds ("SCA Funds"). SCA Funds are calculated at the project level.

MassHousing will provide SCA Funds in the amount of estimated extraordinary site work costs for a project, up to $2 million per project.

No project may receive more than $10 million in total CWB funds, inclusive of CWB Formula Funds and SCA Funds.

For projects in the City of Boston that are undertaken pursuant to the joint initiative MassHousing has established with the Mayor's Office of Housing ("MOH"), and other projects for which MassHousing and another project funder have agreed to coordinate on construction funding and administration, MassHousing will determine per unit CWB funding allocations in conjunction with MOH or such other project funder.

Who is eligible to apply?

The project team (the "Sponsor") must meet the following requirements:

- Have a history of developing at least one homeownership project of similar scale,
- Be in good standing with MassHousing and other state agencies,
- Demonstrate financial capacity, including, but not limited to, a track record of securing financing for comparable developments, and
- Include staff or contractor with substantial and successful experience in managing all Affirmative Fair Housing Marketing Plan requirements.

How can the CWB funds be used?

These funds may be used to support the construction of affordable single-family homes and condominium units intended for first-time homebuyers in historically underserved communities. In addition, CWB funds may be applied toward eligible development costs associated with creating and sustaining affordable homeownership opportunities.

CWB funds will be provided to a single-purpose, sole-asset entity undertaking the project (the "Developer") generally in the form of a forgivable subordinate construction loan. MassHousing and the

Developer will, among other documents, execute a loan agreement and regulatory agreement at construction closing, which will describe the Developer's obligations and provide forms of the affordability restriction (the "CWB Restriction") and related documents that will be required for the restricted CWB units.

Generally, up to 90% of the CWB funds will be available for requisition by the Developer during the construction period. The remaining CWB funds will be disbursed upon approval by MassHousing of a final development budget following project completion and the sale of all units. Generally, MassHousing will fund, in the aggregate, up to 90% of each requisition by the Developer during the construction period with at least 10% to be funded by the senior construction lender.

What projects are eligible?

Eligible projects are those which will produce net new units, either through new construction or adaptive reuse. To qualify, projects must include a minimum of 10 deed-restricted affordable homeownership units in accordance with the CWB Program Guidelines.

Eligible projects must be designated for residential use and located in any of the following:

- Boston
- Gateway Cities
    - Attleboro, Barnstable, Brockton, Chelsea, Chicopee, Everett, Fall River, Fitchburg, Haverhill, Holyoke, Lawrence, Leominster, Lowell, Lynn, Malden, Methuen, New Bedford, Peabody, Pittsfield, Quincy, Revere, Salem, Springfield, Taunton, Westfield, Worcester
- Disproportionately Impacted Communities
    - Framingham, Randolph; as well as municipalities listed in a. and b. above; and
- Qualified Census Tracts in other cities and towns.

What are the affordability requirements?

CWB units must remain restricted for 30 years from the date of the sale of each individual CWB unit ("Restriction Term").

Through year 15 of the Restriction Term, there is a resale price restriction as well as buyer restrictions (buyers must be income qualified first-time homeowner and the CWB unit subject to a right of first refusal held by MassHousing and the municipality in which the project is located). During years 16-30 of the Restriction Term, there is no longer a resale price restriction, but CWB units are subject to equity sharing and remain subject to the right of first refusal held by MassHousing and the municipality in which the project is located.

Restrictions on homeowners who purchase a restricted CWB unit will be set forth in one or more deed rider(s) and a non-monetary mortgage securing the restriction obligations or similar document(s) recorded at the closing of each unit sale.

Buyers of restricted CWB units must be first-time homebuyers with incomes that do not exceed the applicable affordability limit set by the developer (between 70% and 120% of the AMI).

For projects in the City of Boston that are undertaken pursuant to the joint initiative MassHousing has established with MOH, and other projects for which MassHousing and another project funder have agreed to coordinate on construction funding and administration, the restrictions on homeowners who purchase a restricted CWB unit will be set forth in the MOH's form of Affordable Homeownership Deed Rider and related documents or such other funder's form of restriction, respectively, which may have different terms from those captured in November 2025 CWB Guidelines.

What are the program preferences?

- Projects requesting under $5 million in CWB Funds, under $250,000 in CWB funds per CWB unit, and total development costs per unit for all project units within a competitive range under $599,999;
- Projects that include clean energy and sustainability features, such as electric heat pumps, net-zero developments, Passive House or equivalent energy efficiency certification and all-electric buildings; and
- Projects with units targeted at 70% of AMI.

Application process:

The required Pre-Application form and Program Guidelines are available now, along with this NOFA and additional information on the CWB Webpage: https://www.masshousing.com/programs-outreach/strategic-community-investments/commonwealth-builder

A link to the Pre-Application form will be available on the CWB Webpage as of Friday, November 14, 2025

Application Information Sessions (virtual) are scheduled for:

Tuesday, November 18, 2025, 2 pm

Wednesday, November 19, 2025, 11 am

Pre-Application Due Date: Monday, December 1, 2025, at 5 pm EST

Application Invitations sent to eligible applicants: Friday, December 12, 2025

Application Portal Opens: Friday, December 12, 2025

Application Portal Closes: Friday, January 16, 2026, at 5 pm EST

Please contact the CommonWealth Builder Program at CWB@masshousing.com for more information or for specific questions related to this NOFA.