



HomeOwnership Announcement

November 21, 2022

MassDREAMS grant program will be suspended as of Wednesday, November 30, 2022, at 10:00 p.m.

Dear MassHousing lenders,

MassHousing will be suspending its MassDREAMS grant program as of 10:00 p.m. on Wednesday, November 30th.

This has been a wildly popular and successful program. When it launched, I imagined it would last about 18 months and instead it lasted 79 days!

We are forced to halt the program because we have exhausted all the DREAMS grant funds that were allocated to us; we are currently oversubscribed.

We are committed to honoring all DREAMS grant applications that accompany a MassHousing loan so long as the loan is **locked** – with all required MassDREAMS eligibility requirements - as of 10:00 p.m. on November 30.

Please see the attached Q&A for more operational details.

This first statewide down payment and closing costs assistance program has been an unqualified success. Together with you, we have to date helped nearly 1,000 borrowers achieve the dream of owning their first home, by providing them with a DREAMS grant and an affordable MassHousing mortgage. In many cases borrowers received both a DREAMS grant and our other down payment assistance.

We have achieved a high degree of success in meeting the MassDREAMS program objectives, such as making loans to large numbers of lower-income borrowers and to homebuyers of color. Together we have accomplished this in a challenging market with rising interest rates where many homebuyers had previously been priced out. I am hopeful for another funding allocation for a new iteration of the program, in time for the Spring market. Please stay tuned to our future announcements.

This was an unprecedented opportunity to make homeownership possible for thousands of families. Thank you for your partnership and your collaboration as we bring this to a conclusion.

Sincerely,

Mounzer Aylouche
Vice President, Home Ownership Programs

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www.emasshousing.com

Q & A

What is happening?

MassHousing will cease accepting from lenders all MassDREAMS grant requests on new or existing locks as of 10:00 p.m. on Wednesday, November 30, 2022.

Why is this happening?

MassHousing has exhausted all the funds that were allocated for MassDREAMS grants.

What if I have a lock already in place by November 30 at 10:00 p.m.?

MassHousing will honor all requests for a MassDREAMS grant that have an associated valid rate-locked first mortgage, made prior to 10:00 p.m. on November 30, 2022. Lenders will not be able to request a MassDREAMS grant on either new or existing locks after this date.

Lenders should operate with due care to ensure that all locks with a MassDREAMS grant are valid. MassHousing remains committed to a turnaround time of **30 days** for all fully completed MassDREAMS applications. Incomplete applications will be withdrawn after 15 business days of inactivity. Please take due notice thereof and manage your pipelines accordingly.

What about locks that are floats, or cancelled or expired locks?

MassHousing will not consider valid any MassDREAMS application associated with a first mortgage that is a float, cancelled or expired. Such applications will be withdrawn.

Does this suspension of DREAMS grants apply to MHP as well?

No. The Massachusetts Housing Partnership (MHP) will continue to offer DREAMS grants according to its own program criteria. Please visit www.mhp.net for more information.

Will MassHousing offer the DREAMS grants in the future?

The funding for the MassDREAMS grants was provided by an appropriation from the Massachusetts State Legislature. Unless and until there is a new appropriation, MassHousing does not anticipate making additional DREAMS grants available.

We deeply appreciate your partnership on this program, and we thank you in advance for your patience and attention to detail as we approach the cut-off date for the program. Our staff like yours have been working overtime to make these dreams of home ownership a reality and we look forward to a collaborative conclusion of this program.