



CommonWealth Builder Program

Fall 2025 Funding Round

Eligibility

Funding for the production (new construction or adaptive reuse) of moderate-income homeownership opportunities.

Under CWB, MassHousing makes forgivable subordinate construction loans to eligible projects that provide deed-restricted affordable homeownership units.

Developments can be fee-simple single-family homes or condominium units with professional management. In general, projects must have at least 10 Restricted CWB Units.

Up to \$250,000 per affordable unit in Formula Funds, up to \$2 million in Site Conditions Assistance Funds; capped at \$10 million per project.

Sponsor must 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 AFHMPs.

Projects must be located in either Boston, Gateway Cities, Disproportionately Impacted Communities (Framingham, Randolph), or Qualified Census Tracts in other cities and towns.

Affordability Requirements

Restriction tiers permitted from 70 to 120% of AMI; generally, no higher than the income level at which comparable market units are affordable (assuming 30% of income spent on housing).

Restricted CWB Units must be sold to first-time homebuyers.

Restriction Term runs for 30 years from initial sale to an eligible homebuyer (including 15 year affordability term and 15 year shared appreciation term).

What's new with this funding round?

Pre-application, demonstrating a high level of readiness for closing and construction

Team eligibility

Application Portal Submission

Developer Fee and Developer Overhead

Unless otherwise approved by MassHousing, limits floor area of rental units or commercial space to no more than 35% to ensure availability of mortgage financing for homebuyers

Preferences

Simplifies unit count minimum to 10 units for all development types

Application fee collection

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 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.

Pre-Application - Threshold Criteria

- Evidence of site control for all parcels
- Evidence of zoning compliance, including status of any approvals and expiration dates
- Each source has either commitment letter, term sheet or LOI, including municipal support
- Balanced permanent S&U and sufficient construction sources to complete the construction phase consistent with CWB funding standards
- Current Phase I ESA report
 - Geotechnical/Foundation Engineering report if new construction
- For adaptive rehabilitation, LBP and ACM reports (either identifying remediation needed or confirming compliance)
- Advanced status of drawings and construction pricing
- Project Notification Form and Massachusetts Historical Commission concurrence



Full Application – Comparative Criteria

- **Program Compliance**, including meeting all Eligibility, Criteria, Funding and Affordability Requirements
- **Readiness to Proceed**, including zoning and permitting in place, environmental reports, evidence of site control, contractor pricing, etc.
- **Financial Feasibility of the Project**, including committed sources and construction lender term sheet, balanced budget with feasible development schedule, and sales prices within programmatic maximums
- **Capacity and Experience of Development Team**, including evidence of developer financial capacity and demonstrated experience, certifications and disclosures
- **Project Marketability**, including AFHMP consistent with CWB Program, community engagement narrative, and market study or appraisal prepared with general professional practice standards
- **Local Support**, either local subsidy or non-monetary development support
- **Construction Scope** with bid set plans and specifications with required accessibility.
- CWB Project Selection Preferences



Application Portal

- Start a New Application: Log in to the portal, click "**Add New**", select grant, and click "**Apply.**" Complete all required Project and Sponsor Information fields, then click "**Save.**"
- Upload Attachments: Reopen your saved project, go to the "**Attachments**" section, and for each attachment (**labeled 1-27**), click "**Choose File**" to upload the corresponding document from your computer. Click "**Upload**" after each file and repeat for all required attachments.
- Submit Your Application: After all files are uploaded, click "**Return to List,**" open your application again, select "**Edit,**" and click "**Submit.**"

New Application

Application Commonwealth Builder [Return to List](#)

Save

Submit

Project

Project Name:

Street Address:

Neighborhood:

Municipality:

Zip Code:

Geographical Region:

Construction Type:

Number of CWB Units:

Total Units:

CWB Funding Request

Amount:

Local Funds Amount:

Residential TDC:

Sponsor

Sponsor:

Point of Contact:

Email:

Phone:

Upload Attachments

Upload New Attachment

Description:

Optional, but recommended

Upload

Attachment Type:

Choose File

No file chosen

Uploaded Attachments

Show entries

Search:

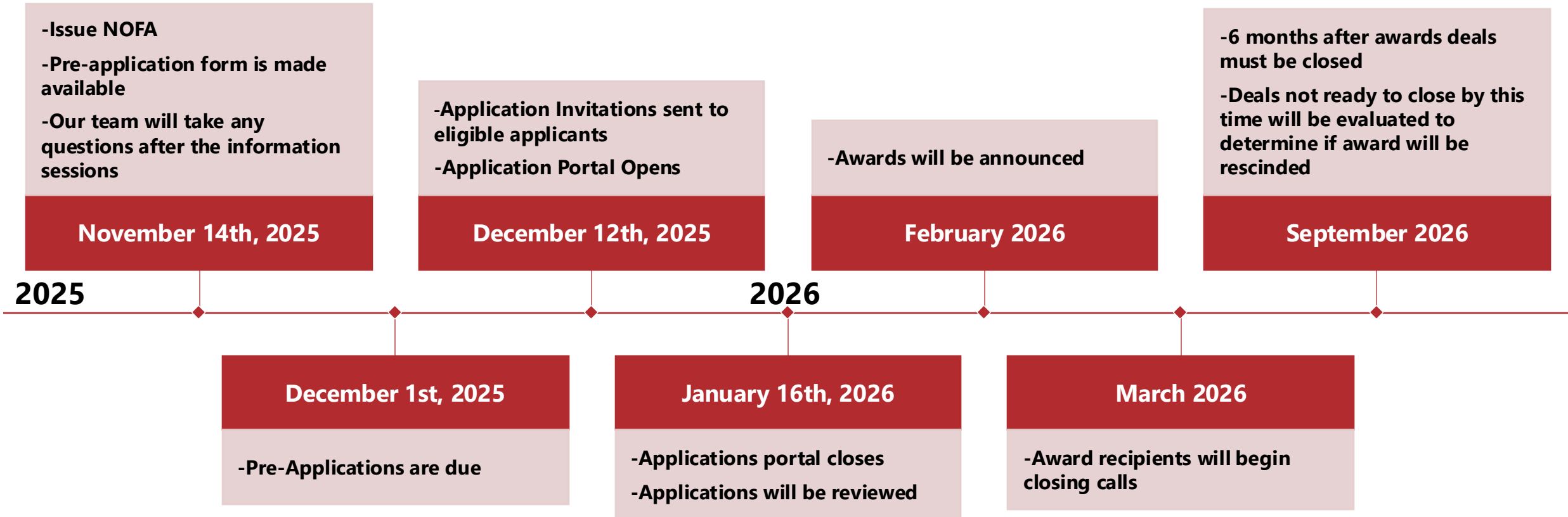
Document Name	Type	User Description
No data available in table		

Showing 0 to 0 of 0 entries

PreviousNext

Attachment Summary		
Show entries	Search:	
Attachment Type	Required?	Upload Count
1a. CWB Application Workbook	Yes	
1b. HLC sales price tool	Yes	
2. Site Information and Photos	Yes	
3. Environmental Information - Phase I Environmental Site Assessment (ESA)	Yes	

Timeline



Being Prepared



Our team anticipates this funding round to be very competitive due to popularity and success of the program to date



Only completed applications will be reviewed, be sure that the application is ready with all supplemental materials



We are looking to ensure that other financing is clearly in place before awarding projects



New procedural enhancements should speed up the progress of all projects awarded

How to contact us!

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