

Preservation – Light or No Rehabilitation

HUD-Insured Taxable Loan

MassHousing recognizes the value in simply repositioning an affordable housing asset for the long term. If you’ve got a property that needs minimal rehab, but would still benefit from refinancing with a new loan and recapitalizing reserve accounts, MassHousing can provide the debt you need to make that happen. We’ll work with you on the high-performing assets with long-term subsidy contracts, the complicated and perhaps troubled property that requires an innovative financing solution, and everything in between.

The following general lending terms and additional requirements apply:

General Lending Terms	
Loan Type	Permanent Loan
Interest Rate Index	10-year Treasury
Debt Service Coverage	Minimum 1.10x
Loan-to-Value Ratio	Up to 90% LTV
Term/Amortization	Up to 40 years, plus construction. Fully amortizing.
Affordability Restrictions	Minimum of 20% at 50% of AMI (Area Median Income) or 40% at 60% AMI
Prepayment Lockout	No prepayment in whole or in part is permitted for first 15 years without MassHousing’s consent
Application Fee	0.3% of loan amount plus third-party costs
Financing Fee	2.0% of loan amount
Mortgage Insurance Premium	25-45 basis points, depending on HUD insurance tier
Construction Security	Sponsor completion guaranty; 100% P&P and lien bonds
Third-Party Reports	Phase I ESA, appraisal, Capital Needs Assessment (CNA)
Replacement Reserves	Minimum \$500/unit annually, plus initial deposit to replacement reserve account based on CNA review
Operating Security	6% of loan amount; may be waived for occupied properties

Additional Requirements	
Limited Dividend Requirement	Annual distributions of cash flow are limited to 10% of equity
Asset Management Requirements	MassHousing-approved Tenant Selection Plan and Affirmative Fair Housing Marketing Plan, along with 3% DMH/DDS set-aside**

***3% of units must be set aside for residents receiving services from the MA Department of Mental Health or MA Department of Developmental Services*

For more information, please contact a member of our team at (617) 854-1810, or at RentalDevelopers@masshousing.com.

