Minutes of the Regular Meeting
of the Members of MassHousing
held on
September 8, 2026

The regular meeting of the Massachusetts Housing Finance Agency – doing business as MassHousing - was held on September 8, 2026. In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, no Members were physically present and the meetings were conducted remotely through a publicly accessible Zoom meeting.

Participating remotely were the Members (by roll call):

Board Member	Present	Absent
Jeanne Pinado, Chair	X	
Michael Glover, Co-Vice Chair	X	
Juana Matias		X
Carter De Haven*	X	
Joel Barrera	X	
Herby Duverné	X	
Darnell Dunn	X	
Tom Flynn	X	
Carmen Panacopoulos	X	

**Designee of Matthew Gorzkowicz, ex officio*

The Chair convened the meeting to order at 2:00 p.m.

The Chair indicated that the first order of business was the approval of the minutes of the previous meeting. Upon a motion duly made and seconded, by roll call vote, it was, by all Members present (Joel Barrera and Darnell Dunn not yet attending):

VOTED: That the minutes of the Regular Meeting held on August 11, 2026 are hereby approved and placed on record.

VOTED: That the minutes of the Special Meeting held on August 27, 2026 are hereby approved and placed on record.

Joel Barrera and Darnell Dunn joined the meeting.

Chief Executive's Report

Chrystal Kornegay gave a presentation on the Homeownership line of business at the Agency. MassHousing does three things: First and Second Mortgage Loans, for which the Agency is more of a mortgage aggregator than a mortgage producer, so to speak. The Agency sets guidelines for mortgage products, our lender partners make the loans, and then the Agency buys the loans from them. The Agency does conventional and FHA first mortgage products, mortgage refinancing, and administer various second mortgage products, such as home improvement loans, ADU loans, lead paint abatement loans, septic repair loans, and energy saving home loans. The Agency also does Downpayment Assistance, of which there are several varieties available based on income tiers. The Agency also self-insures its loans including a unique benefit, MI Plus, that insures principal and interest payments on the mortgage in the event of a job loss.

The lending activity for the last 5 years is just under $3 billion dollars, and approximately 8,400 first mortgage loans. Over half of those loans are to BIPOC borrowers, and almost half are to borrowers earning less than 80% AMI. That is a significant number of people the Agency helped to buy their first home. The Agency has done 6,604 DPA loans, along with first mortgages. DPA is often used to help families buy a first home and is a driver of our first mortgage lending. Notably, a third of the borrowers were age 35 and under, where the national average age for first-time homebuyers is 40, which is at an all-time high. MassHousing DPA is helping people buy their first home sooner.

The Administration provided $25 million to MassHousing to expand its DPA program, which we did between April and July. The program was very successful bringing over 1,100 loans into the pipeline with 47% of the borrowers being between the ages of 26-35.

The Agency is unique among housing finance agencies in that we service our own mortgages, which is a point of pride for us. The mission of folks who do loan servicing is not just to make sure you're making payments but to keep you in your house. They find ways to work with borrowers to be part of their success, which is important to the Agency. Over the past 5 years we have had an increase in our servicing portfolio. We have experienced an increase in our first mortgage BIPOC lending but a slight decrease in our gateway city borrowers, but substantial increases in DPA lending in both categories. We are paying attention to our borrower base and targeting our marketing and designing our products so they can be most useful to people who need them most.

Ms. Kornegay then shared a first time home buyer success story from a borrower who received assistance and a first mortgage from MassHousing.

Mounzer Aylouche, Vice President of Homeownership Programs, remarked that they are very excited with the data and information, and moving forward they would like to see more business.

Ms. Pinado said that the results were wonderful and we applaud the bank partners for partnering with the Agency.

Ms. Panacopoulos said that the numbers are very impressive, as well as the fact that the Agency

has been able to help close to 5,000 BIPOC households. She also thanked Mounzer and his team for their leadership in this space, adding that MassHousing continues to be a leader nationally. It's great to get the word get out, to say thank you publicly and we need to do more of this.

Thomas Flynn asked that based on the program's success, do we anticipate additional funding? Ms. Kornegay responded yes, but we don't know when or how much. Mr. Flynn said he hoped it was soon, and a lot.

MAP/Ginnie Mae Joint Venture Lending Initiative

Sergio Ferreira, Director of Multifamily Preservation Strategy gave a presentation and overview regarding recommendations to extend the MAP/Ginnie Mae Lending Initiative to loans underwritten by Newmark; and recommendations for delegating authority to the Chief Executive Officer and Vice President of Multifamily Programs to approve additional MAP Lender Partners selected through future RFP processes.

Joel Barrera asked if there was a reason why there were fewer deals over the years. Mr. Ferreira responded with an explanation that the pricing is based on the 10-year US Treasury, and the Federal Reserve restricted credit a year or so ago and that has had a dampening effect across the nation on MAP production because these taxable loans are tied to interest rates that make them feasible. Historically we do 8 to 10 MAP deals each year, at $200 million to $300 million a year.

Mr. Ferreira continued his presentation, discussing the Agency's history with MAP transactions and their unique risk profile, stating that HUD assumes nearly all of the credit risk through their FHA insurance fund. The Agency plans to use the platform to more systematically identify refinancing opportunities in the existing portfolio and bring in business like acquisitions from outside the portfolio that may benefit from the MAP program.

Ms. Panacopoulos asked if the HUD risk share covers the Agency for 99%, and the Agency has 1% at risk and what the exposure in the aggregate as we think about increasing the numbers.

Mr. Ferreira clarified that in the traditional HFA risk-sharing program, the risk is split 50/50. So if a loan goes bad, there's equal exposure. But in a MAP transaction, HUD takes 99% of the credit risk, so, if a deal gets into trouble, we're only exposed to 1% of the loan amount. If there's a foreclosure or similar default, it becomes a HUD issue. The lender assigns it to HUD and they would deal with it in their enforcement center. In the risk-sharing program, there's a little more flexibility because we have equal amounts of skin in the game, but there's also more exposure.

Mr. Ferreira noted that we will have monitor the aggregate exposure, particularly if the program volume accelerates. He noted that the Agency is doing a couple hundred million a year of MAP, and we're doing equal amounts or more in the other risk-sharing program, and that from a credit risk and balance sheet perspective, it's good to have a blend of both.

There was no further discussion or questions.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present, (Carter DeHaven and Darnell Dunn abstaining):

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

Loan Committee

Mildred Hailey Building 3 – Boston (Jamaica Plain)

Caroline Dylag presented a proposal for Official Action Status, Commitment of a Tax-Exempt Conduit Loan, Approval for the Use of Low-Income Housing Tax Credits as presented in the attached Board package.

There was no discussion.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

Turtle Woods - Beverly

Jeff Geller presented a proposal for Official Action Status, Commitment of Permanent Tax-Exempt Loan, Commitment of Tax-Exempt Bridge Loan, and Approval for the use of Low-Income Housing Tax Credits as presented in the attached Board package.

There was no discussion.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

Covenant House III – Boston (Brighton)

Jeff Geller presented a proposal for Official Action Status, Commitment of Construction/Permanent Tax-Exempt Loan, Commitment of Tax-Exempt Bridge Loan, Commitment of a Taxable Construction Loan, and Approval for the Use of Low-Income Housing Tax Credits as presented in the attached Board package.

There was no discussion.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

Lamplighter Village – Canton

Mike Carthas presented a proposal for Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance; Commitment of a first mortgage loan (the "New Loan"), and Approval to finance the New Loan through the issuance of a Ginnie Mae MBS as presented in the attached Board package.

There was no discussion.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

Framingham Green – Framingham

Mike Carthas presented a proposal for Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance, Commitment of a first mortgage loan (the "New Loan"); and Approval to finance the New Loan through the issuance of a Ginnie Mae MBS as presented in the attached Board package.

There was no discussion.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

Casa Maria Apartments – Boston

Amanda Melick presented a proposal for Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance; Commitment of a first mortgage loan (the "New Loan"); and Approval to finance the New Loan through the issuance of a Ginnie Mae MBS as presented in the attached Board package.

There was no discussion.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

There being no other business to consider, the meeting adjourned at 2:49 p.m.

A true record.

Attest:

Colin M. McNiece
Secretary

Materials:

- Minutes of the Regular Meeting of August 11, 2026
- Minutes of the Special Meeting of August 27, 2026
- CEO's Report, September 8, 2026
- Board Package, September 3, 2026

Minutes of the Regular Meeting
of the Members of MassHousing
held on
August 11, 2026

The regular meeting of the Massachusetts Housing Finance Agency – doing business as MassHousing - was held on August 11, 2026. In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, no Members were physically present and the meetings were conducted remotely through a publicly accessible Zoom meeting.

Participating remotely were the Members (by roll call):

Board Member	Present	Absent
Jeanne Pinado, Chair	x	
Michael Glover, Co-Vice Chair	x	
Juana Matias	x	
Matthew Gorzkowicz		x
Joel Barrera	x	
Herby Duverné	x	
Darnell Dunn	x	
Tom Flynn	x	
Carmen Panacopolous	x	

The Chair convened the meeting to order at 2:02 p.m.

The Chair indicated that the first order of business was the approval of the minutes of the previous meeting.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present (Tom Flynn abstaining):

VOTED: That the minutes of the Regular Meeting held on July 14, 2026 are hereby approved and placed on record.

Chief Executive Officer's Report

Chief Executive Officer Chrystal Kornegay began the Chief Executive Officer's Report with an overview of the history and development of the MassHousing Internship program into a paid internship program. MassHousing had 15 paid interns this year with interns from across the

country hired for nine Agency departments. Ms. Kornegay recognized Thaddeus Miles, who helped to develop the current internship program and activities, such as meetings with Mayor Michelle Wu, Congresswoman Ayanna Pressley, and site visits to various MassHousing projects. This has been a very successful program, feeding the field not just for MassHousing but for positions in the field of affordable housing. This will be MassHousing's fourth year for the Internship program.

Jeanne Pinado remarked that it was terrific to have these interns doing meaningful work and have experienced leaders in the field. Several board members agreed.

Ms. Kornegay then presented a summary of state programs administered by MassHousing and described two trends in housing stock, where most people live in one to four family units, and the general stock is trending toward larger multifamily buildings. She noted the need to pay attention to both, and to figure out a way to finance all of that – small and mid-sized developments, homeownership preservation and development.

As early as 1992, MassHousing started the Get The Lead Out Program. The state did a septic repair program in 1996, and MassHousing ran a number of programs in response to COVID. Our largest program is the Affordable Housing Trust Fund, which was well over a billion dollars over the past 25 years. The most recent is the Homeownership Tax Credit launched early in the spring.

Joel Barrera asked that when Ms. Kornegay refers to state programs, do each of these come with state money, or is that not the case? Ms. Kornegay answered that these are programs that we administer on behalf of the state using their funds.

Ms. Kornegay noted that the Agency is continuously marking improvements and this is what we do when we are managing programs. We learned a lot from doing MassDreams, which we applied to our most recent Down Payment Assistance program with $25 million dollars. Over the past 25 years, technology has changed and we're always looking for ways to incorporate that into the work that we do. We've done a grant application revamp, revised closing checklists, and increased the frequency of construction inspections. This is not easy to do because some of it depends on how much we are compensated for administering the programs, and sometimes we have to do things differently depending on available resources.

Ms. Pinado asked if the administrative fees are enough to compensate for staff time and the internal Costs associated with running these programs? Ms. Kornegay responded that on average, no. For instance, the Neighborhood Stabilization Program is run under a statute that limits the amount of the admin fee. There are many programs that we do on behalf of the Commonwealth for no fee whatsoever. It is balancing things out. For many years we ran Commonwealth Builder for no fee. It just depends on the program.

Ms. Pinado remarked that the field prefers to see the money put into programs and into deals rather than administration, but, noted it's important to remember that there is a cost to running all these programs.

Ms. Kornegay continued, saying that we try as best we can to aggregate the programs, the

Affordable Housing Trust Fund is a great example. Those are really multifamily projects that get funded and so they often come with our debt. So there's a synergy there. The Get the Lead Out Program is for homeowners and owners of one to four units that is run out of Homeownership as a secondary loan program. It's figuring out the right place for it and who has the capacity. Because at the end of the day, we don't do these programs to earn revenue. We do these programs because we believe that the ecosystem needs a place that can do these smaller programs because most of the units in the Commonwealth are for a family, and if there's no place to go for that, then we're not really confronting the whole housing challenge.

Ms. Kornegay then introduced the proposal for the Move-in Massachusetts program. She described the challenges of rising production costs and home prices that the program is targeting. The Administration is looking to find new ways to do less expensive single family home production and using different kinds of building technologies. In this case, it's cross-mod homes. The idea is to pilot a program that could leverage new technologies to produce less expensive units to purchase for an income group of 70% to 130% AMI.

We are requesting up to $12 million dollars in Opportunity Funds for this particular pilot program. The program is built on something that's going on in New York, the Move-In New York program, which is talking about using cross-mod building technology. One of the important features around these is that they use federal manufacturing code, which makes it easier to get a mortgage. That is one of the really attractive things about this program. With the $12 million dollars, we would do 10 to 20 homes that can be sold for $300,000 to $400,000 and most if not all of that money would come back to the state to revolve in the program. Some of it will have to be subsidy because it depends on what the market is and at what price the home can sell. This effort would be a pilot to see what opportunities there might be to scale this program.

Mr. Barrera said that he has been interested in modular housing for a long time, and asked what does “cross-mod” mean, that word? Ms. Pinado also asked what is the assumption around land cost or land sites for this pilot?

Ms. Kornegay responded that “cross-mod” is a particular kind of modular construction, not necessarily manufactured homes but similar. Regarding land costs, the state and Secretary Matias can speak more to this. They issued an RFI recently for municipalities to see what kind of land might have available to do these projects. That was a week or two ago now. There is an assumption that if there is a land cost, it will be nominal.

Secretary Juana Matias added that the RFI was released on July 28. The hope is that through this RFI, they will learn about sites which are most ready, where we have to do very little infrastructure work to have these modular cross-mod homes brought down and sold. Sec. Matias expressed her gratitude to Ms. Kornegay for her leadership and the entire team at MassHousing and noted that this been a true partnership between EOHLC and MassHousing. This has been a priority of the Healey-Driscoll Administration and the team has been working hard to advance this effort. It is an incredible opportunity to address the need around starter homes. This is something that people are interested in. We've been doing a lot around multifamily development, and we still need to think about the pathway towards home ownership, generational wealth building, and lowering costs. You can't find a home anywhere in Massachusetts for $300,000 to $400,000. So we are excited for

this program.

Mr. Barrera asked who is building these homes? Is this cross-mod facility in direct relationship to MassHousing or will there be an intermediary? Sec. Matias responded that MassHousing is the intermediary. There will be an RFQ and RFP process to identify producers and developers. We are hoping to bring in companies that are going to respond with high quality cross-mods and competitive pricing to make this an appealing project.

Ms. Kornegay added that this is just a process overview. We will do an RFP for a developer to work with a cross-mod manufacturer, offer them a 0% loan, and they will build, deliver, and sell the unit for the developer that works with them. Then the private developer repays the loan to MassHousing, with the sales proceeds going back into the program. The idea is to have a revolving program.

Ms. Panacopoulos asked what type of deed restrictions there will be and if there are other programs that one can leverage.

Ms. Kornegay responded that MassHousing has given a lot of thought to the restrictions. What we're proposing to do is to issue an RFQ for developers to find out what developers might be ready and what developers might have sites available. That will help us understand what's out there. We are not issuing the RFP for actual projects and funds until mid-October, so that gives us some time to think about the deed restrictions, the length of time, and other things that matter here. Because we don't want somebody to purchase the unit and then sell it right away on the market and get a windfall. We have lots of experience figuring this out. We want to build through other programs that we run. And then we will line all those things up with municipalities, because if municipalities put land and/or money into this, they are likely going to want a deed restriction of some kind too.

We are going to issue an RFQ this month, get responses back, see what we hear about sites and developers that are interested, then issue an RFP for the full pilot in mid-October. We're expecting pilot awards in January, with the hope that a first cross-mod home ownership unit might be available in the Summer or Fall of '27.

Darnell Dunn asked how word will get out to developers about the RFQ? Ms. Kornegay replied that word will go out through our own lists with smaller developers, developers' associations, Builders Coalition, other advocacy groups as well.

Herby Duverné said that he thinks this is an exciting program and he knows that this is a pilot program and asked for the basis of the $12 million funding amount. Ms. Kornegay responded that they want to do a small pilot so that we could learn what's effective and efficient before scaling anything. The pilot will include working with cross-mod producers who we have never worked with before. Developers may also not have worked with them before. The proposal is up to $12 million dollars because we imagined a $10 million dollar program plus costs and there may be need for some else to support the pilot and we wanted to include the potential growth to do that.

Sec. Matias added that when New York did this program, they started just with three homes. We are actually doing a substantially bigger program about three times the size of what New York

started with. And I think it will be very telling if it takes off. Then it's about looking inwardly, working with the legislature to figure out how to make additional investments in the program, leverage the seed money and then add to that. This is going to be an important testing period.

Ms. Pinado asked for any other questions; there were none.

Vote Related to the Move-In Massachusetts Pilot Program

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

> **VOTED:** To designate and reserve up to $12,000,000 of the remaining Commonwealth funds previously accepted into the Agency's Opportunity Fund, for programs or investments, and administrative costs, related to the Move-in Massachusetts pilot program, presented today, to produce, transport, and sell single-family manufactured, modular, and Cross-Mod homes to low- and middle-income households, subject to all applicable requirements of the Agency's enabling act.

Loan Committee

50 Herald – Boston (South End)

Teddy Eleevia presented a proposal for Official Action Status, Commitment of a Tax-Exempt Permanent Loan, Commitment of a Tax-Exempt Equity Bridge Loan, and Approval for the Use of Low-Income Housing Tax Credits as presented in the attached Board package.

There were no questions.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present (with Herby Duverne abstaining):

> **VOTED:** to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

Eastbrook Apartments – Springfield

Jen Hatch presented a proposal for Approval to accept assignment of a HUD-issued Firm Commitment for Federal Housing Administration ("FHA") insurance; Commitment of a first mortgage loan (the "New Loan"); and Approval to finance the New Loan through the issuance of a Ginnie Mae MBS as presented in the attached Board package.

There were no questions.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

> **VOTED:** to approve the votes and findings as presented in the Board package that is

attached and incorporated into the minutes of the meeting.

B.F. Faulkner Tower – Somerville

Mike Carthas presented a proposal for Approval of a Level One Transfer of Ownership, and Commitment of a Taxable Supplemental Loan as presented in the attached Loan Committee package.

Ms. Pinado noted the high acquisition cost and asked if the property appraised at that price; Mr. Carthas responded that yes, the property could support the acquisition cost and that there was a highly competitive bid process involved in the acquisition.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

The Chair then raised the noticed agenda item to enter executive session to discuss litigation strategies. The Chair stated that because an open meeting may have a detrimental effect on the litigating position of the Agency with respect to grant activities under the Strategic Community Investments division, she proposed entering into executive session for which a roll-call vote would be taken. The Chair announced that, if approved, the Board will not be reconvening in open-session, and the meeting would adjourn at the conclusion of the Executive Session.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to enter Executive Session to discuss litigation strategies.

The open-session of the meeting ended and the Members entered executive session at 2:49 p.m.

Note: the minutes of the executive session are set forth separately and will be held until the conclusion of the purpose of the executive session.

The meeting adjourned from executive session at 3:07 p.m.

A true record.

Attest:

Colin M. McNiece
Secretary

Materials:

- Minutes of the Meeting of July 14, 2026
- CEO's Report, August 2026
- Board Package, August 11, 2026

Minutes of the Regular Meeting
of the Members of MassHousing
held on
July 14, 2026

The regular meeting of the Massachusetts Housing Finance Agency – doing business as MassHousing - was held on July 14, 2026. In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, no Members were physically present and the meetings were conducted remotely through a publicly accessible Zoom meeting.

Participating remotely were the Members (by roll call):

Board Member	Present	Absent
Jeanne Pinado, Chair	x	
Michael Glover, Co-Vice Chair	x	
Juana Matias	x	
Bran Shim*	x	
Joel Barrera	x	
Herby Duverné	x	
Darnell Dunn	x	
Tom Flynn		x
Carmen Panacopolous	x	

**Designee of Matthew Gorzkowicz, ex officio*

The Chair convened the meeting to order at 2:01 p.m.

The Chair indicated that the first order of business was the approval of the minutes of the previous meeting.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present (Darnell Dunn abstaining):

VOTED: That the minutes of the Regular Meeting held on June 9, 2026 are hereby approved and placed on record.

Chief Executive's Report

Chrystal Kornegay announced that after her Chief Executive's Report, there would be a presentation from Professor Justin Steil from MIT regarding a research project supported by MassHousing on historical restrictive covenants in homeownership in Massachusetts.

Ms. Kornegay gave an update on the Down Payment Assistance (DPA) Program administered by MassHousing for homebuyers with incomes up to 135% AMI. MassHousing was granted $25 Million dollars to allow expansion of the existing DPA programs via $25,000 zero-interest deferred loans to these households. The program was launched in April and by July 2 the funds had been fully expended and the program was closed down. There were over 1,300 reservations, which exceeded the goal of 1,000 homebuyers. Ms. Kornegay thanked the Homeownership team, the partner banks, and gave congratulations to the new homebuyers.

Joel Barrera asked if this was a one-time program, or will it be done again? Ms. Kornegay answered that this was a one-time program which allowed MassHousing to provide the zero-interest deferred loans for households at 100% AMI or above. MassHousing will continue to have DPA for those households but at a fixed interest rate.

Ms. Kornegay then moved on to discuss the annual priorities for FY27 which were presented at an prior Board meeting. The strategic framework and budget process was since completed, and the multifamily goal was modified to cap the commitment goal at $715 million to keep an eye on the closing pipeline. There are no changes to any other goals.

Ms. Kornegay then presented a matrix of the annual MassHousing principles and priorities that had been requested at the prior meeting. This will be utilized over time along with quarterly updates on progress toward MassHousing's goals, and which can be found in the Board Access Portal.

Ms. Kornegay then presented information regarding an upgrade in MassHousing's issuer rating from Moody's. The Moody's rating is an indicator of investor risk and risk management about the way an organization manages risk and its impact on investments.

The Moody's upgrade was to the issuer rating for MassHousing as an entity, as opposed to the various other ratings on the Agency's bonds. An upgrade signals financial health and stability. Investors view upgraded entities as safer bets, leading to expanded investor pools and access to less expensive financing options. Ms. Kornegay explained in more detail the rationale behind the process of upgrading the rating. Moody's issued a credit rating report for MassHousing that reflects MassHousing's strong margins and collateralization levels, proactive and prudent management, sustained strength in financial metrics and performance, and continued support from state and federal partners. Moody's also issued a 'scorecard' for MassHousing, indicating that we are AAA rated in several areas including – Balance Sheet Strength, Operating Performance, Portfolio Performance & Asset Management, Risk Management Infrastructure, and Management and Governance. Ms. Kornegay offered congratulations to everyone at MassHousing and the Board for the work they do. Ms. Kornegay also mentioned that one of the comments from Moody's mentioned the highly tenured management team and strong historic record of advancing our mission, while maintaining a sound financial profile.

Michael Glover asked about the factors on the scorecard that aren't at the AAA level and whether that presents any opportunities for the Agency.

Ms. Kornegay responded yes, and noted that in areas like Risk Position, Moody's looks at 15 categories, in which MassHousing, as a very complex organization, has activity in 9, and for example, funding the Opportunity Fund for mission investments instead of holding the funds undesignated on our balance sheet cuts against us in that category. Other categories like Portfolio Characteristics take into account where our assets are located and because Massachusetts is a coastal state, and the issues of resiliency become a factor there too.

Ms. Pinado congratulated Chrystal Kornegay and Rachel Madden and her team, and suggested that we do something to celebrate this great news, noting that it had been over a decade since the last rating increase.

Ms. Kornegay then introduced Professor Justin Steil from MIT.

MIT/MassHousing Deed Research Partnership Update and Vote on Further Funding

Professor Justin Steil of MIT then gave a slide presentation entitled, "Massachusetts Covenant Project", and outlined the research that he and his team had done in northern Middlesex County, Norfolk and Worcester counties, which focused on identifying racially restrictive covenants from the 1800's through the 1970s.

Ms. Pinado thanked Professor Steil and noted that the use of technology to look through and transcribe the deeds helps us to learn how the past influences the present.

Mr. Barrera remarked that he had read "The Color of Law" and asked if MassHousing was going to host a session on this topic, maybe with the African American Museum, as he thinks there would be a lot of interest in this work.

Professor Steil replied that they had done a session on these three counties, and now they would like to do the balance of the Commonwealth, so they can get a wider set of data. Ms. Pinado added that this was like a pilot to see what they could find, and they found a lot.

Professor Steil added that they would love to do more presentations at MassHousing, and to reach out to more Registry of Deeds, and possibly the African American History Museum. His team is also trying to identify people who have been affected by this and write about their experiences.

Mr. Barrera inquired about the practical impact of these covenants if they are unenforceable and whether there was anything a resident might do if found. Professor Steil responded that these covenants are still common and do come up when people are transacting their property, even though they are not enforceable. Professor Steil continued that in Massachusetts, property owners can write to the Registry of Deeds to have something added to the deed that says these covenants are null and void. There was proposed legislation requesting that the Register of Deeds try to identify these deeds affirmatively and make them null and void.

Darnell Dunn asked about community engagement on this project and what that would look like. Professor Steil responded that they had done a workshop at the Boston Public Library that was open

to the public, which was a very moving conversation. They are still trying to figure out future community engagement and would welcome ideas from the Board. They would like to reach out to different organizations that focus on housing issues who might be interested in partnering with them.

Ms. Kornegay said that there was some capital left from the initial grant and in order to continue the research they would like to take a Board vote for $200,000 to move this research forward for an additional term of two years.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to designate and reserve up to an additional $200,000 of the Agency's Opportunity Fund to cover the costs of a 2-year extension of MassHousing's ongoing Deed Research partnership with MIT.

Loan Committee

Merrimack Corridor Development, Lowell

Jen Hatch presented a proposal for Official Action Status, Commitment of Permanent Tax-Exempt Loan, Commitment of Tax-Exempt Bridge Loan, Commitment of Taxable Bridge Loan, and Approval for the Use of Low-Income Housing Tax Credits, as presented in the attached Board package.

There were no questions or discussion.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

The Residences at Middleton Corner (FORGE B), Middleton

Jeff Geller presented a proposal for Commitment of a Subordinate Loan of the FORGE First Mortgage as presented in the attached Board package.

There were no questions or discussion.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the vote and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

The Chair asked if there was any other old or new business for the Members' consideration. There was none.

The Chair then raised the noticed agenda item to enter executive session to discuss litigation strategies. The Chair stated that because an open meeting may have a detrimental effect on the litigating position of the Agency with respect to grant activities under the Strategic Community Investments division, she proposed entering into executive session for which a roll-call vote would be taken. The Chair announced that, if approved, the Board will not be reconvening in open-session, and the meeting would adjourn at the conclusion of the Executive Session.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to enter Executive Session to discuss litigation strategies.

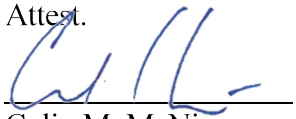
The open-session of the meeting ended and the Members entered executive session at 2:49 p.m.

Note: the minutes of the executive session are set forth separately and will be held until the conclusion of the purpose of the executive session.

The meeting adjourned from executive session at 3:39 p.m.

A true record.

Attest.



Colin M. McNiece
Secretary

Materials:

- Minutes of the Meeting of June 9, 2026
- CEO's Report, July 2026
- Board Package, July 10, 2026

MassHousing

CEO Report

August 11, 2026





01

Summer Internship Highlights

MassHousing

Delivering Impactful Professional Learning Experiences

Goal: Cultivate an **inclusive environment** for students to explore **career opportunities** within the affordable housing industry, while learning about MassHousing's mission and vision



The 2026 cohort of MassHousing's Summer Internship Program

15

Interns in this year's cohort

14

Schools our interns hail from

9

Agency departments hosting interns

MassHousing

Opportunities for Growth and Networking







- **Weekly Cohort Meetings** with featured speakers, including MassHousing leadership and agency partners
- Attended **Housing Stability Conference**
- Meeting with **Congresswoman Ayanna Pressley**
- Site Visit at **Academy Estates** and **Suffolk Construction**
- Meeting with **Mayor Michelle Wu**

MassHousing

From Interns to Employees



Thaddeus Darcy
Deputy Director of IT



Hannah Martin
HR Operations Manager



Nichole Mikshenas
Housing Stability Specialist



Victoria Miller
Asset Manager



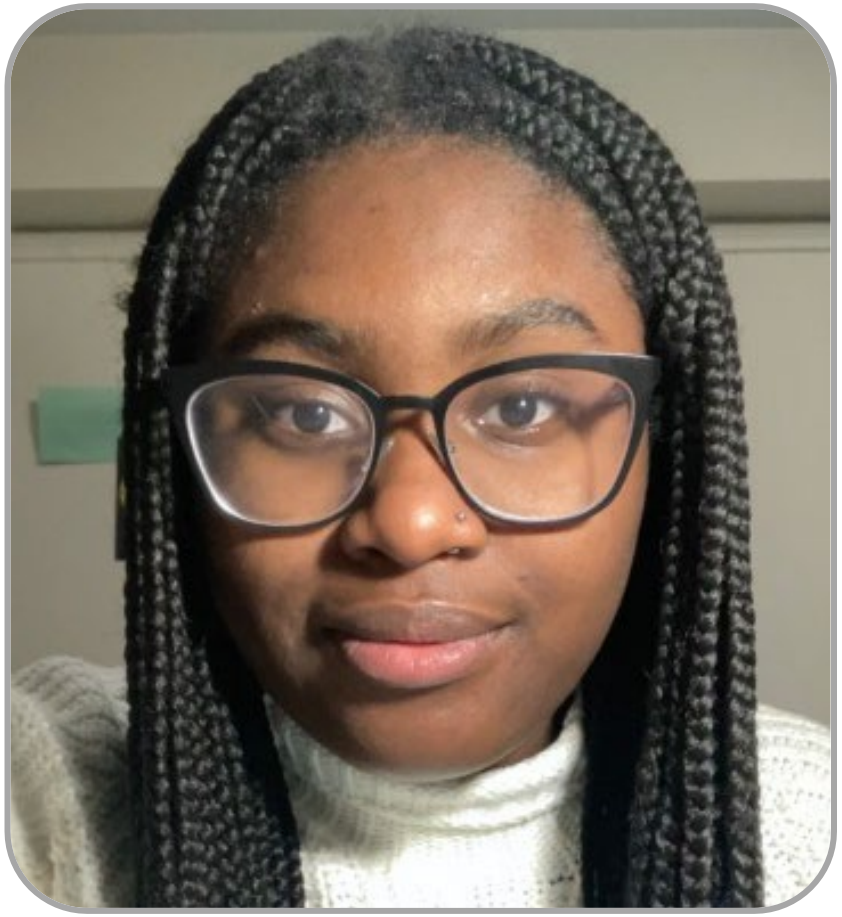
Nicholas O'Donnel
Retention Analyst



Chloe Durer
Compliance Analyst

MassHousing

Opening Doors to Working in Housing



- **Maya Cowan** joined MassHousing as an intern in summer 2024. That internship led Maya to a **full-time job in the housing field**.
- After completing her degree, Maya began working as **Community Partnerships Coordinator with 2Life Communities**.
- She credits her internship with the **Housing Stability Department** and site visits at youth developments with showing her possible career paths within the affordable housing industry.
  - "That experience, when we went out into the community and into sites, really primed me for my work at 2Life."



02

Current State Programs Administered by MassHousing

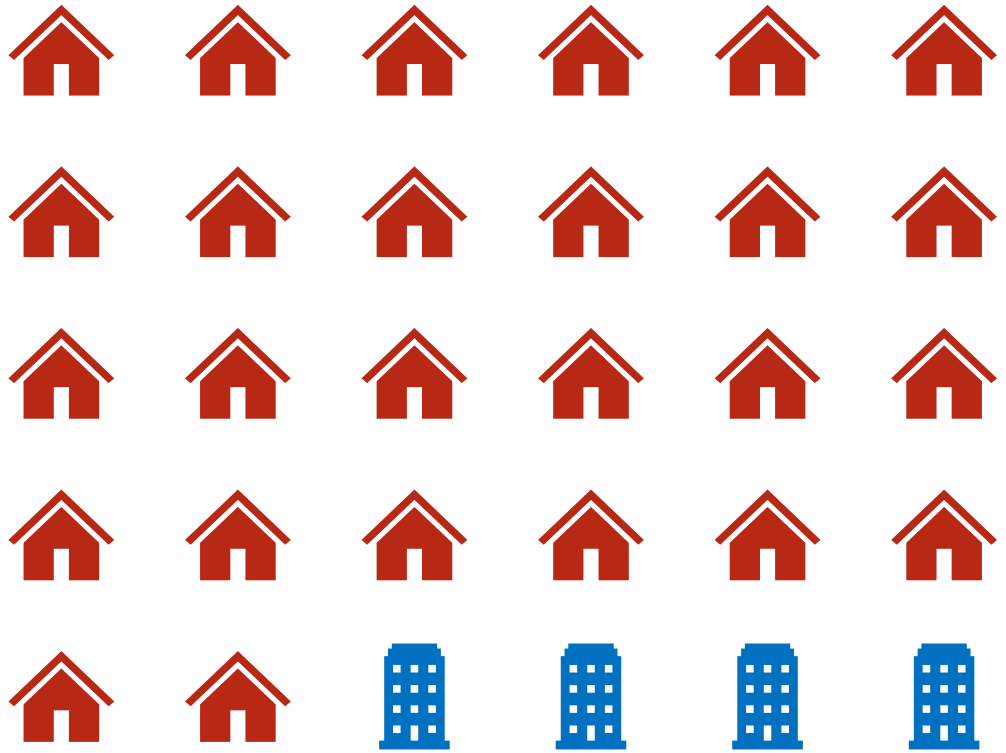
MassHousing

Challenge

Majority of Housing = 1-4 Family Units

3.01 million
residential structures
statewide

2.6 million
structures with 1-4
family residential units

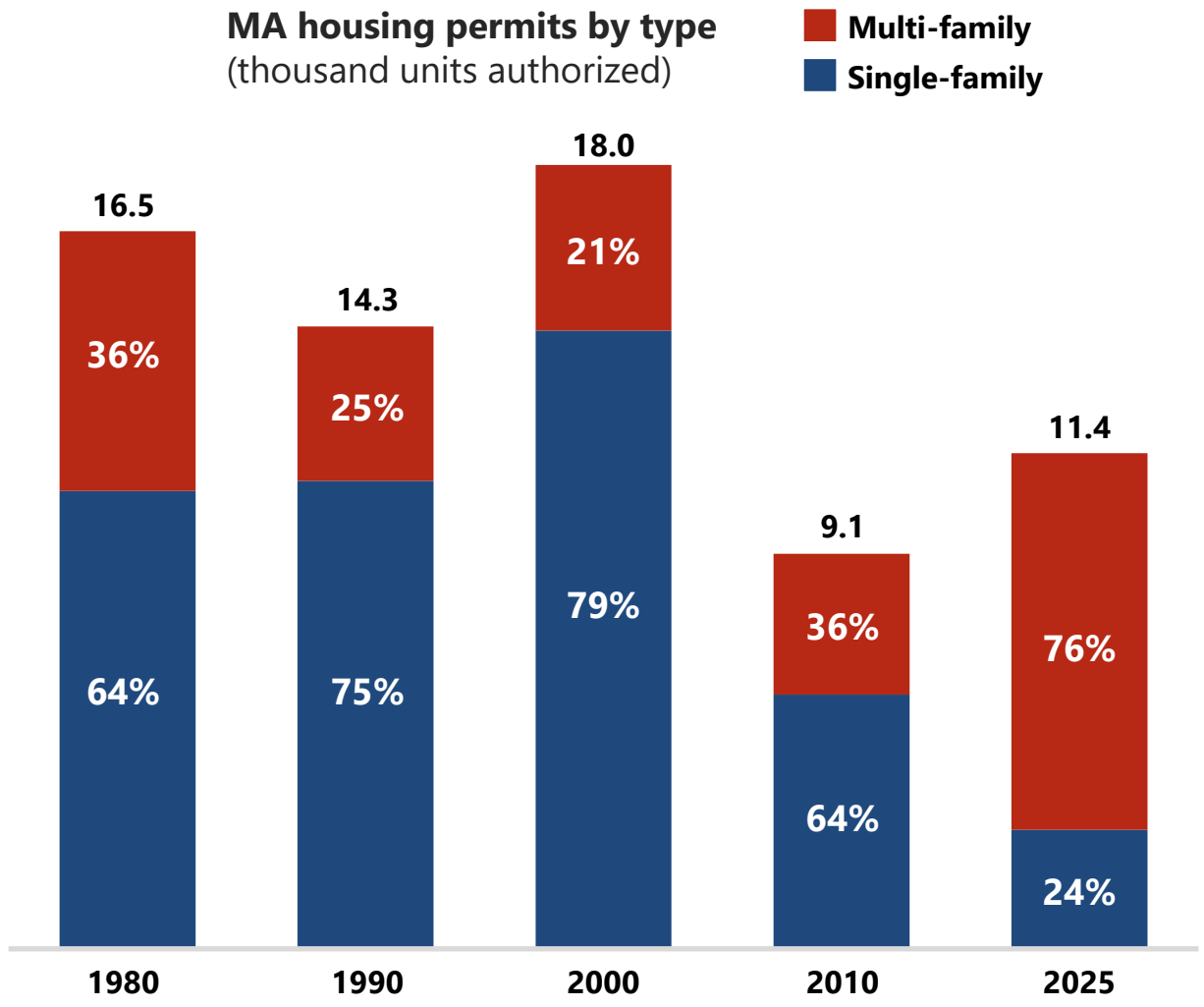


Source: https://datacommon.mapc.org/

MASSHOUSING

Large-Scale Multifamily Production

- The nation's rental stock continues to shift toward **larger multifamily buildings**.
- This is an **observable trend in Massachusetts** using 40B activity as a benchmark.



MASSHOUSING

Confronting the Challenge



Mt. Washington Homes | Haverhilll, MA
CommonWealth Builder

- Finance small and mid-sized residential developments, with a focus on homeownership preservation and development
- Provide a variety of grants, loans, and technical assistance to support communities' local housing goals
- Allow the administration to expand its program offerings utilizing agency experience and capacity

MassHousing

Get the Lead Out
$100 million+
5,045 loans
since 1992

Septic Repair Loan Program
$36 million+
2,268 loans
since 1996

Affordable Housing Trust Fund
$1 Billion+
45,032 affordable rental units
and **849** affordable
homeownership units
since 2001

CommonWealth Builder
$245 million
1,135 new housing units
since 2019

Fire Sprinkler System Program
$3.9 million
across **24** communities
since 2022

Neighborhood HUB
$2.7 million+
in TA grants committed to
11 Gateway Cities
since 2022

Neighborhood Stabilization
$21 million+
141 affordable housing units
since 2022

Gateway Housing Rehabilitation Program
$3 million+
30 affordable housing units
since 2023

Affordable Housing Decarbonization Program
$96 million
2,900+ homes decarbonized
since 2023

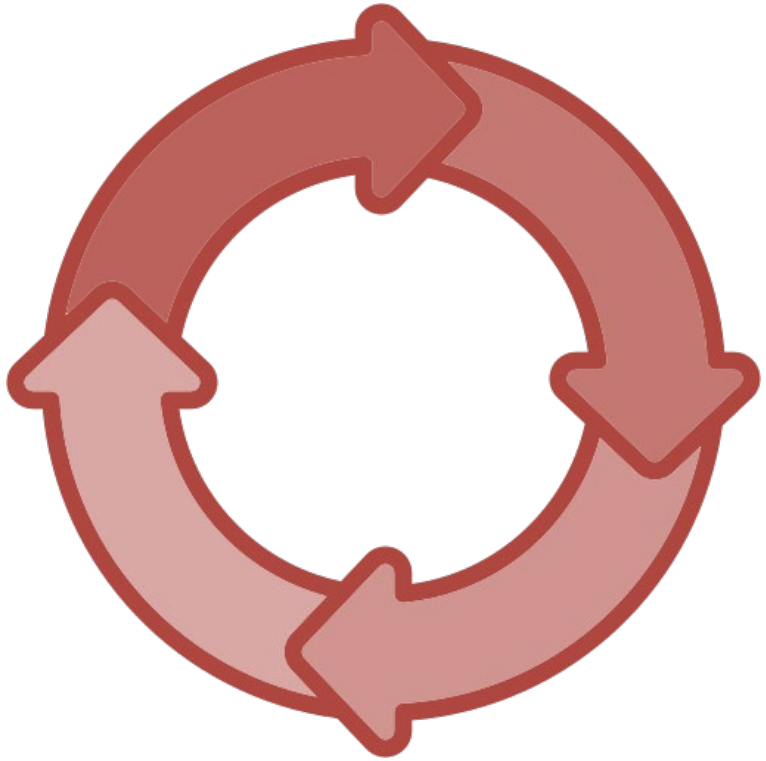
Equitable Developers Fund (EDF)
$10 Million
391 units in development
since 2024

Momentum Fund
$30 million
627 mixed-income rental homes
since 2025

Homeownership Tax Credit
$50 million
of **credits** to be allocated
over 5 years

Continuous Improvements

MassHousing continuously reviews program operations to **incorporate best practices** and **utilize technology solutions** with the goals of **refine program design**, **streamline processes**, and **maximize program efficiency**.



Recent **program improvements** include:

- Revamped **grant application** intake and evaluation processes
- Clarified, consistent **design standards**
- Updated **grant closing checklists**
- Improved **invoicing and disbursement** processes
- Frequency of **construction inspections**

MassHousing



03

Move In MA

Proposal for Investment

MassHousing

Deposit History

- In 2019, the state allocated **$86.2 million** to MassHousing to expand the state's workforce housing supply. The MassHousing Board voted to accept this funding into the Opportunity Fund. The following are the original allocations:
  - **$60 million+** to fund the CommonWealth Builder program
  - **$14.5 million** to fund the development at 31 Elm Street in Springfield
  - **$11.7 million** to provide additional funding for the CommonWealth Builder program and/or other workforce rental developments
- Since the state's initial allocation, **$21 million** for 31 Elm Street, **$5.2 million** for workforce housing rental projects and **$40.5 million** for CommonWealth Builder projects have been funded. **$19.5 million** remains unallocated.
- As with past allocations, MassHousing's **use of Opportunity Funds** are in accordance with the state's request.

Commonwealth's Housing Challenges

Production costs inflating home prices

78%

increase in per unit development costs from 2019-2025, driven by an **82%** increase in construction costs.

resulting in:

$650,000+

total development cost per new construction unit[1]

Housing is too expensive

73%

increase in median home prices since 2000[2],

&

<25%

of home sales between 2010-2019 were affordable to low-moderate income households

1. For EOHLC-funded new construction units in 2024
2. After adjusting for inflation

The Office of Governor Maura T. Healey (2025, February). *A Home for Everyone: Massachusetts' Statewide Housing Plan*

A Strategic Approach | The Opportunity

- As the cost of new home construction rises, the Healey-Driscoll Administration is investing in **new**, **innovative** and **less expensive** single-family home production.
- Manufactured and modular homes, including CrossMod homes, **cost less to build**, and are uniquely customizable and are near-indistinguishable from traditional, stick-built homes.
- Because these homes are less expensive to build, they are **less expensive to purchase** and provide homebuyers earning 70-130% AMI with **more affordable options for homeownership** in competitive markets.



Example CrossMod Home

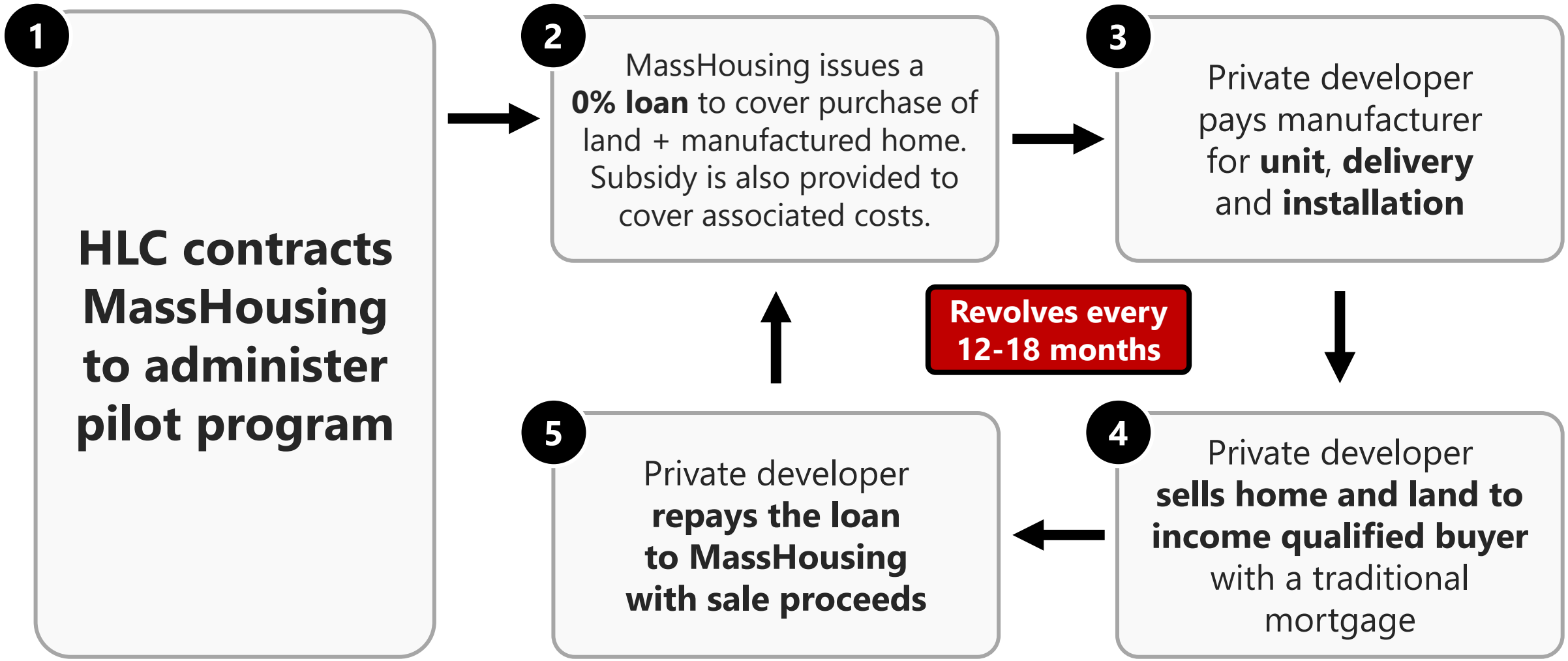
MassHousing

Program Summary | Move-in Massachusetts

We are requesting up to $12M in Opportunity Funds

- The initial $12M would fund a **pilot program** to produce, transport and sell single family manufactured and modular homes to low- and middle-income households.
- Mirrored after **"Move-in New York"**, which used CrossMod, these are **1,500 SF, 3-bedroom homes** that cost about **$300K-$400K** to build as they utilize **federal manufactured code**.
- The $12M would initially build **10-20 homes** to be sold for $300K-$400K, with most of the funds to be reutilized with **minimal subsidy**.
- This program will put an increased focus on **production** and **generational wealth building** through homeownership and offer homebuyers an opportunity to invest in themselves with the support, but at a low cost, of the Commonwealth.
- With less subsidy per unit, MA could **potentially scale this program** to hundreds or thousands of homeownership units across the state.

Process Overview



Program Timeline

July 28

HLC Published **RFI for Municipalities**

August 12

MassHousing Publishes **RFQ for Developers**

September 9

Municipality RFI Responses *and* **Developer RFQ Responses** Due

Mid-October

Program RFP Published

January

Pilot Awards Announced

Summer/Fall

Design and Launch **Larger Program**

2026 2027

MassHousing



04 Vote

MassHousing

Staff recommend the following vote:

VOTED: To designate and reserve up to $12,000,000 of the remaining Commonwealth funds previously accepted into the Agency's Opportunity Fund, for programs or investments, and administrative costs, related to the Move-in Massachusetts pilot program, presented today, to produce, transport, and sell single-family manufactured, modular, and CrossMod homes to low- and middle-income households, subject to all applicable requirements of the Agency's enabling act.

Thank You!

Questions? Comments?

MassHousing

Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000
Fax: 617-854-1091

Relay 711
www.masshousing.com

Posted: August 7, 2026 @ 1:30 p.m.
Secretary of the Commonwealth, Regulations Division
Executive Office for Administration & Finance
masshousing.com

NOTICE
of a Meeting of the Members

The regular meeting of MassHousing will be held:

Date: **Tuesday, August 11, 2026**

Time: **2:00 p.m.**

Location: **See below**

In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, this Meeting will not be conducted in a publicly accessible physical location. This meeting will instead be conducted through remote audio and video participation by the Members of MassHousing.

The public will be able to observe the Meeting online through the Zoom video/audio conference program.

The Zoom meeting link for this Meeting is: https://masshousing.zoom.us/j/83157949286
The Zoom meeting ID is: Meeting ID: 831 5794 9286
The Zoom Passcode is: 552523

Additional instructions for observing the meeting though Zoom are attached to this Notice.

Attention will be given to the following matters:

1. EXECUTIVE ACTIONS

A. Call to Order

B. Vote Approving the Minutes

- Regular Meeting of July 14, 2026

C. Chief Executive Officer's Report

D. Vote Related to the Move-In Massachusetts Pilot Program

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Michael A. Glover, Vice Chair

Chrystal Kornegay,
Chief Executive Officer

2. LOAN COMMITTEE

A. 50 Herald, Boston (South End)

- Official Action Status
- Commitment of a Tax-Exempt Permanent Loan
- Commitment of a Tax-Exempt Equity Bridge Loan
- Approval for the Use of Low-Income Housing Tax Credits

B. Eastbrook Apartments, Springfield

- Approval to Accept Assignment of a HUD-issued Firm Commitment for Federal Housing Administration ("FHA") Insurance
- Commitment of a First Mortgage Loan (the "New Loan")
- Approval to Finance the New Loan through the Issuance of a Ginnie Mae MBS

C. B.F. Faulkner Tower, Somerville

- Approval of a Level One Transfer of Ownership
- Commitment of a Taxable Supplemental Loan

3. OTHER BUSINESS

A. Old Business

B. New Business

C. Executive Session

- Vote to Enter Executive Session to Discuss Litigation Strategies

D. Adjourn

Meeting Notices

In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, this Meeting will not be conducted in a publicly accessible physical location. This meeting will instead be conducted through remote audio and video participation by the Members of MassHousing, and public observation will be available only through the Zoom audio/video conferencing program using the link and Meeting ID provided above. Instructions for joining the meeting through Zoom are attached.

Accessibility

If you need an accommodation to participate in a MassHousing meeting, event, or program, please call 617-854-1000 or email webinfo@masshousing.com. Please request accommodations as soon as possible but no later than 48 hours before a scheduled event so that we can have adequate time to accommodate your needs. Click here to view our Accessibility statement.

Steps to Join a Zoom Meeting

1. A Zoom meeting link will look like the following:

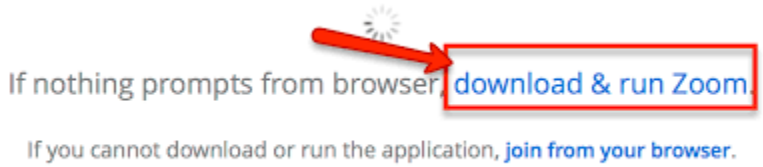
Join Zoom Meeting
https://zoom.us/j/6881564212

Meeting ID: 688 156 4212

One tap mobile
+13126266799,,6881564212# US (Chicago)
+16465588656,,6881564212# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 253 215 8782 US
+1 301 715 8592 US
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
Meeting ID: 688 156 4212
Find your local number: https://zoom.us/u/acgfL1ziEv

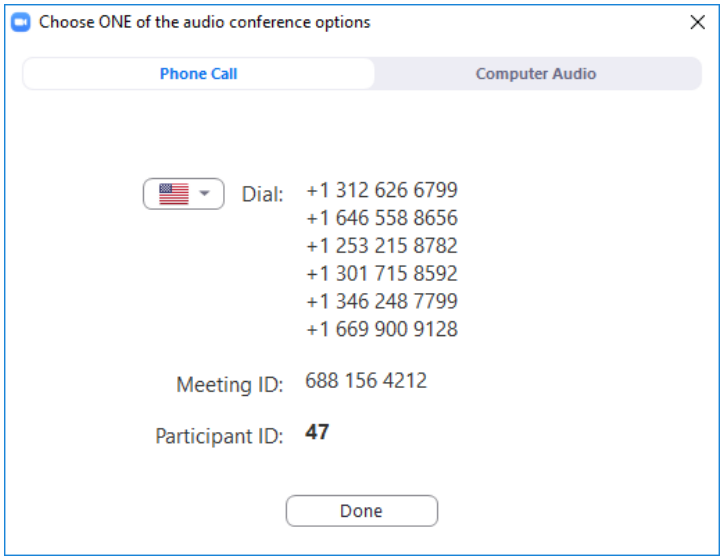
2. Click the link below 'Join Zoom Meeting'.
   NOTE: Simply calling a phone number without "joining the Zoom meeting" will not allow you to see the presentation. Clicking on the link will automatically download the Zoom program (Image below)



3. If Zoom does NOT automatically download and install. Click Download & run Zoom
   NOTE: to see a video about this: https://youtu.be/vFhAEoCF7jg

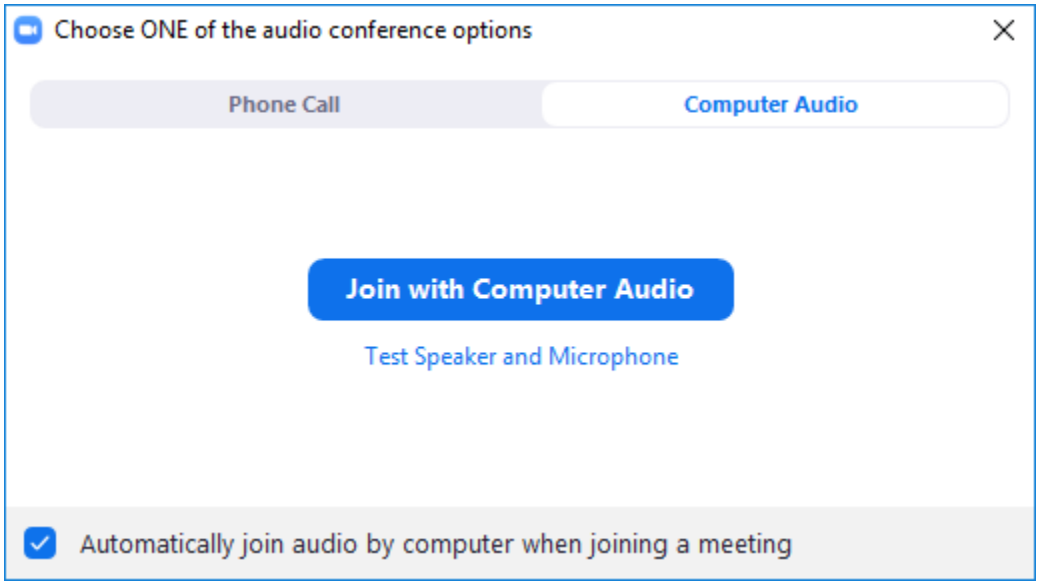
Steps to Join a Zoom Meeting

4. You will be provided with Audio Options.
   NOTE: The numbers for your meeting may be different than the ones in this example.



5. Call one of the numbers provided and enter your Meeting ID and Participant ID when prompted.
6. If you have a headset or would like to use your computer audio, select the Computer Audio tab and Join with Computer Audio.

   NOTE: Uncheck "Automatically join audio by computer" when joining a meeting.



7. All participants on the call will be muted. Please keep yourself on mute so that meeting can be as clear as possible.

Loan Commitment Proposal | August 11, 2026

50 Herald

1. General Project Information	
Project Name	50 Herald
Project ID	25-110
Associated Projects	N/A
Address(es)	50 Herald Street, Boston – South End, MA 02118
Sponsor	Beacon Communities Services LLC
Transaction Type	Production (4%)
Funding Type	Forward Commitment of Permanent Loan
Execution Type	Portfolio (TE)
Credit Enhancement	HUD/HFA Risk Sharing with 50% credit risk
Approval Type	Board
Total Rental Units	117
Affordability Mix	117 Affordable

2. Recommended Actions

- Official Action Status
- Commitment of a Tax-Exempt Permanent Loan
- Commitment of a Tax-Exempt Equity Bridge Loan
- Approval for the Use of Low-Income Housing Tax Credits

3. Background

The proposed financing will support the new construction of 50 Herald (the "Development"), a proposed 117-unit residential community with dedicated ground floor commercial space located in Boston's South End neighborhood, near the southern edge of Chinatown.

The Development is located within Planned Development Area ("PDA") No. 114, a Boston Planning and Development Agency ("BPDA") approved master plan for the redevelopment of Shawmut Avenue and Washington Street block. The PDA covers three adjacent parcels owned by the Chinese Consolidated Benevolent Association of New England, Inc. ("CCBA" or the "Co-Sponsor"), the Boston Chinese Evangelical Church, and an affiliate of the Davis Companies. The master plan calls for a mixed-use neighborhood with market-rate and affordable housing, along with community, religious, cultural and commercial uses. It also includes streetscape improvements, landscaping and new pedestrian connections between Washington Street and Shawmut Avenue.

In 2024, CCBA issued a Request for Proposals ("RFP") seeking a development partner to redevelop the site as mixed-use affordable housing community. Beacon Communities Services

LLC (“Beacon” or the “Co-Sponsor”) was selected through the competitive process. The proposed Development represents the second joint partnership between CCBA and Beacon, following their collaboration on the Pok Oi Residences across the street, which was completed in 2025.

4. MassHousing Financing	
First Loan	
Type	Tax-Exempt Permanent Loan
Loan Amount	$21,350,000
Interest Rate	30-Year MMD plus 225 basis points (bps) to be locked at Construction Loan Closing (processing rate of 6.90% assumed for underwriting)
Loan Term / Amortization	Up to 41 years / 40 years, following interest-only lease-up and stabilization period 41 y / 40 y
Term of Fwd Commitment	Up to 30 mo
Year 1 DSCR	1.12 projected (1.10x minimum)
LTV	73% projected (90% maximum)
Bridge Loan	
Type	Tax-Exempt Equity Bridge Loan
Loan Amount	$9,570,000
Interest Rate	75% SOFR plus 210 bps to be locked at Construction Loan Closing (processing rate of 4.79% assumed for underwriting)
Loan Term/Amortization	12 mo / interest only

5. Development Plan

Description of Site. The Development will be located on a 32,911-square foot (0.75 acres) parcel located at the intersection of Herald Street and Washington Street in the South End (the "Site"). The Site is currently improved with a vacant two-story C-Mart Grocery Store—which is slated for demolition as part of the proposed redevelopment of the site—and associated surface parking. The surrounding area is a dense, mixed-use urban neighborhood offering a broad range of amenities, including restaurants, hospitals, pharmacies, schools and other public recreational opportunities.

The Site benefits from access to public transportation. Both the MBTA Silver Line and Route 9 Bus stop are directly adjacent to the property, providing transit access to employment centers, retail destinations and other community services. The Site is within walking distance to Tufts Medical Center and Back Bay MBTA stations, providing access to the Orange and Commuter Rail lines.

Description of Proposed Building. The proposed Development will include a seven story, approximately 142,600-square-foot mixed-use building with 117 one-, two- and three-bedroom residential units. The ground floor will have approximately 10,600 square feet of commercial space for a grocery store or other community serving business, as well as residential amenities including a lobby, a community room, management office, package and mail room, bicycle storage, and dog wash station.

The building envelope is designed to meet Passive House standards and incorporates high-performance building systems and an all-electric building design intended to maximize energy efficiency. In addition, rooftop solar panels will be installed to generate renewable energy on-site.

Description of Affordability Mix. All 117 units will be subject to income restrictions with set-asides ranging from 30% of Area Median Income ("AMI") to 80% of AMI. Twenty-four (24) units will benefit from project-based rental assistance, of which eight (8) will benefit from a Project-Based Section 8 HAP contract and sixteen (16) will benefit from project-based MRVP. The Development will also include thirty-one (31) Inclusionary Zoning ("IZ") units (formerly referred to as Inclusionary Development Policy ("IDP") units) affordable to households earning at or below 70% AMI.

Site Control. CCBA currently owns the Site. The most recent appraised value of the Site is $4,640,000 as reflected in a Sponsor commissioned appraisal prepared by Bonz and Company Inc. and dated September 19, 2024. Under a Memorandum of Understanding ("MOU") dated September 13, 2024, between CCBA and Beacon, the Site will be ground leased to the borrower entity. The proposed ground lease ("Ground Lease") contemplates an initial term of 85 years, an upfront payment of $2,925,000 at construction loan closing, and subsequent annual ground lease payments from available cash flow for the remainder of the ground lease term. The Ground

Lease is being finalized and will be subject to MassHousing's review and approval, including but not limited to approval of cashflow sharing provisions.

6. Borrower Team

Mortgagor Entity: 50 Herald Partners LLC

50 Herald Partners LLC is a sole-asset, single-purpose entity formed for the purpose of owning and operating the Development.

Developer / Sponsor: Beacon Communities Services LLC

Beacon Communities Services LLC is a Massachusetts limited liability company, managed by Beacon Communities Corp. Founded in 2006, Beacon and its affiliates have a portfolio of approximately 18,000 apartments across 140 communities concentrated in New England and Mid-Atlantic states.

The Agency's most recent experience with Beacon includes 15 Temple and Old Colony Six.

The Chinese Consolidated Benevolent Association of New England, Inc.

CCBA is a Boston-based nonprofit community organization established in 1923. CCBA serves as an umbrella organization for Chinese family associations, and community organizations throughout New England and provides cultural, social and community services to Boston's Chinatown residents and the broader Chinese-American community. CCBA also owns three affordable housing developments in Boston.

As noted in Section 3, CCBA and Beacon previously partnered on the development of Pok Oi Residences. Beacon and CCBA will share in the developer fee with a 75/25 split, Beacon will have day-to-day oversight on the development and operations with input from CCBA on larger decisions.

General Partner / Managing Member: 50 Herald Partners MM LLC

Construction Lenders: JPMorgan Chase Bank, N.A. & Santander Bank, N.A.

JPMorgan Chase Bank, N.A ("J.P. Morgan") and Santander Bank, N.A. ("Santander") will serve as co-lenders for the transaction (collectively, the "Construction Lenders"). The co-lending structure enables the Construction Lenders to jointly finance the Development while managing individual legal lending limits and concentration risk. Each of the lenders will further participate in the transaction with affiliates purchasing the Low-Income Housing Tax Credits ("LIHTC") (Santander) and State LIHTC (J.P. Morgan).

J.P. Morgan is a leading global financial services firm serving millions of consumers, businesses, and institutional clients in over 100 countries, offering services in investment banking, commercial banking, asset management, and consumer banking.

The Agency's most recent experience with J.P. Morgan includes 10 @ 8th Street and Barlett Station F5.

Santander is a national commercial bank and a wholly owned subsidiary of Banco Santander, S.A., one of the world's largest banking groups. Santander provides a broad range of commercial and consumer banking services throughout the United States, including construction, permanent and affordable financing. The bank is an active lender in the market multifamily and affordable housing sectors.

The Agency's most recent experience with Santander includes 52 New Street and Jackson Place.

Syndicator: Hudson Housing Capital LLC

Hudson Housing Capital LLC ("Hudson Capital") is a Delaware limited liability company formed to directly acquire limited partnership interests in partnerships which own apartment complexes qualifying for low-income housing tax credits. Founded in 1998 as a low-income housing tax credit syndicator, Hudson has syndicated more than $6 billion in tax credit equity since its inception. Hudson continues to manage a portfolio with strong performance measures and consistently raises and closes over $500 million annually.

The Agency's most recent experience with Hudson Capital as the syndicator includes Casas Borinquen Apartments, Cape Cod Five Redevelopment and 15 Temple.

LIHTC Investor: Santander Bank, N.A.

SLIHTC Investor: JPMorgan Chase Bank, N.A

Management Company: Beacon Residential Management Limited Partnership

Beacon Residential Management Limited Partnership ("Beacon Residential") will serve as the management company. Beacon Residential was formed in 1968 and manages residences throughout New England, Pennsylvania, New York, Maryland, and Virginia. Beacon Residential currently manages 78 HUD subsidized and unsubsidized projects, totaling over 10,700 units.

Architect: Stantec Architecture Inc.

Stantec Architecture Inc. ("Stantec") is an international professional services company in the design and consulting industry. The company was founded in 1954, as D. R. Stanley Associates in Edmonton, Alberta, Canada. Stantec provides professional consulting services in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics for infrastructure and facilities projects. The company provides services on projects around the world, with over 26,000 employees operating out of more than 400 locations in North America and across offices on six continents.

The Agency's most recent experience with Stantec includes 55 Hudson (Conduit transaction), One Custom House Square (fka 117 Union Street), Bunker Hill Building M.

General Contractor: Cranshaw Construction of New England Limited Partnership

Founded in 1983, Cranshaw Construction of New England Limited Partnership ("Cranshaw Construction Company") is a general contracting and construction management company that has completed over 35 million square feet of residential, commercial, and industrial space in the Boston area.

The Agency's most recent experience with Cranshaw Construction Company includes Merrimack Corridor Development, and Elm Place 4% and 9%.

7. Summary of MassHousing-Sponsor Relationship			
	Recorded	*Committed*	*Total*
Number of Projects with MassHousing Debt	44	1	45
Total Units with MassHousing Debt	6,024	115	6,139
Outstanding MassHousing Principal Debt	$634,512,290	23,755,000	$658,267,290
Number of Projects with MassHousing Conduit Financing	0		
MassHousing Conduit Loans are Compliant with Program Rules	N/A		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	Yes		
Property Management Affiliate	Yes, Beacon Residential manages properties in Developer's portfolio and offers management services outside the portfolio.		

MassHousing Staff	
Origination	Teddy Eleevia, Originator Amanda Melick, Analyst
Underwriting	Douglas O'Brien, Underwriter
Asset Management	Daniel Barbanell, Portfolio Manager Juan Pena, Asset Manager

8. Unit Mix

Unit Size	Total Units	LIHTC Eligible										Market Comparison
		30% AMI** Section 8 PBV		30% AMI** MRVP		50% AMI** LIHTC		60% AMI** LIHTC		80% AMI** LIHTC		
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Rent*
1 BR	38			8	$2,379	6	$1,462	8	$1,774	16	$2,311	$3,586
2 BR	41	4	$3,107	8	$2,813			15	$2,117	14	$2,761	$4,815
3 BR	7	4	$3,720							3	$3,179	$6,190
Total	**86**	**8**		**16**		**6**		**23**		**33**		

**All rents are net of utility allowances.
Additional Notes: Utility Allowances applied to the MRVP units exceed the expected MRVP utility allowances, resulting in a conservative estimate of effective rental income.

Unit Size	Total Units	LIHTC Eligible				Market Comparison
		50% AMI LIHTC/ 70% AMI IDP		60% AMI LIHTC / 70% AMI IDP		
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	2	2	$1,462			$3,586
2 BR	24	13	$1,742	11	$1,978	$4,815
3 BR	5	3	$2,002	2	$2,216	$6,190
Total	**31**	**18**		**13**		

Additional Notes: Boston's Inclusionary Zoning (IZ) formerly known as the Inclusionary Development Policy (IDP) requires developers to include income-restricted apartments in buildings with 7 or more units. Rents for these units are capped based on Area Median Income (AMI). These affordable rents are set annually by the city of Boston.

Project-Based Rental Subsidy	
Type	Section 8
Term	20 y
Administrator	MetroHousing
Lesser of contract or market rents.	
Type	MRVP
Term	15 y
Administration	MetroHousing

9. Operating Overview	
Underwritten Operating Expenses	$1,661,192 (approximately $14,200 per unit)

Basis of Operating Costs. Operating expense assumptions were supported by a review of comparable Boston area properties managed by Beacon, the Sponsor's proposed operating budget, and the operating history for Pok Oi Residences, the first joint venture development between Beacon and CCBA. Pok Oi Residences is managed by Beacon and is located in close proximity to the subject property. Operating expenses are within the Agency's typical portfolio-wide range of $11,000 to $16,000 per unit.

The Development includes 10,600 square feet of commercial space, intended for use by a grocery or convenience store. The space will be operated under a triple net lease, and no expenses related to the commercial space are underwritten in the operating costs. Additional details are included in Section 13, Note 4 of this proposal.

The Development will include a rooftop photovoltaic ("PV") system, which will be owned, operated, and maintained by the Borrower. Preliminary system design and output estimates were completed by an engineering subconsultant to Stantec and indicate that the system is expected to offset approximately 7% of the Development's owner-paid common area electrical consumption. The cost of the PV system is included in the Development Budget and is part of the General Contractor's scope of work. Both the Sponsor's projected and MassHousing's underwritten electricity expense is consistent with comparable properties and does not assume any operating cost savings attributable to the PV system, resulting in a conservative operating expense assumption.

10. Project Costs

Core Residential Costs	
Base	$55,053,799
Extraordinary	$16,560,303
Total	$71,614,102
Commercial, Site and Other Non-Residential Costs	
Commercial Costs	$8,281,100
Site and Other Non-Residential Costs	$27,524,722
Total	$35,805,821
Total Development Cost	
Total	$107,419,923

Project Construction Costs	
Total Construction Cost	$74,152,813
Construction per Square Foot	$526

Background on Extraordinary Residential Costs. Extraordinary residential costs are primarily attributable to high-rise construction and the constrained urban site. The seven-story mixed-use building incorporates a two-story structural steel podium supporting five stories of wood-frame construction above. In addition, the limited site area requires all staging, deliveries, and trade access to occur from adjacent public street under a City of Boston approved construction management plan, resulting in additional costs for pedestrian protection, street occupancy, police details and protection of adjacent MBTA infrastructure.

Background on Commercial, Site and Other Non-Residential Costs. Site and other non-residential costs are driven by project-specific site conditions and the development of the ground-floor commercial and community spaces. These costs include environmental remediation, earthwork, excavation and offsite disposal of contaminated soils, the build-out of the commercial and community spaces, and the relocation of the existing commercial tenant and its employees to facilitate redevelopment of the site.

Background on Building Standards Costs. Building standards costs are attributable to the enhanced building envelope, insulation, materials and mechanical systems required to achieve the Development's Passive House performance standard including a centralized energy recovery ventilation ("ERV") system and other climate resiliency measures.

11. Sources and Uses

Sources of Funds	Total
MH Permanent Loan	$20,040,000
Federal LIHTC	$41,114,936
State LIHTC Loan	$17,116,559
EOHLC Subsidy	$5,250,000
MOH Funds	$3,500,000
CCBA IDP Loan	$15,000,000
MA DOER Grant	$850,000
Deferred Developer Fee	$4,547,428
Total Sources	$107,419,923

LIHTC Pricing	
Federal LIHTC	$0.95
State LIHTC	$0.83

Core Residential Uses of Funds	Total		Base Costs		Extraordinary Costs	
		Per Unit		*Per Unit*		*Per Unit*
Acquisition	$2,579,509	$22,047	$824,509	$7,047	$1,755,000	$15,000
Construction	$45,568,093	$389,471	$38,968,093	$333,061	$6,600,000	$56,410
Construction Contingency	$2,278,404	$19,474	$1,948,404	$16,653	$330,000	$2,821
General Development	$13,566,224	$115,591	$6,794,859	$58,076	$6,771,365	$57,875
Capitalized Reserves	$1,188,307	$10,156	$1,016,195	$8,685	$172,112	$1,471
Overhead	$3,216,782	$27,494	$2,750,869	$23,512	$465,913	$3,982
Fee	$3,216,782	$27,494	$2,750,869	$23,512	$465,913	$3,982
Total Residential Uses	$71,614,102	$612,086	$55,053,799	$470,545	$16,560,303	$141,541

Commercial Uses*	$8,281,100

Site and Other Nonresidential Uses*	$27,524,722

Total Uses	$107,419,923

**Includes applicable hard costs, contingency, soft costs, overhead and fees*

12. First Year Income and Expenses

Income		
Rental Income – Project-Based Rental Subsidy		$847,728
Rental Income – Non-Rental Subsidy		$2,363,459
Gross Potential Residential Income		$3,211,187
Vacancy – Project-Based Rental Subsidy	2.5%	($21,193)
Vacancy – Non-Rental Subsidy	3.34%	($91,344)
Gross Residential Income		$3,098,650
Commercial Income (net of vacancy)		$254,400
Other Income – Laundry		$26,325
Effective Gross Income		$3,379,375

Expenses	
Residential Operating Expenses	$1,661,192
Commercial Operating Expenses	$0
Net Operating Income	$1,718,183
Debt Service	($1,476,983)
Cash Flow	$241,200

Debt Service Coverage 1.16

Residential Operating Expense Detail			*Per Unit*
Management Fee	5.0%	$172,182	$1,472
Administrative Costs		$321,626	$2,749
Maintenance Costs		$266,215	$2,275
Resident Services		$70,200	$600
Utilities (water and sewer, hot water)		$433,699	$3,707
Insurance		$112,000	$957
Taxes		$193,050	$1,650
Replacement Reserves		$42,120	$360
Mortgage Insurance Premium		$50,100	$428
Total		$1,661,192	$14,198

Operating Expenses as a Percent of EGI 49.2%

13. Underwriting

1. **Loan Sizing**. The Sources and Uses in this commitment proposal reflect a projected Loan Amount of $20,040,000. The MassHousing Financing Summary in Section 4 above and the votes below allow for an "Up To" Loan amount of $21,350,000. The final loan amount will be set when the interest rate is locked at construction closing, such that MassHousing's debt service coverage ratio and loan to value benchmarks will be met.

   To the extent that the final loan amount is greater or less than $20,040,000, MassHousing will confirm that other sources will be adjusted as necessary to maintain balanced sources and uses.

2. **Funding of Loans.** The proposal contemplates structuring of the transaction with a modification to the Agency's General Multifamily Loan Closing Standard 4.4.2. relating to achievement of stabilization as the threshold for funding of the Agency's loans. This proposal has the Agency funding the Loan upon confirmation of construction completion and in advance of stabilized operations.

   The permanent loan will be funded on an interest-only basis. Upon achievement of stabilization, the permanent loan will commence amortization, and the Agency will obtain the HUD endorsement for Risk Share insurance. Agency staff will evaluate the need for a lease-up reserve prior to the funding of the MassHousing loans. This funding structure was also utilized in Beacon's most recent transaction, 15 Temple.

3. **Commercial Space.** The Development will include approximately 10,600 square feet of ground floor commercial space intended for a grocery or convenience store.

   - **Commercial Income:** The commercial space is anticipated to be leased under a triple net lease ("NNN") to a community-oriented commercial tenant. A market study prepared for the Sponsor by Bonz & Company and dated April 30, 2026, concluded an achievable market rental range of approximately $45 to $50 per square foot. For underwriting purposes MassHousing has assumed gross commercial rental income of $30 per square foot and applied a 20% vacancy, resulting in underwritten effective commercial income of $24 per square foot. This represents a significant discount to the market study conclusions, is consistent with the Sponsor's leasing strategy of attracting a community-oriented tenant and has no impact on the sizing of the proposed loan. The requirement of a commercial income guaranty will be determined by MassHousing prior to the construction loan closing.

- **Master Lease.** The Borrower will enter into a master lease agreement with a Beacon affiliate, which will act as the master tenant. The Beacon affiliate is expected to guarantee the minimum commercial rental income necessary to maintain the required debt service coverage until a permanent commercial tenant is in place.

4. **Average Income Set-Aside.** The Sponsors propose the use of the average income set-aside for this transaction. All of the 80% of AMI units are eligible for tax credits, and the unit mix provides an average income restriction of 57.44%, which is below the EOHLC maximum average income restriction of 59% of AMI. The use of this average income set-aside is subject to EOHLC's approval.

5. **Third Party Reports.** The MassHousing-commissioned appraisal is currently underway. To the extent that the report changes the underwritten rents, loan-to-value, or replacement reserve deposit amounts, the loan size may be adjusted accordingly.

Underwriting Criteria and Loan Terms	50 Herald	Underwriting Standards
1. DSCR	1.16	Minimum of 1.10
2. Term/Amortization	41 y / 40 y	30-40 y, fully-amortizing
3. Loan to Value	71%	Maximum of 90% based on third party "as-proposed" investment value
4. Underwriting Rents	PB-Rental Subsidy contract or market supported rent	Lesser of: • PB-Rental Subsidy contract or market supported rents • Programmatic rent cap or rents supported by MassHousing market review.
5. Vacancy Allowance	• 2.5% for PB-Rental Subsidy • 3% for LIHTC • 5% for 80% LIHTC eligible	Minimum of: • 2.5% for PB – Rental Subsidy • 3.0% for LIHTC • 5.0% for unrestricted or workforce housing
6. Affordability	40% at 60% AMI	Minimum of: • 20% at 80% of AMI for MassHousing Statute • 40% at 60% or 20% at 50% of AMI for loans with FHA Insurance, HUD/FFB, Tax-Exempt Bond, and/or Federal LIHTC
7. Annual Deposits to Replacement Reserves	$360 unit / year	Minimum of: • $360 unit / year (new construction) • $500 unit / year (rehab) Note: Additional initial deposit to reserves may be required by the third-party CNA to fund twenty-year capital needs.
8. Operating Expenses	Approximately $14,200 unit / year	Typically, between $11,000 and $16,000 per unit.

14. Low-Income Housing Tax Credits

The Developer has included in its financing proposal a request for the use of 4% Low-Income Housing Tax Credits (the "4% Credits"). The 4% Credits may be utilized as a result of the funding of the Loan with tax-exempt bonds or notes of MassHousing, which are to be issued under Section 142 of the Internal Revenue Code of 1986, as amended (the "Code"), and are subject to a volume capacity allocation under Section 146 of the Code.

Use of the 4% Credits must be approved by HLC as the "housing credit agency" under Section 42 of the Code, which must make the determination required under Section 42(m)(1)(D) of the Code that the development and financing proposal meets the requirements of the Commonwealth's Qualified Allocation Plan. In addition, MassHousing, as the issuer of tax-exempt obligations which generate the 4% Credits must determine under Section 42(m)(2)(D) of the Code that the amount of 4% Credits does not exceed the amount necessary for the financial feasibility and long-term viability of the development. Such determination shall be made applying the standards set forth in the proposed Board vote herein, as required by Section 42(m)(2)(B) of the Code.

50 Herald
VOTES AND FINDINGS

PROPOSALS AND VOTES

Official Action Status

RECOMMENDATION

Staff has reviewed the development experience and creditworthiness of the mortgagor and sponsor and found them to be acceptable. Staff has also determined that the mortgagor, sponsor, or an affiliate under common control has demonstrated evidence of site control, that the proposed site is acceptable for the intended housing, and that there is a need for the proposed housing in the community where the site is located. Therefore, staff recommends the following votes for approval:

VOTED**:** To approve the findings and determinations set forth immediately following this vote and to authorize (i) the Agency to grant Official Action Status and consider the application for a loan commitment for the multifamily development known as "50 Herald" (the "Development") at such time as it is submitted; (ii) this vote to serve as a declaration of official intent under Treasury Regulations Section 1.150-2 that such loan (a) be funded with proceeds of tax-exempt debt issued in the future and (b) reimburse, in accordance with Treasury Regulations Section 1.150-2, up to $37,012,500 of costs of the Development paid prior to the issuance of such debt or the making of such loan; provided that this vote does not require the Agency to make any expenditure, incur any indebtedness or proceed with the Development.

Official Action Status Findings

In accordance with the vote of the Members of MassHousing dated October 10, 2023, staff makes the following Official Action Status findings for the Development:

1. The mortgagor or sponsor has acceptable multifamily housing development experience and acceptable credit history.

2. The mortgagor, sponsor or an affiliate under common control has demonstrated evidence of site control, which may include a deed, a ground lease, a purchase option, a contract of sale, designation under a public land disposition process, or selection through a competitive request for proposals process conducted by the private landowner.

3. The site is acceptable for the proposed housing.

4. There is a need for the proposed housing in the community where the site is located.

Mortgage Loans and Low-Income Housing Tax Credits

Staff has reviewed the proposal for (i) permanent and equity bridge financing and (ii) the use of Low-Income Housing Tax Credits and proposes the following votes for approval:

VOTED**:** To approve the findings and determinations set forth below and to authorize (a) a permanent first mortgage loan in a principal amount of up to $21,350,000 such first loan to be insured under the HUD HFA Risk Sharing Program; and (b) a subordinate equity bridge mortgage loan in a principal amount of up to $9,570,000, in each case to be made to 50 Herald Partners LLC or another single-purpose entity controlled by Beacon Communities Services LLC or an affiliate (the "Borrower") as owner of the multifamily residential development known as "50 Herald" (the "Development") and located in Boston, Massachusetts, and in accordance with the applicable general closing standards and delegations of authority previously approved, and further subject to (1) compliance with all applicable laws and all regulations and requirements of applicable financing programs, and (2) the following special conditions: None.

FURTHER VOTED: That the amount of 4% Credits, as set by the Chief Executive Officer, the Chief Legal and Operating Officer, the Vice President of Multifamily Programs, the Senior Director of Capital Deployment, the Director (or Senior Director) of Rental Underwriting, the General Counsel or the designee of any of the foregoing, prior to loan closing, to be used in connection with the Development will not exceed the amount which is necessary for the financial feasibility of the Development and its viability as a qualified low-income housing project throughout the credit period, having taken into consideration:

(a) the sources and uses of funds and the total financing planned for the Development;
(b) any proceeds or receipts expected to be generated by reason of tax benefits;
(c) the percentage of the tax credit amount used for Development costs other than the cost of intermediaries; and
(d) the reasonableness of the developmental and operational costs of the Development, provided, however, that such determination shall not be construed to be a representation or warranty as to the feasibility or viability of the Development.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer, the Vice President of Multifamily Programs, the Senior Director of Capital Deployment, the Director (or Senior Director) of Rental Underwriting, the General Counsel or the designee of any of the foregoing, each acting singly, to set the amount of 4% Credits to be used in connection with the Development applying the standards set forth in the immediately preceding vote.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer and the Vice President of Multifamily Programs, and their respective designees, each acting singly, to permit the Borrower to enter into, or assume, mortgage loans with third parties with respect to the Development, provided that (1) any such mortgage loans shall be subordinated to MassHousing's first mortgage loan, and other MassHousing debt as determined by the Chief Executive Officer, the Chief Legal and Operating Officer or the Vice President of Multifamily Programs, and (2) such subordinate mortgage loans shall be subject to

MassHousing's requirements pertaining to subordinate mortgages, in a manner acceptable to MassHousing's General Counsel or their designee.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
84 units (72%) in the Development will be affordable to low-income persons and families, as specified in the Act, at rents that do not exceed the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
In-house data for larger market and mixed-income complexes (approximately 1,368 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged approximately 95.8%, and range between 95% and 98%. One of the comparables was offering a rental concession of one month's free rent.

3rd Qtr. 2026 CoStar data for the subject's Back Bay/South End Submarket (11,226 units) have an overall vacancy rate at 2.6 % YTD, which is a decrease of 0.34% from one year ago. CoStar data for the Boston market (301,335 units) has an overall vacancy rate of 5.6% YTD, which is a decrease of 0.63% from one year ago. The Back Bay/South End Submarket vacancy rate is projected to increase to 2.8% over the next five years, while the Boston market is projected to decrease to 5.5%.

CoStar submarket data for the 4-5 Star building type (4,954 units) indicates a 3rd Qtr. 2026 vacancy rate of 3.5% and an average asking rent of $4,795, while submarket data for the subject's 3 Star building type (2,964 units) indicates a 3rd Qtr. 2026 vacancy rate of 1.8% at an average asking rent of $3,580 and 1-2 Star buildings (3,308 units) indicates a 3rd Qtr. 2026 vacancy rate of 2.0% at an average asking rent of $3,561. The Development with its amenities more closely reflects the 3 Star building type and is reflected in both the vacancy rate and market rent potential.

According to the Department of Housing and Community Development's (DHCD) Chapter 40B Subsidized Housing Inventory (09/30/25), the City of Boston 299,238 year-round housing units, 66,446 (21.54%) of which are subsidized for low/moderate income households.

Boston Housing Authority (BHA) owns and operates 27 family and 36 elderly/disabled developments with a total of 12,501 units. The BHA also administers 14,574 units of Leased Housing, consisting of 16,651 Housing Choice Vouchers, 1,441 Project Based and 198 Moderate Rehab. In addition, the City of Boston's Annual Plan (FY2025) indicated that the BHA maintains the following wait lists: There are 7,724 households on the Leased Housing waiting list. This is broken down by families with children, families with disabilities and elderly families. The BHA also had Single applicants on the waiting list. There were also instances of families that fit into

more than one category. This waiting list has been closed since November 2008 and there are no plans to reopen at this time. The BHA also maintains a Public Housing Wait list with 28,703 applicants.

U.S. Census data from the 2020-2024 American Community Survey (ACS) indicates that of the 283,374 households in the City of Boston approximately 83.5% earned less than the HUD published 2026 AMI, approximately 46.1% earned less than 50% of 2026 AMI, approximately 54.2% earned less than 60% of the 2026 AMI, and approximately 70.4 % earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing

MassHousing staff has completed an analysis of the market-rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households

The financing herein proposed does not lead to the undue concentration of low-income households.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units

As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

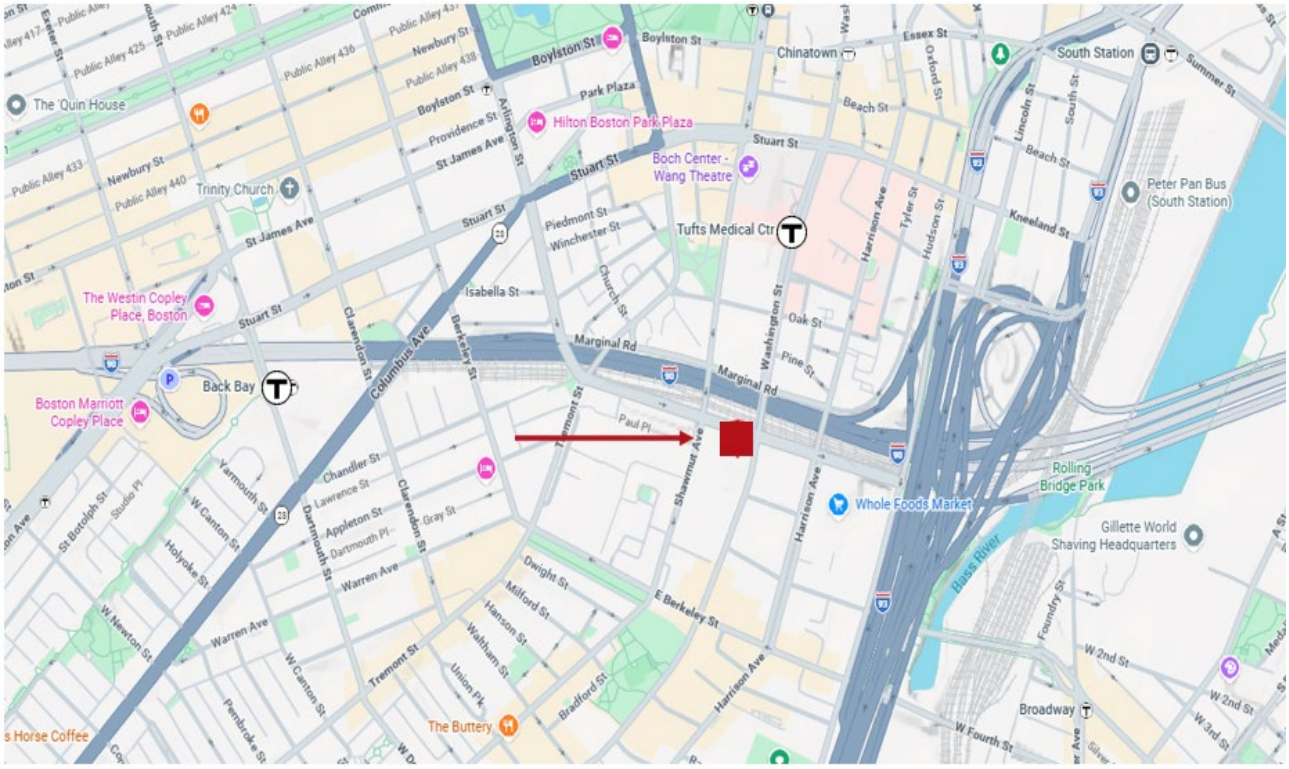
Rent Schedule:

Number of Bedrooms	1	2	3
Number of Units	40	65	12
Net SF/Unit	617	887	1,164
Elev./Non-Elev.	Elev.	Elev.	Elev.
Market Rate Rent (10% Rate 20 Year Term)	$6,100	$6.356	$6,957
MHFA Below Market Rent (Cost-Based Rent)	$4,082	$4,339	$4,939
MHFA Adjusted Rent	30% of 60% of AMI		
Underwriting Rents			
30% AMI MRVP	$2,476	$2,941	-
30% AMI PBV	-	$3,107	$3,720
50% AMI IDP + LIHTC	$1,462	$1,742	$2,002
50% AMI LIHTC	$1,462	-	-
60% AMI LIHTC	$1,774	$2,117	-
60% AMI IDP + LIHTC	-	$1,978	$2,216
80% AMI LIHTC	$2,311	$2,761	$3,179

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES





Loan Commitment Proposal | August 11, 2026

50 Herald

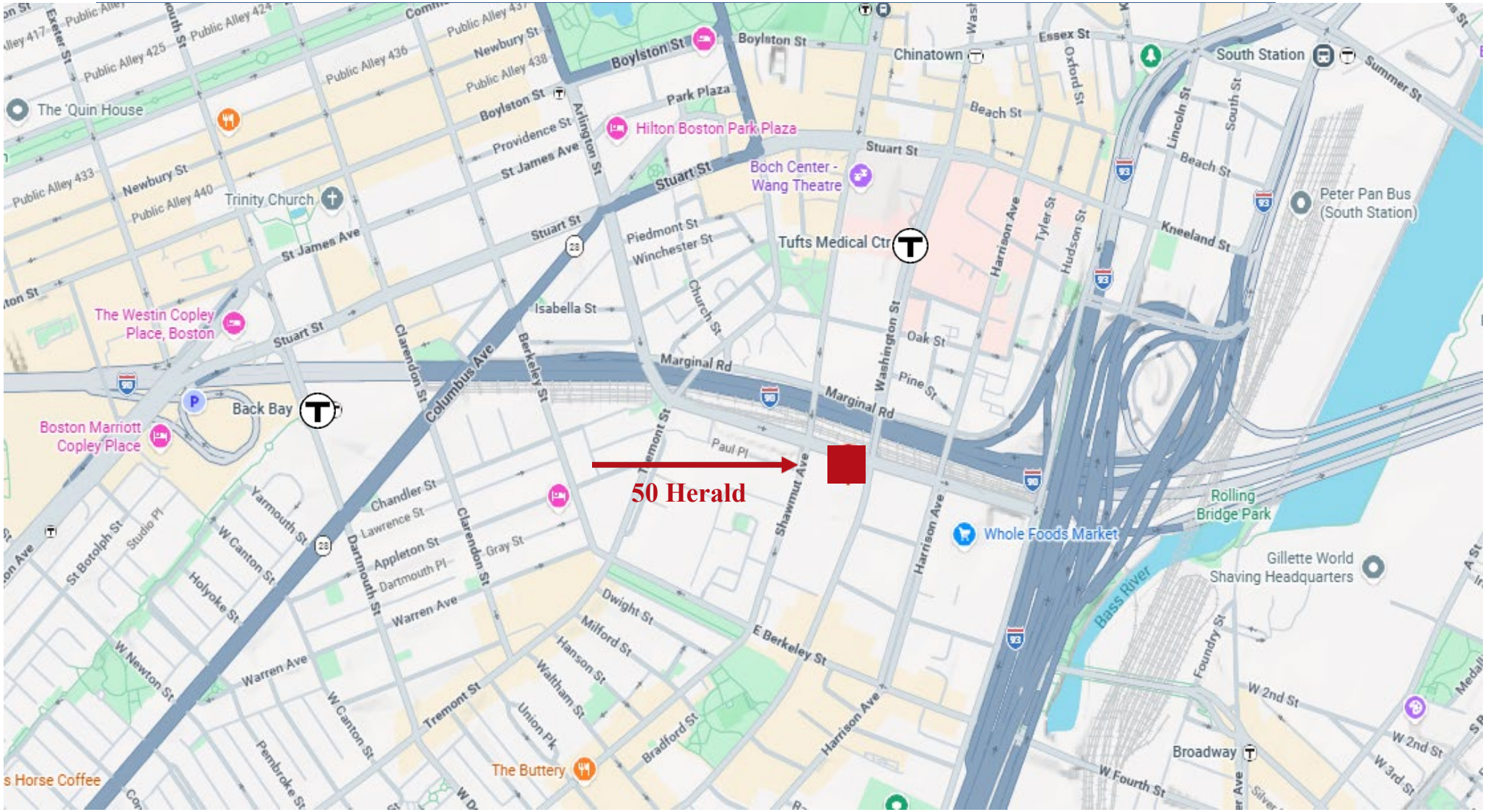


Location	50 Herald, Boston – South End, MA 02118
Sponsor	Beacon Communities Services LLC
Transaction Type	Production (4%)
Funding Type	Forward Commitment of Permanent Loan
Execution Type	Portfolio (TE)
Credit Enhancement	HUD/HFA Risk Sharing with 50% credit risk
Total Rental Units	117
Affordability Mix	117 Affordable

Deal Team Members	
Origination	Teddy Eleevia, Amanda Melick
Underwriting	Douglas O'Brien
Asset Management	Daniel Barbanell, Juan Pena

MassHousing

50 Herald | South Boston



Borrower Team

Mortgagor Entity	50 Herald Partners LLC
Developers / Sponsors	Beacon Communities Services LLC & The Chinese Consolidated Benevolent Association of New England, Inc.
General Partner / Managing Member	50 Herald Partners MM LLC
Construction Lender	JPMorgan Chase Bank, N.A. & Santander Bank, N.A
Syndicator / Investor	Hudson Housing Capital LLC
Management Company	Beacon Residential Management Limited Partnership
Architect	Stantec Architecture Inc.
General Contractor	Cranshaw Construction of New England Limited Partnership

Unit Mix

Unit Size	Total Units	LIHTC Eligible										Market Comparison
		30% AMI** Section 8 PBV		30% AMI** MRVP		50% AMI** LIHTC		60% AMI** LIHTC		80% AMI** LIHTC		
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Rent*
1 BR	38			8	$2,379	6	$1,462	8	$1,774	16	$2,311	$3,586
2 BR	41	4	$3,107	8	$2,813			15	$2,117	14	$2,761	$4,815
3 BR	7	4	$3,720							3	$3,179	$6,190
Total	**86**	**8**		**16**		**6**		**23**		**33**		

**All rents are net of utility allowances.

Additional Notes: Utility Allowances applied to the MRVP units exceed the expected MRVP utility allowances, resulting in a conservative estimate of effective rental income.

Unit Size	Total Units	LIHTC Eligible				Market Comparison
		50% AMI LIHTC/ 70% AMI IDP		60% AMI LIHTC / 70% AMI IDP		
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	2	2	$1,462			$3,586
2 BR	24	13	$1,742	11	$1,978	$4,815
3 BR	5	3	$2,002	2	$2,216	$6,190
Total	**31**	**18**		**13**		

Additional Notes: Boston's Inclusionary Zoning (IZ) formerly known as the Inclusionary Development Policy (IDP) requires developers to include income-restricted apartments in buildings with 7 or more units. Rents for these units are capped based on Area Median Income (AMI). These affordable rents are set annually by the city of Boston.

Project Costs

Core Residential Costs	
Base	$55,053,799
Extraordinary	$16,560,303
Total	$71,614,102
Commercial and Non-Residential Costs	
Commercial Costs	$8,281,100
Site and Other Non-Residential Costs	$27,524,722
Total	$35,805,821
Total Development Cost	
Total	$107,419,923

Project Construction Costs	
Total Construction Cost	$74,152,813
Construction per Square Foot	$526

Sources and Uses

Sources of Funds			Uses of Funds	
MH Permanent Loan	$20,040,000		Acquisition	$2,925,000
Federal LIHTC	$41,114,936		Construction	$70,621,727
State LIHTC Loan	$17,116,559		Construction Contingency	$3,531,086
EOHLC Subsidy	$5,250,000		General Development	$19,063,843
MOH Funds	$3,500,000		Capitalized Reserves	$1,758,367
CCBA IDP Loan	$15,000,000		Developer Fee	$4,759,950
MA DOER Grant	$850,000		Overhead	$4,759,950
Deferred Developer Fee	$4,547,428			
Total Sources	**$107,419,923**		**Total Uses**	**$107,419,923**

Underwriting Notes

1. Loan Sizing
2. Funding of Loans
3. Commercial Space
4. Average Income Set-Aside
5. Third Party Reports

Official Action Status (OAS) Findings

1. **Mortgagor**: The mortgagor or sponsor has acceptable multifamily housing development experience and acceptable credit history.
2. **Site Control**: The mortgagor, sponsor or an affiliate under common control has demonstrated evidence of site control, which may include a deed, a ground lease, a purchase option, a contract of sale, or designation under a public land disposition process.
3. **Acceptability of Site**: The site is acceptable for the proposed housing.
4. **Need for Proposed Housing**: There is a need for the proposed housing in the community where the site is located.

Recommended Votes

- Official Action Status
- Commitment of a Tax-Exempt Permanent Loan
- Commitment of a Tax-Exempt Equity Bridge Loan
- Approval for the Use of Low-Income Housing Tax Credits

Loan Commitment Proposal | August 11, 2026

Eastbrook Apartments

1. General Project Information	
Project Name	Eastbrook Apartments
Project ID	71-016
Associated Projects	N/A
Addresses	193-321 Fernbank Road, Springfield, MA 01129
Sponsor	Makor Capital LLC
Transaction Type	Preservation
Funding Type	Current (Permanent Only)
Execution Type	Taxable MAP JV 223(f)
Credit Enhancement	HUD-Insured with 1% credit risk
Approval Type	Board
Current MH Risk Rating	Financial: A Physical Condition: B Compliance: A
Post-Closing/Post-Rehab MH Risk Rating	Financial: A Physical Condition: A Compliance: A
Total Rental Units	160
Affordability Mix	143 Affordable 17 Market

2. Recommended Actions

- Approval to accept assignment of a HUD-issued Firm Commitment for Federal Housing Administration ("FHA") insurance
- Commitment of a first mortgage loan (the "New Loan")
- Approval to finance the New Loan through the issuance of a Ginnie Mae Mortgage Backed Security ("MBS")

Eastbrook Apartments (the "Development") consists of 160 units in 21 buildings in Springfield. Makor Capital ("the Sponsor") will purchase the Development from an affiliate of WinnDevelopment at closing. The proposed loan will provide funds to acquire the property, complete repairs, pay transaction costs, and capitalize replacement reserves.

3. MassHousing Financing	
First Loan	
Type	Permanent
Loan Amount	$17,853,500
Interest Rate	5.70% projected
Loan Term/Amortization	35 y / 35 y
Year 1 DSCR	1.11 projected (1.11 minimum)
LTV	76% projected (87% maximum)

4. Development Plan

Description of Site. The Development is on 18.32 acres of land and is located at 193-321 Fernbank Road in the eastern part of Springfield (the "Site"). The immediate surrounding area is woodlands and single-family residential homes. There are a variety of businesses in proximity to the Development, including retail stores, grocery stores, restaurants, banks, and recreational opportunities. There is a bus stop located directly in front of the Development, allowing residents access to much of Springfield and the surrounding areas. The Development also benefits from the proximity to interstates 90 and 91, providing convenient access to Boston and other major destinations in the region.

Description of Existing Building. The Development was constructed in 1973 and consists of 21 two-story apartment buildings and a single-story community building. The buildings are wood framed with a mix of vinyl siding and brick exterior. There are 42 one-bedroom flats located in five buildings and 118 two- and three-bedroom townhouse-style units located in separate buildings, all with private entrances.

The Development includes a management office, a community room with kitchen facilities, two common area laundry rooms, a playground, a basketball court, and surface parking throughout the property.

Description of Affordability Mix. Of the 160 units, 143 are restricted under a use agreement for 99-years from a 1999 LIHTC syndication. The remaining 17 units are unrestricted, with 15 units currently occupied by Enhanced Voucher holders.

Sixty-four of the restricted units benefit from a Section 8 project-based voucher contract which is in effect through April 2029 and administered by the Springfield Housing Authority ("SHA"). The contract will renew upon expiration, and contract rents are within the SHA's approved payment standard based on the area's fair market rent ("FMR").

At closing, the MassHousing Disposition Agreement will be recorded ahead of the mortgage and will require 20% of the units (32 units) to be set aside for households earning up to 80% of AMI. The Disposition Agreement will survive foreclosure with a minimum term of 15 years.

Site Control. The Development is subject to a Purchase and Sale Agreement that was executed on November 21, 2025. The new Mortgagor entity, Makor Eastbrook LLC, will acquire the property at closing for $18,000,000.

Transaction Overview. Rockport Mortgage Corporation ("Rockport") is requesting FHA mortgage insurance in the amount of $17,853,500. Loan proceeds will be used to acquire the Development, repay the outstanding MassHousing loan, fund repairs, fully fund the replacement reserves, and pay transaction costs.

In addition to the requested financing, the Sponsor is contributing an estimated $5,200,000 in equity for the acquisition of the property.

MassHousing Debt. The Development is currently in the MassHousing portfolio with the following debt:

Loan	Maturity Date	Interest Rate	Estimated Unpaid Balance at Closing
71-016-08	10/1/2055	3.82%	$5,481,589

5. Borrower Team

Mortgagor Entity: Makor Eastbrook LLC

A sole-asset, single-purpose entity formed for the purpose of owning and operating the Development.

Developer / Sponsor: Makor Capital LLC

Co-founded in 2022 by Christopher Wyett and Jason Shulman, the firm acquires and manages multifamily apartment communities.

Mr. Wyett has overall responsibility for Makor's investment and operating platforms, including investment strategy, property operations, asset management and acquisitions / dispositions. Mr. Wyett has more than 23 years of experience acquiring and operating multifamily rental communities across numerous asset classes, including acquisition & rehabilitation of affordable housing projects, condominium conversion, and land entitlement.

Mr. Shulman's responsibilities include Makor's investment and operating platforms, including financial operations, asset management acquisitions / dispositions, and efficient tax planning / structuring. Mr. Shulman has more than 10 years of experience acquiring, operating, and disposing multifamily rental communities across numerous asset classes, including acquisition & rehabilitation of affordable housing projects, condominium conversion and student housing.

This will be MassHousing's first transaction with Makor Capital as the Sponsor.

General Partner / Managing Member: Makor Springfield LLC

MAP Lender Partner: Rockport Mortgage Corporation

MassHousing and Rockport Mortgage Corporation (the "MAP Lender Partner") entered into a Consultant Agreement (the "Agreement") defining the relationship between MassHousing and the MAP Lender Partner regarding the origination, underwriting, and closing of FHA-insured loans. HUD consented to the Agreement and business relationship under a waiver granted to MassHousing on June 13, 2014 (the "HUD Waiver"). In agreeing to waive certain requirements of the Multifamily Accelerated Processing ("MAP") Guide, including permitting MassHousing to refinance its balance sheet debt under the terms of the Agreement, HUD imposed certain restrictions prohibiting MassHousing's involvement in the underwriting of the FHA-insured loan transactions to be made by MassHousing under such Agreement. Subsequent to MassHousing's receipt of the HUD Waiver, the Members authorized the MAP/Ginne Mae Multifamily Joint Venture Lending Initiative (the "Initiative") on November 12, 2014.

Under the terms and conditions of the HUD Waiver, and in accordance with the Agency-approved Initiative guidelines and closing conditions, the MAP Lender Partner worked directly with the borrower to underwrite the new mortgage loan and apply to the local HUD office for FHA mortgage insurance. The MAP Lender Partner is responsible for ensuring that all applicable FHA and MAP requirements have been satisfied, and HUD will determine that the New Loan is an acceptable risk. MassHousing will rely solely on HUD's determination that the new loan is an acceptable risk, and MassHousing has not and will not conduct any internal assessment to confirm this determination. MassHousing will enter into an agreement with the MAP Lender Partner to accept the assignment of the HUD Firm Commitment at loan closing, and MassHousing will, at closing, make the New Loan to the Borrower. MassHousing will issue a Ginnie Mae Mortgage Backed Security ("MBS") to fund the new loan.

Management Company: Makor Management LLC

Makor Management LLC is the management arm of the Sponsor. Their current portfolio includes more than 4,800 apartments in Massachusetts, New Hampshire, North Carolina, South Carolina, Tennessee, and Georgia. Makor Management is a HUD approved management agent currently managing five HUD subsidized properties with more than 233 units.

The most recent MassHousing experience with Makor as the management agent is Moran Square.

6. Summary of MassHousing-Sponsor Relationship	
Number of Projects with MassHousing Debt	0
Total Units with MassHousing Debt	0
Outstanding MassHousing Principal Debt	$0
Adverse Actions Against the Borrower Team	No
Current on Obligations with MassHousing	N/A
Property Management Affiliate	Yes, Makor Management LLC manages properties in the Sponsor's portfolio.

MassHousing Staff	
Origination	Jen Hudon Hatch, Originator Matt Deych, Analyst
Underwriting	John Collins, Underwriter
Asset Management	Lee Fiorenza, Portfolio Manager Erin Lewis, Asset Manager

7. Unit Mix

Unit Size	Total Units	Section 8 PBV HAP*		60% of AMI***		Unrestricted / Enhanced Voucher**		Unrestricted***		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Rent*
1 BR	42	11	$1,382	28	$1,415	3	$1,634	-	-	$1,560
2 BR	95	44	$1,734	40	$1,658	11	$1,936	-	-	$1,940
3 BR	23	9	$2,127	11	$1,862	1	$2,780	2	$1,875	$2,250
Total	**160**	**64**		**79**		**15**		**2**		

*Rockport's underwritten rents for the Section 8 PBV HAP units are based on the current contract rents, which are lower than the appraiser's market rents.

**Rockport's underwritten rents for unrestricted units with Enhanced Voucher holders are based on the appraiser's market rents as they are lower than the current Enhanced Voucher rents.

***Rockport's underwritten rents for 60% of AMI units and unrestricted units are based on the current in-place rents.

8. Operating Overview

See Section 11. First Year Income and Expenses

9. Project Costs

N/A

10. Sources and Uses

The Sources and Uses set forth in this proposal are estimates based on the MAP Lender Partner application to HUD. HUD reserves the right to change these amounts prior to issuing its Firm Commitment, and the final Sources and Uses (including the final loan amount) will be determined by HUD and the MAP Lender Partner, subject to the limitation that the final amount of the New Loan shall not be more than $24,102,225 nor less than $11,604,775.

Sources	
New First Mortgage	$17,853,500
Sponsor Equity	$5,272,070
Total:	$23,125,570

Uses	
Acquisition*	$18,000,000
Repairs	$3,247,001
General Development	$740,415
Capitalized Reserves	$910,000
Assurance of Completion Escrow	$228,154
Total:	$23,125,570

*Includes repayment of existing MassHousing loan and prepayment penalty.

11. First Year Income and Expenses

Income		
Rental Income – Project-Based Rental Subsidy		$1,327,692
Rental Income – Non-Rental Subsidy		$1,900,776
Gross Potential Residential Income		$3,228,468
Vacancy – Project-Based Rental Subsidy	5.0%	($66,385)
Vacancy – Non-Rental Subsidy	5.0%	($95,039)
Gross Residential Income		$3,067,045
Other Income – Laundry		$23,750
Effective Gross Income		$3,090,795

Expenses	
Residential Operating Expenses	$1,731,492
Net Operating Income	$1,359,303
Debt Service	($1,223,366)
Cash Flow	$135,937

Debt Service Coverage	1.11
Operating Expenses Per Unit	$10,822

12. Analysis of Lender Narrative

Valuation: The appraiser's concluded market value estimate of $23,400,000 represents a reconciliation between the income approach value of $23,700,000 and the sales comparison value of $22,700,000.

The cost approach was determined not applicable due to the age and type of this property. The income approach value is based off the appraiser's concluded capitalization rate of 6.0% and Net Operating Income ("NOI") of $1,420,770. The requested loan amount of $17,853,500 provides for a 76% loan to value ("LTV") against the concluded market value of $23,400,000.

Transaction Structure & Cash Flow: The permanent financing and Sponsor's equity contribution will fund at closing to repay the existing MassHousing loan, fund required reserves and cover transaction costs. A portion of the new loan and equity proceeds will also fund the critical and non-critical repair escrows. MassHousing will hold and administer the repair escrows, including the Assurance of Completion, in accordance with HUD guidelines.

Repairs: Repairs total $3,247,001 ($20,294 per unit) and the funds will be held in escrow and monitored by MassHousing. The scope of work includes the resurfacing of the parking lots and sidewalks with American with Disabilities Act ("ADA") parking repairs, the replacement of all dwelling unit roofs and existing down spout repair, accessibility upgrades to public restrooms, drywall repairs, and the upgrade of at least 4 units to comply with the Uniform Federal Accessibility Standards ("UFAS").

Deferred Critical Repairs: The submission package includes a waiver request to defer all critical repairs, including life safety repairs, to be completed post-closing. The acquisition is an arm's length purchase and as such, the Sponsor does not have control of the Development and is unable to perform any repairs until the closing.

Capitalized Reserves:

- Assurance of Completion Escrow in the amount of $228,154 is equal to 10% of the non-critical repairs. MassHousing will administer the escrow on behalf of HUD, and the Assurance of Completion Escrow will be released to the Borrower upon completion of all escrowed repair work. Completion of work is expected within 12 months of closing.

- Initial Deposit to Replacement Reserves is in the amount of $910,000 and is the amount needed to fully fund the replacement reserve in accordance with the MAP Guide.

Operating Expenses: The operating expenses of $10,822 per unit are below the aggregated range of $11,300 to $16,400 per unit for MassHousing financed developments. Rockport reviewed the historic operating expenses (2023-2025) and the Sponsor's proposed 2026 budget. The underwritten operating expenses align more closely with the third-party appraisal comparative ranges for similar size developments and considers the Sponsor's approach to

property management. This includes a shift from third-party contracts for maintenance and repair work to an in-house operating structure.

13. Low-Income Housing Tax Credits

N/A

Eastbrook Apartments

VOTES AND FINDINGS

PROPOSALS AND VOTES

Staff proposes the following votes for approval:

VOTED: To approve the findings and determinations set forth below and to authorize the Massachusetts Housing Finance Agency ("MassHousing") (1) to accept the assignment from Rockport Mortgage Corporation of a HUD Firm Commitment to provide mortgage insurance through the Federal Housing Administration pursuant to Section 223(f) of the National Housing Act for a first mortgage loan in the approximate amount of $17,853,500 or such other amount as evidenced in the HUD Firm Commitment, subject to the limitation that the final amount of such loan shall not be more than $24,102,225 nor less than $11,604,775 to Makor Eastbrook LLC (the "Borrower") for Eastbrook Apartments and (2) to make the FHA-insured first mortgage loan to the Borrower in the approximate amount of $17,835,500 (the "New Loan"), subject to the limitation that the final amount of such loan shall not be more than $24,102,225 nor less than $11,604,775 on terms acceptable to MassHousing, in compliance with the terms of the Prepayment Approval for MassHousing Multifamily Mortgages adopted by the Agency on October 14, 2014 and subject to MassHousing's General Closing Conditions for loans made under MassHousing's MAP/Ginnie Mae Multifamily Joint Venture Lending Initiative approved by the Board on November 12, 2014.

FURTHER VOTED: That the Massachusetts Housing Finance Agency, acting through its officers duly authorized pursuant to the Government National Mortgage Association Resolution of Board of Directors and Certificate of Authorized Signatories approved by the Agency, is hereby authorized and directed to do all acts and things, and to execute and deliver any and all documents, certificates, securities and instruments necessary or desirable to effectuate the funding of a first mortgage loan insured by the U.S. Department of Housing and Urban Development, acting through the Federal Housing Commissioner, under Section 223(f) of the National Housing Act, to the Borrower for Eastbrook Apartments.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
143 units (89%) in the Development will be affordable to low-income persons and families, as specified in the Act, at the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
The market needs data reflects the information available to A&M staff as of the date of collection July 17, 2026. Further, the reader is cautioned and reminded that any observations, comparisons, and/or conclusions are based on the data as of the indicated collection date.

In-house data for larger market and mixed-income complexes (approximately 1,306 units) in the area revealed a strong rental market. Current occupancy rates of the five comparable properties reviewed averaged approximately 97.2%, and range between 92% and 100%. One of the comparables was offering a rental concession of half a month for free.

3rd Quarter 2026 CoStar data for the subject's Springfield submarket (7,252 units) has an overall vacancy rate at 1.9% year to date ("YTD"), which is an increase of .05% from one year ago. CoStar data for the Springfield market (19,102 units) has an overall vacancy rate of 2.1% YTD, which is an increase of .06% from one year ago. The Springfield submarket vacancy rate is projected to increase to 2.1% over the next five years, and the Springfield Market is projected to increase to 2.4%.

CoStar submarket data for the 4-5 Star building type (266 units) indicates a 3rd Quarter 2026 vacancy rate of 2.4% and an average asking rent of $1,510, while submarket data for the subject's 3 Star building type (2,429 units) indicates a 3rd Quarter 2026 vacancy rate of 2.2% at an average asking rent of $1,441 and 1-2 Star buildings (4,557 units) indicates a 3rd Quarter 2026 vacancy rate of 1.7.% at an average asking rent of $1,378. The Development, with its amenities, more closely reflects the 3 Star building type and is reflected in both the vacancy rate and market rent potential.

According to the Executive Office of Housing and Livable Communities ("EOHLC") Chapter 40B Subsidized Housing Inventory (09/30/25), the City of Springfield has 62,653 year-round housing units, 10,364 (16.54 %) of which are subsidized for low/moderate-income households.

Further, the Springfield Housing Authority ("SHA") owns and/or operates 2,397 Public Housing units in 27 developments broken down by 5 districts in Springfield. These include 13 developments for elderly and disabled residents and 14 developments for families. According to

the city of Springfield's Five-Year Consolidated plan (2016-2021), there are 2,081 applicants on the waiting lists. 90.7% of those applicants are extremely low income with household incomes below 30% of the area median income("AMI"), 7.7% are very low-income households with incomes of 30-50% of AMI, and 1.5% are low-income households with incomes of 50-80% of AMI. Further, 40.6% of the applicants are families with children, 14.8% elderly and 44.4% are disabled.

SHA also administers 2,733 Section 8 Housing Choice Vouchers and they participate in the Massachusetts Section 8 Housing Choice Voucher Centralized Waiting List. At this time the list is open, and it is expected to remain open indefinitely.

U.S. Census data from the 2020-2024 American Community Survey ("ACS") indicates that of the 57,772 households in the City of Springfield approximately 70.5% earned less than the HUD published 2026 AMI ($96,700), approximately 58.4% earned less than 50% of 2026 AMI, approximately 65.5% earned less than 60% of the 2026 AMI, and approximately 73% earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing

MassHousing staff has completed an analysis of the market rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households

The financing herein proposed will change neither the current income mix of the Development nor that of its surrounding locality.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units

As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

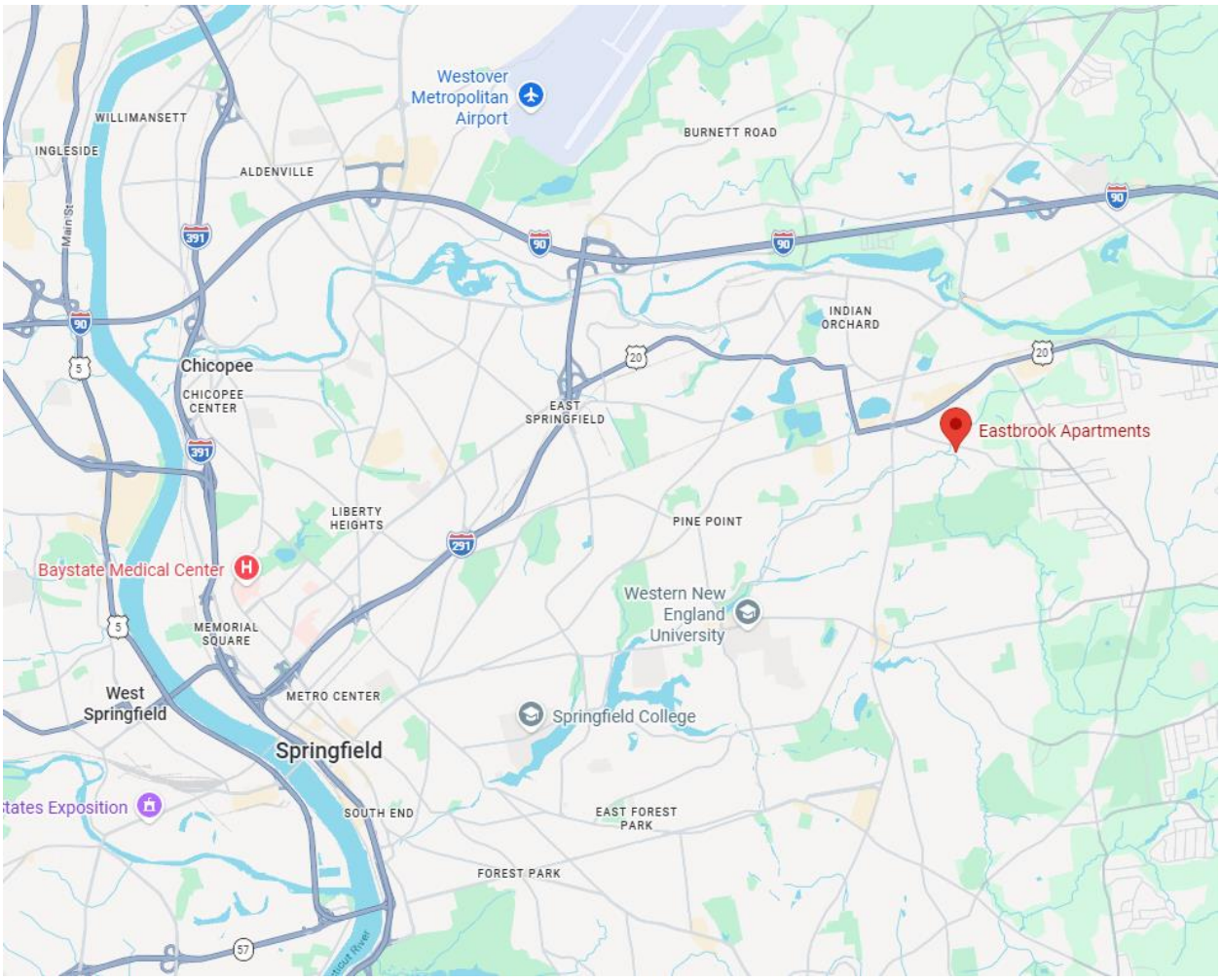
Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

Rent Schedule:

Number of Bedrooms	1	2	3
Number of Units	42	95	23
Net SF/Unit	665	1,025	1,247
Elev./Non-Elev.	Non-Elev.	Non-Elev.	Non-Elev.
Market Rate Rent (10% Rate 20 Year Term)	$1,880	$2,188	$2,447
MHFA Below Market Rent (Cost-Based Rent)	$1,417	$1,725	$1,984
MHFA Adjusted Rent	30% of 80% of AMI		
Underwriting Rents			
Section 8 PBV HAP	$1,382	$1,734	$2,127
Enhanced Vouchers	$1,560	$1,936	$2,250
60% AMI	$1,415	$1,658	$1,862
Unrestricted	-	-	$1,875

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES




Eastbrook
APARTMENTS
COMMUNITY CENTER
MANAGEMENT OFFI



Loan Commitment Proposal | August 11, 2026

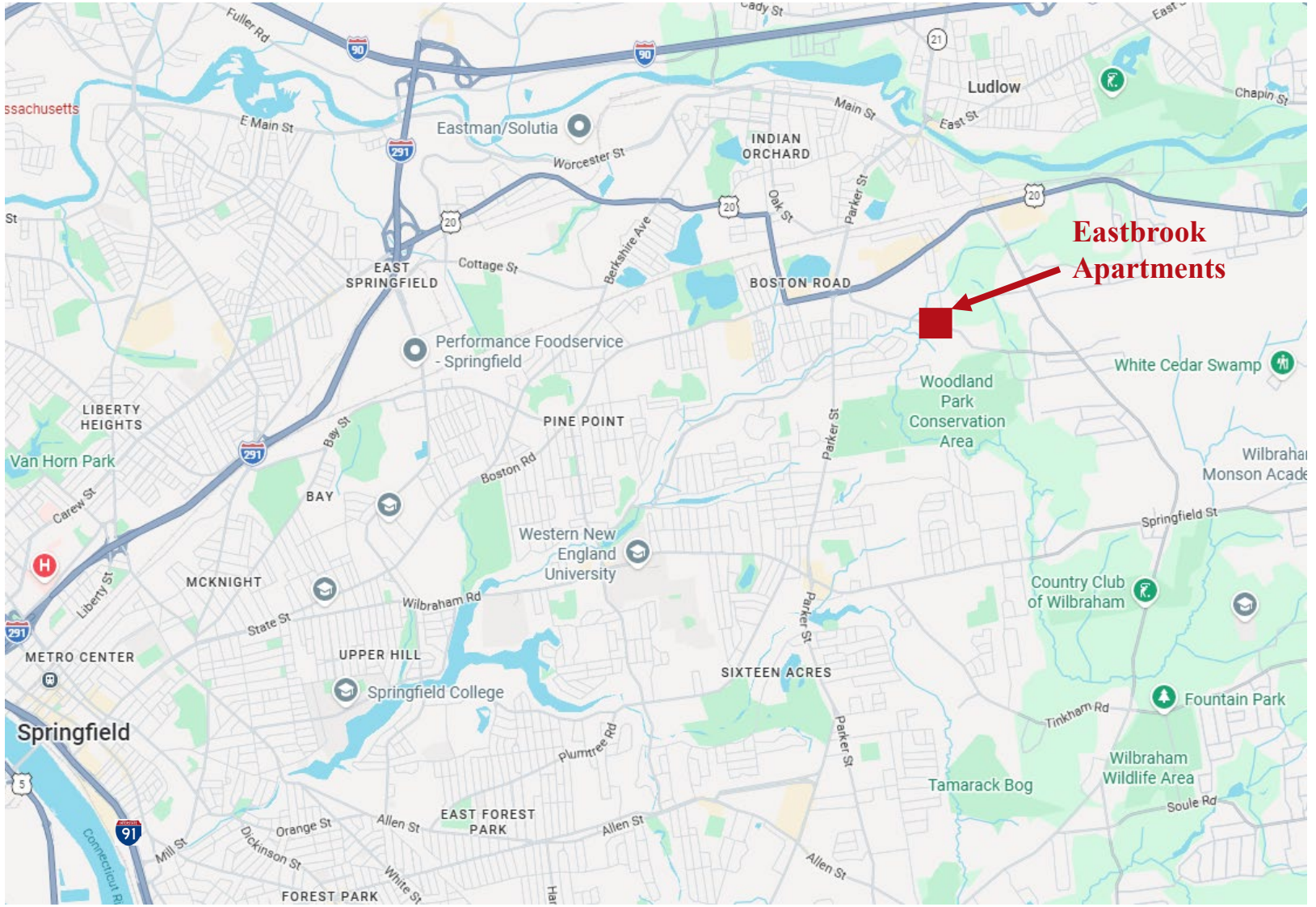
Eastbrook Apartments

Location	Springfield
Sponsor	Makor Capital LLC
Transaction Type	Preservation
Funding Type	Current (Permanent only)
Execution Type	Taxable MAP JV 223(f)
Credit Enhancement	HUD-Insured with 1% credit risk
MH Risk Rating	Financial: A Physical Condition: B Compliance: A
Total Rental Units	160
Affordability Mix	143 Affordable 17 Market

Deal Team Members	
Origination	Jen Hatch, Matt Deych
Underwriting	John Collins
Asset Management	Erin Lewis, Lee Fiorenza

MassHousing

Eastbrook Apartments



Borrower Team

Mortgagor Entity	Makor Eastbrook LLC
Developer / Sponsor	Makor Capital LLC
General Partner / Managing Member	Makor Springfield LLC
MAP Lender Partner	Rockport Mortgage Corporation
Management Company	Makor Management LLC

Unit Mix

Unit Size	Total Units	Section 8 PBV HAP*		60% of AMI***		Unrestricted / Enhanced Voucher**		Unrestricted***		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	
1BR	42	11	$1,382	28	$1,415	3	$1,634	-	-	$1,560
2BR	95	44	$1,734	40	$1,658	11	$1,936	-	-	$1,940
3BR	23	9	$2,172	11	$1,862	1	$2,780	2	$1,875	$2,250
Total	**160**	**64**		**79**		**15**		**2**		

*Rockport's underwritten rents for the Section 8 PBV HAP units are based on the current contract rents, which are lower than the appraiser's market rents.

**Rockport's underwritten rents for unrestricted units with Enhanced Voucher holders are based on the appraiser's market rents as they are lower than the current Enhanced Voucher rents.

***Rockport's underwritten rents for 60% of AMI units and unrestricted units are based on the current in-place rents.

Sources and Uses

Sources	
New First Mortgage	$17,853,500
Sponsor Equity	$5,272,070
Total:	$23,125,570

Uses	
Acquisition*	$18,000,000
Repairs	$3,247,001
General Development	$740,415
Capitalized Reserves	$910,000
Assurance of Completion Escrow	$228,154
Total:	$23,125,570

*Includes repayment of existing MassHousing loan and prepayment penalty.

Lender Narrative Analysis

- Valuation
- Transaction Structure & Cash Flow
- Repairs
- Deferred Critical Repairs
- Capitalized Reserves
- Operating Expenses

Recommended Votes

- Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance
- Commitment of a first mortgage loan
- Approval to finance the New Loan through the issuance of a Ginnie Mae MBS

Loan Commitment Proposal | August 11, 2026

B.F. Faulkner Tower

1. General Project Information	
Project Name	B.F. Faulkner Tower
Project ID	74-033
Associated Projects	N/A
Address(es)	25 Highland Avenue, Somerville, MA 02143
Sponsor	Jonathan Rose Companies LLC and The Schochet Companies
Transaction Type	Preservation (Supplemental)
Funding Type	Current (Permanent Only)
Execution Type	Supplemental Taxable Uninsured
Credit Enhancement	None
Approval Type	Board
MH Risk Rating	Financial: A Physical Condition: A Compliance: A
Total Rental Units	130
Affordability Mix	129 Affordable 1 Resident Manager (Non-Revenue)

2. Recommended Actions

- Approval of a Level One Transfer of Ownership
- Commitment of a Taxable Supplemental Loan

3. Background

The proposed financing will support the acquisition of B.F. Faulkner Tower (the "Development"), an existing 130-unit senior rental property in Somerville. Jonathan Rose Companies and The Schochet Companies (together the "Sponsor") are seeking MassHousing's approval of the sale of the Development from Walnut Hill Tower Associates (the "Current Owner") to Highland Ave Preservation, LLC (the "Borrower"). The Borrower will assume the existing MassHousing first loan ("First Loan") and all related loan documents.

The First Loan closed in 2012 and included a participating lender (originally Credit Suisse First Boston Mortgage Capital LLC) (the "Participating Lender") whose consent may be required for the transfer of ownership. While the First Loan is assumable, it is not yet prepayable because of the participation and amounts to just over 15% of the purchase price. Therefore, the Sponsor is also seeking a MassHousing commitment for supplemental financing to support the acquisition of the Development. The Borrower will use the supplemental acquisition financing, as well as

Sponsor equity, to purchase the Development, complete approximately $88,000 in critical repairs, and capitalize necessary reserves. The Sponsor is targeting a December 2026 closing to meet the Current Owner's deadline.

The First Loan will be prepayment eligible on June 30, 2027, and the Sponsor plans to refinance at that time. New loan proceeds from the anticipated refinancing would prepay the assumed First Loan and the supplemental acquisition loan, and fund approximately $14,000,000 ($107,692 per unit) in rehabilitation work.

A process for rent increases at the Development is underway. First, in advance of the proposed acquisition transaction, the Current Owner is seeking a Mark Up To Market ("MUTM") increase over current in-place rents. The Sponsor expects the rent increase to be approved and in-place prior to the acquisition closing.

Following the acquisition transaction, the Sponsor plans to pursue a full refinancing of the Development, add enhanced resident services through Hebrew Senior Life, Inc. ("HSL") and seek an as-improved MUTM increase. The Sponsor and HSL have experience with this approach, which they undertook on Riverside Towers in 2022. The Sponsor plans to have the services and the higher rents in place at the time of the planned refinancing.

4. MassHousing Financing	
Supplemental Loan	
Type	Taxable Supplemental Loan
Loan Amount	$21,000,000
Interest Rate	3-year SOFR Swap Rate plus 270 basis points (bps) to be locked at Acquisition Loan Closing. (processing rate of 6.79% assumed for underwriting)
Loan Term / Amortization	26 y / 40 y, interest-only for the first five years Will be co-terminus with the existing First Loan
Combined Year 1 DSCR*	1.37 projected (1.25 minimum)
Combined LTV	58% projected (70% maximum)

*See Section 5: MassHousing Debt

5. Development Plan

Description of Site. The Development is located on an approximately 29,000-square-foot parcel at 25 Highland Avenue in Somerville (the "Site"). The Site is within walking distance to Edward L. Leathers Community Park, the Somerville Public Library, and Somerville High School. The Development benefits from strong transit access, with MBTA bus stops located on Highland Avenue and Walnut Street and is less than half a mile from the Gilman Square MBTA Green Line Station.

Description of Existing Building. The Development is an existing 130-unit, 12-story high-rise elevator building constructed in 1977. The Development consists of a mix of one- and two-bedroom units. Common areas include a community kitchen, lounge spaces, and on-site management offices.

Description of Affordability Mix. 129 out of the 130 units will be restricted at 50% of AMI. All income restricted units will benefit from a Project-Based Section 8 HAP Contract.

The remaining non-revenue unit will be for a resident manager.

Site Control. Fee simple. Schochet Associates, Inc. and Rose Affordable Housing Preservation Fund VI, L.P. (affiliates of Sponsor) have a purchase and sale agreement with the Current Owner. Borrower will acquire the Development at closing as evidenced through a deed conveying fee simple title. The purchase and sale agreement has a closing deadline of December 31, 2026, with the ability to obtain three 30-day extensions.

MassHousing Debt. The Development is currently in the MassHousing mortgage portfolio with the following outstanding debt:

Loan	Maturity Date	Interest Rate	Estimated Unpaid Balance at Closing
74-033-09	7/1/2052	4.60%	$8,414,712

6. Borrower Team

Mortgagor Entity: Highland Ave Preservation, LLC

A sole-asset, single-purpose entity formed for the purposes of owning and operating the Development.

Developer / Sponsor: Jonathan Rose Companies LLC

The Schochet Companies

Jonathan Rose Companies LLC is a national development, owner's representative, and investment management firm. Since its founding in 1989, the firm has completed over $3.4 billion of work including new development, redevelopment, and fee development.

A recently completed MassHousing development with Jonathan Rose Companies LLC as the developer was Riverside Towers.

The Schochet Companies is the business name for a full-service real estate development and management company founded by Jay R. Schochet more than thirty years ago. Since that time, the company has developed, owned, and/or managed over 7,000 apartments and 600,000 square feet of retail and commercial space throughout New England and on the West Coast.

A recently completed MassHousing development with The Schochet Companies as the developer was Riverside Towers. Other funding commitments with The Schochet Companies include Warren Hall in Brighton.

Managing Member: Schochet Highland Ave Preservation LLC

Schochet Highland Ave Preservation LLC is the Managing Member and an affiliate of Schochet Associates. The Schochet Companies will have decision-making power over operations with Jonathan Rose Companies providing oversight on any operational consideration that would constitute a major decision.

Management Company: Federal Management Company, Inc.

Federal Management Company, Inc., an affiliate of The Schochet Companies, was formed in 1973. It provides management services for numerous clients including The Schochet Companies, Retirement Housing Foundation, and the Jonathan Rose Companies. These services include complete responsibility for building operations, financial administration, leasing activities, and interfacing with local, state, and national agencies.

A recently committed MassHousing development with Federal Management Company, Inc. as the management company was Warren Hall.

7. Summary of MassHousing-Sponsor Relationship			
The Schochet Companies	*Recorded*	*Committed*	*Total*
Number of Projects with MassHousing Debt	11	0	11
Total Units with MassHousing Debt	1,814	0	1,814
Outstanding MassHousing Principal Debt	$199,473,823	0	$199,473,823
Number of Projects with MassHousing Conduit Financing	0		
MassHousing Conduit Loans are Compliant with Program Rules	N/A		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	Yes		
Property Management Affiliate	Yes, Federal Management Company, Inc. manages properties in the Schochet portfolio as well as offering third-party fee-management services.		

* Transactions in which Schochet either serves as the sole sponsor or participates as a partner

The Schochet Companies & Jonathan Rose Companies LLC	*Recorded*	*Committed*	*Total*
Number of Projects with MassHousing Debt	1	0	1
Total Units with MassHousing Debt	199	0	199
Outstanding MassHousing Principal Debt	$43,634,513	0	$43,634,513
Number of Projects with MassHousing Conduit Financing	0		
MassHousing Conduit Loans are Compliant with Program Rules	N/A		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	Yes		
Property Management Affiliate	Yes, Federal Management Company, Inc. manages properties in the Schochet portfolio as well as offers third-party fee-management services.		

MassHousing Staff	
Origination	Michael Carthas, Originator Sim Montrond, Analyst
Underwriting	Thomas Fitzmaurice, Underwriter
Asset Management	Mildred Mukasa, Portfolio Manager Janny Nivar, Asset Manager

8. Unit Mix

Unit Size	Total Units	PB Section 8		Manager		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	110	109	$3,201	1	-	TBD
2 BR	20	20	$4,093			TBD
Total	**130**	**129**		**1**		

* Rents net of utility allowances

Project-Based Rental Subsidy	
Type	Section 8
Term	20 y
Administrator	Somerville Housing Authority
Lesser of contract rents or market rents	

9. Operating Overview

Underwritten Operating Expenses	$2,331,983 (approximately $17,760 per unit)

Basis of Operating Costs. Review of historical operating expenses, borrower supporting documentation, as well as review against Agency portfolio comparables of similar size and location.

10. Project Costs

Core Residential Costs	
Base	$53,727,660
Total	$53,727,660
Total Development Cost	
Total	$53,727,660

This is an acquisition transaction with a scope of work restricted to life safety critical repairs. As such, no extraordinary or construction costs are included in the table above.

11. Sources and Uses

Sources of Funds	Total
MH Supplemental Acquisition Loan	$21,000,000
Existing MH Debt	$8,414,712
Developer Cash Equity	$24,312,948
Total Sources	$53,727,660

Core Residential Use of Funds	Total	*Per Unit*
Acquisition	$52,000,000	$400,000
Construction	$88,425	$680
Construction Contingency	$8,843	$68
General Development	$842,790	$6,483
Replacement Reserves	$513,864	$3,953
Tax and Insurance Reserves	$273,738	$2,106
Total Residential Uses	$53,727,660	$413,290

Total Uses	$53,727,660

12. First Year Income and Expenses

Income		
Rental Income		$5,043,145
Gross Potential Residential Income		$5,043,145
Vacancy	2.5%	($129,311)
Gross Residential Income		$4,913,833
Effective Gross Income		$4,913,833

Expenses	
Residential Operating Expenses	$2,308,662
Net Operating Income	$2,734,482
Debt Service	($2,000,474)
Cash Flow	$734,009

First Mortgage Debt Service Coverage	4.76
Combined Debt Service Coverage	1.37

Residential Operating Expense Detail			*Per Unit*
Management Fee	4.0%	$201,726	$1,552
Administrative Costs		$318,970	$2,454
Maintenance Costs		$666,399	$5,126
Resident Services		$42,117	$324
Security		$90,194	$694
Utilities (water and sewer, hot water)		$352,345	$2,710
Insurance		$159,487	$1,227
Taxes		$246,664	$1,897
Payroll Taxes/Benefits		$139,511	$1,073
Replacement Reserves		$65,000	$500
Mortgage Insurance Premium*		$26,250	$202
Total		$2,308,662	$17,759

*On declining principal balance of the existing first mortgage loan.

Operating Expenses as a Percent of EGI	47.0%

13. Underwriting

1. **Replacement Reserves.** At closing, the existing replacement reserve balance of $455,000 will be released to the Current Owner. As part of the acquisition, the Sponsor will capitalize the replacement reserve with an IDRR of $513,864 ($3,953 per unit) and annual contributions will be set at $65,000 ($500 per unit).

   Staff review and analysis of existing and proposed replacement reserve deposits concluded that the initial and annual deposits to replacement reserves included in this commitment proposal are sufficient and recommends the Sponsor's proposal. Under the proposed reserve funding structure, the Development maintains a "A" physical risk rating, and projects sufficient funding for capital needs over the next eight years.

2. **Section 8 Mark Up To Market Contract.** Rents in the Sponsor's initial proforma are based on an As-Is Rent Comparability Study ("RCS") submitted to MassHousing on May 12, 2026. The RCS reflects a MUTM increase over current in-place rents. The Current Owner submitted the RCS to HUD, and it is currently under review. MassHousing's acquisition loan sizing is contingent upon HUD's final approval of the MUTM rent increase. If the increased rents are not in place at the time of closing, MassHousing will reduce its loan sizing accordingly.

3. **Supplemental Loan Term.** The term of the supplemental loan will be in accordance with HUD Risk Share programmatic guidelines as well as in compliance with the Participation and Servicing Agreement between MassHousing and the Participating Lender on the First Loan. The Loan will require prepayment upon any sale or refinancing of the First Loan.

4. **Third-Party Reports.** The MassHousing third-party appraisal is currently underway. To the extent the appraisal changes the underwritten rents and/or loan-to-value, the loan amount will be adjusted accordingly.

Underwriting Criteria and Loan Terms	B.F. Faulkner Tower	Underwriting Standards
1. DSCR	1.37	Minimum of 1.25
2. Term / Amortization	26 y / 40 y, interest-only for the first five years	30-40 y, fully-amortizing
3. Loan to Value	58%	Maximum of 70% based on third party "as-is" investment value
4. Underwriting Rents	Lesser of PB-Rental Subsidy contract or market supported rents	Lesser of: • PB-Rental Subsidy contract or market supported rents • Programmatic rent cap or rents supported by MassHousing market review.
5. Vacancy Allowance	2.5%	Minimum of: • 2.5% for PB – Rental Subsidy • 3.0% for LIHTC • 5.0% for unrestricted or workforce housing
6. Affordability	20% at 80%	Minimum of: • 20% at 80% of AMI for MassHousing Statute • 40% at 60% or 20% at 50% of AMI for loans with FHA Insurance, HUD/FFB, Tax-Exempt Bond, and/or Federal LIHTC
7. Annual Deposits to Replacement Reserves	$500 unit / year	Minimum of: • $360 unit / year (new construction) • $500 unit / year (rehab) Note: Additional initial deposit to reserves may be required by the third-party CNA to fund twenty-year capital needs.
8. Operating Expenses	Approximately $17,760 unit / year	Typically, between $11,000 and $15,000 per unit.

14. Low-Income Housing Tax Credits

N/A

B.F. Faulkner Tower
VOTES AND FINDINGS

PROPOSALS AND VOTES

Transfer of Ownership

Staff has reviewed the application for a Level One Transfer of Ownership submitted by Walnut Hill Tower Associates, as owner of the multifamily residential development known as "B.F. Faulkner Tower" (the "Development") located in Somerville, MA and determined that it will not adversely affect MassHousing's loan security or the residents of the Development and that the proposed terms are appropriate. Therefore, staff recommends the below action for approval.

VOTED: To approve the Level One Transfer of Ownership of the Development from Walnut Hill Tower Associates to Highland Ave Preservation, LLC or another single purpose entity controlled by Jonathan Rose Companies or The Schochet Companies ("Borrower") (the "Transfer"), subject to the requirements of the Transfer of Ownership Policy approved by the Board on August 14, 2007, and further subject to any additional conditions required by the Director of Rental Management or General Counsel, and that the Chief Executive Officer, Chief Legal and Operating Officer, Vice President of Multi-Family Programs, and General Counsel each be authorized, acting singly, to execute such documents, agreements, and instruments on behalf of the Agency in connection therewith. Further subject to the following special conditions:

1. Credit Suisse First Boston Mortgage Capital LLC, or any successor participating lender, will provide consent for the Transfer, as required.

Mortgage Loan

Staff has reviewed the proposal for supplemental financing and proposes the following vote for approval by the Agency:

VOTED: To approve the findings and determinations set forth below and to authorize a subordinate mortgage loan in a principal amount of up to $21,000,000, such loan to be uninsured, to be made to Borrower as owner of the Development, and in accordance with the applicable general closing standards and delegations of authority previously approved, and further subject to (1) compliance with all applicable laws and all regulations and requirements of applicable financing programs, and (2) the following special conditions:

1. The Borrower shall obtain the consent of any required partners, and any and all subordinate lenders, as necessary.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer and the Vice President of Multifamily Programs, and their respective designees, each acting singly, to permit the Borrower to enter into, or assume, mortgage loans with third parties with respect to the Development, provided that (1) any such mortgage loans shall be subordinated to MassHousing's first mortgage loan, and other MassHousing debt as determined by the Chief Executive Officer, the Chief Legal and Operating Officer or the Vice President of Multifamily Programs, and (2) such subordinate mortgage loans shall be subject to MassHousing's requirements pertaining to subordinate mortgages, in a manner acceptable to MassHousing's General Counsel or their designee.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
129 units (99%) in the Development will be affordable to low-income persons and families, as specified in the Act, at the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
The market needs data reflects the information available to A&M staff as of the July 16, 2026, collection date. Further, the reader is cautioned and reminded that any observations, comparisons, and/or conclusions are based on the data as of the indicated collection date.

In-house data for larger market and mixed-income complexes (approximately 1,375 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged approximately 94.2%, and range between 90% and 97%. Two of the comparables were offering rental concessions of one free month.

Third quarter 2026 CoStar data for the subject's Somerville/Charlestown Submarket (7.689 units) has a YTD overall vacancy rate of 4.1%, which is a decrease of 1.28% from last year. CoStar data for the Boston market (301,687 units) has a YTD overall vacancy rate of 5.6%, which is a 0.63% decrease from last year. The Somerville/Charlestown Submarket vacancy rate is projected to increase to 5.3% over the next five years, while the Boston market is projected to decrease to 5.5%.

CoStar, submarket data for the Somerville/Charlestown, 4-5 Star building type (4,511 units) indicates a third quarter 2026 vacancy rate of 3.9% and an average asking rent of $3,772. The submarket data for the subject's, 3-Star building type (1,457 units) indicates a third quarter 2026 vacancy rate of 4.7% at an average asking rent of $2,608. The Development with its amenities, more closely reflects the 3 Star building type, and is reflected in both the vacancy rate and market rent potential.

Per the representative of the Somerville Housing Authority (SHA), they own/manage 215 units of Federal Family housing consisting of 22 one-bedrooms, 94 two-bedrooms, 71 three-bedrooms, 24 four bedrooms and four five-bedrooms. There are 1,108 applicants on the Federal family waiting list, broken down as follows: 368 one-bedrooms, 253 two-bedrooms, 407 three-bedrooms, 65 four-bedrooms and 15 five-bedrooms. They also have 369 one-bedroom units of Federal Elderly housing and there are 2,526 applicants on that waiting list.

Regarding state-funded housing, SHA owns/manages 459 State Family housing consisting of 33 one-bedrooms, 247 two-bedrooms, 177 three-bedrooms, one 4-bedroom and one five-bedrooms. There are 1,121 applicants on the State Family waiting lists that are broken down as follows: 344

one-bedrooms, 454 two-bedrooms, 231 three-bedrooms, 80 four-bedrooms and 12 –five-bedrooms. SHA also has 274 State Elderly Units consisting of 261 one-bedrooms, 4 two-bedrooms and 3 three-bedrooms. There are 1,110 applicants on that waiting list consisting of 1,024 one- bedroom, 85 two- bedrooms and 1 three-bedroom.

SHA also administers 1,197 HCV vouchers and 112 Mainstream vouchers and per the representative there are 219,211 applicants on the centralized Section 8 waitlist. This list is a state-wide list.

According to the Department of Housing and Community Development's (DHCD) Chapter 40B Subsidized Housing Inventory (09/30/25), the City of Somerville has 36,167 year-round housing units, 3,328 (8.93%) of which are subsidized for low/moderate income households.

U.S. Census data from the 2020-2024 American Community Survey (ACS) indicates that of the 35,715 households in the City of Somerville approximately 80.1% earned less than the HUD published 2026 AMI (164,900), approximately 35.2% earned less than 50% of 2026 AMI, approximately 44.9% earned less than 60% of the 2026 AMI, and approximately 64.3% earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing

MassHousing staff has completed an analysis of the market rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households

The financing herein proposed will change neither the current income mix of the development nor that of its surrounding locality.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units

As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

Rent Schedule:

Number of Bedrooms	1	2
Number of Units	109	20
Net SF/Unit	527	890
Elev./Non-Elev.	Y	Y
Market Rate Rent	$3,583	$4,504
MHFA Below Market Rent (Cost-Based Rent)	$3,172	$4,093
MHFA Adjusted Rent	30% of 60% of AMI	
Underwriting Rents		
PBV	$3,201	$4,093

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES









Loan Commitment Proposal | August 11, 2026

B.F. Faulkner Tower

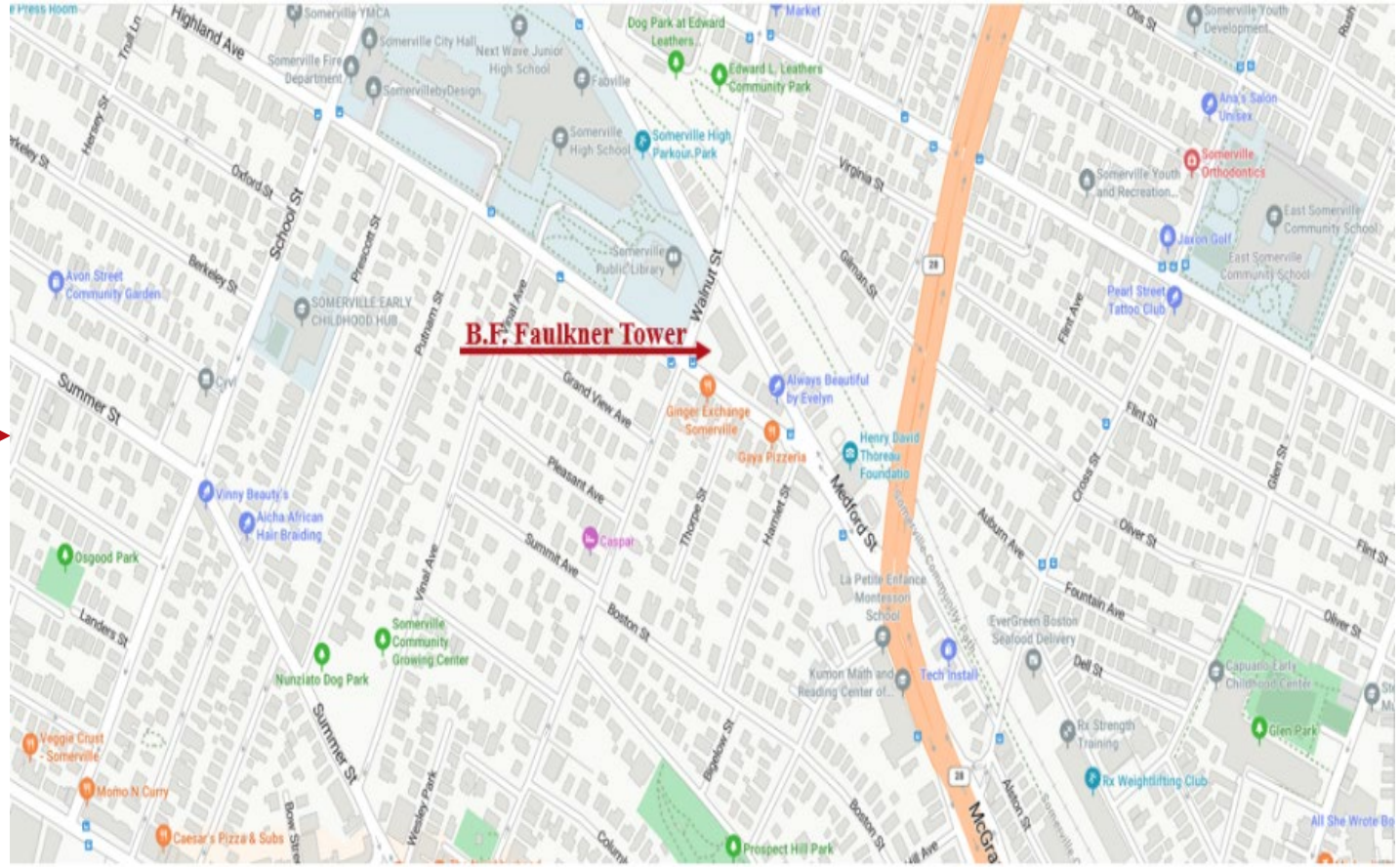
Location	25 Highland Avenue, Somerville, MA 02143
Sponsor	Jonathan Rose Companies LLC and The Schochet Companies
Transaction Type	Preservation (Supplemental)
Funding Type	Current (Permanent Only)
Execution Type	Supplemental Taxable Uninsured
Credit Enhancement	None
Total Rental Units	130
Affordability Mix	129 Affordable

Deal Team Members	
Origination	Michael Carthas, Sim Montrond
Underwriting	Thomas Fitzmaurice
Asset Management	Mildred Mukasa, Janny Nivar

MassHousing

B.F. Faulkner Tower | Somerville





Borrower Team

Mortgagor Entity	Highland Ave Preservation, LLC
Developer / Sponsor	Jonathan Rose Companies LLC and The Schochet Companies
General Partner / Managing Member	Schochet Highland Ave Preservation LLC
Management Company	Federal Management Company, Inc.

Unit Mix

Unit Size	Total Units	PB Section 8		Manager		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	110	109	$3,201	1	-	TBD
2 BR	20	20	$4,093			TBD
Total	**130**	**129**		**1**		

* *All rents are net of utility allowances.*

Project Costs

Core Residential Costs	
Base	$53,727,660
Total	$53,727,660
Total Development Cost	
Total	$53,727,660

Sources and Uses

Sources of Funds			Uses of Funds	
MH Supplemental Acquisition Loan	$21,000,000		Acquisition	$52,000,000
Existing MH Debt	$8,414,712		Construction	$88,425
Developer Cash Equity	$24,312,948		Construction Contingency	$8,843
			General Development	$842,790
			Replacement Reserves	$513,864
			Tax and Insurance Reserves	$273,738
Total Sources	**$53,727,660**		**Total Uses**	**$53,727,660**

Underwriting Notes

1. Replacement Reserves
2. Section 8 Mark Up To Market Contract
3. Supplemental Loan Term
4. Third-Party Reports

Recommended Votes

- Approval of a Level One Transfer of Ownership
- Commitment of a Taxable Supplemental Loan

MassHousing

Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000
Fax: 617-854-1091

Relay 711
www.masshousing.com

Posted: August 7, 2026 @ 1:30 p.m.
Secretary of the Commonwealth, Regulations Division
Executive Office for Administration & Finance
masshousing.com

NOTICE
of a Meeting of the Members

The regular meeting of MassHousing will be held:

Date: **Tuesday, August 11, 2026**

Time: **2:00 p.m.**

Location: **See below**

In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, this Meeting will not be conducted in a publicly accessible physical location. This meeting will instead be conducted through remote audio and video participation by the Members of MassHousing.

The public will be able to observe the Meeting online through the Zoom video/audio conference program.

The Zoom meeting link for this Meeting is: https://masshousing.zoom.us/j/83157949286
The Zoom meeting ID is: Meeting ID: 831 5794 9286
The Zoom Passcode is: 552523

Additional instructions for observing the meeting though Zoom are attached to this Notice.

Attention will be given to the following matters:

1. EXECUTIVE ACTIONS

A. Call to Order

B. Vote Approving the Minutes

- Regular Meeting of July 14, 2026

C. Chief Executive Officer's Report

D. Vote Related to the Move-In Massachusetts Pilot Program

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Michael A. Glover, Vice Chair

Chrystal Kornegay,
Chief Executive Officer

2. LOAN COMMITTEE

A. 50 Herald, Boston (South End)

- Official Action Status
- Commitment of a Tax-Exempt Permanent Loan
- Commitment of a Tax-Exempt Equity Bridge Loan
- Approval for the Use of Low-Income Housing Tax Credits

B. Eastbrook Apartments, Springfield

- Approval to Accept Assignment of a HUD-issued Firm Commitment for Federal Housing Administration ("FHA") Insurance
- Commitment of a First Mortgage Loan (the "New Loan")
- Approval to Finance the New Loan through the Issuance of a Ginnie Mae MBS

C. B.F. Faulkner Tower, Somerville

- Approval of a Level One Transfer of Ownership
- Commitment of a Taxable Supplemental Loan

3. OTHER BUSINESS

A. Old Business

B. New Business

C. Executive Session

- Vote to Enter Executive Session to Discuss Litigation Strategies

D. Adjourn

Meeting Notices

In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, this Meeting will not be conducted in a publicly accessible physical location. This meeting will instead be conducted through remote audio and video participation by the Members of MassHousing, and public observation will be available only through the Zoom audio/video conferencing program using the link and Meeting ID provided above. Instructions for joining the meeting through Zoom are attached.

Accessibility

If you need an accommodation to participate in a MassHousing meeting, event, or program, please call 617-854-1000 or email webinfo@masshousing.com. Please request accommodations as soon as possible but no later than 48 hours before a scheduled event so that we can have adequate time to accommodate your needs. Click here to view our Accessibility statement.

Steps to Join a Zoom Meeting

1. A Zoom meeting link will look like the following:

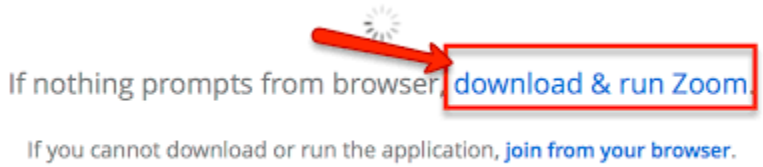
Join Zoom Meeting
https://zoom.us/j/6881564212

Meeting ID: 688 156 4212

One tap mobile
+13126266799,,6881564212# US (Chicago)
+16465588656,,6881564212# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 253 215 8782 US
+1 301 715 8592 US
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
Meeting ID: 688 156 4212
Find your local number: https://zoom.us/u/acgfL1ziEv

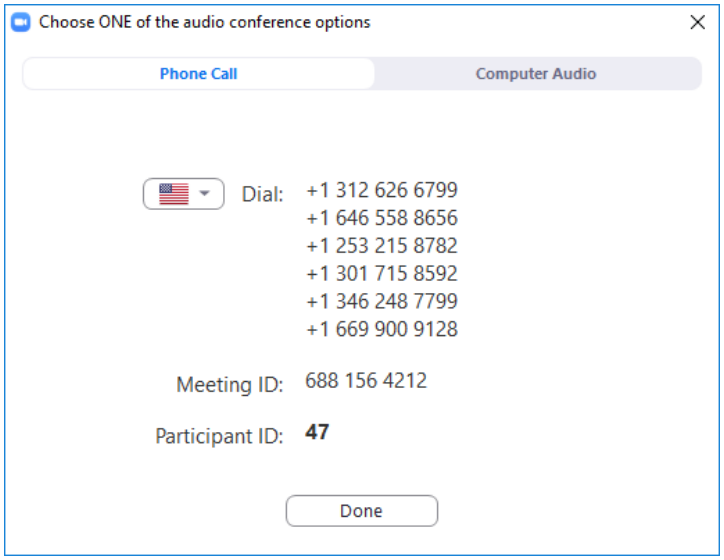
2. Click the link below 'Join Zoom Meeting'.
   NOTE: Simply calling a phone number without "joining the Zoom meeting" will not allow you to see the presentation. Clicking on the link will automatically download the Zoom program (Image below)



3. If Zoom does NOT automatically download and install. Click Download & run Zoom
   NOTE: to see a video about this: https://youtu.be/vFhAEoCF7jg

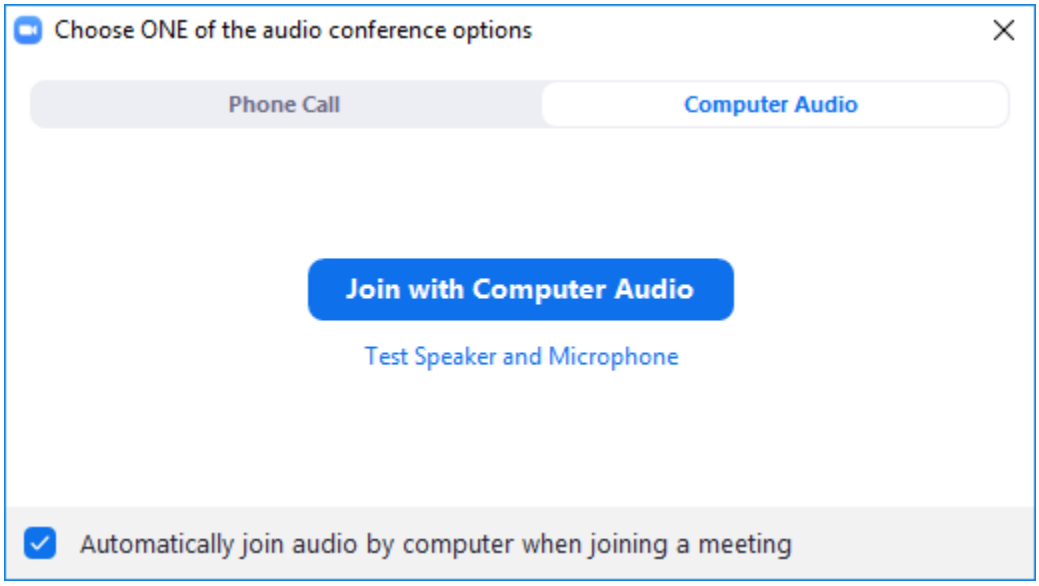
Steps to Join a Zoom Meeting

4. You will be provided with Audio Options.
   NOTE: The numbers for your meeting may be different than the ones in this example.



5. Call one of the numbers provided and enter your Meeting ID and Participant ID when prompted.
6. If you have a headset or would like to use your computer audio, select the Computer Audio tab and Join with Computer Audio.

   NOTE: Uncheck "Automatically join audio by computer" when joining a meeting.



7. All participants on the call will be muted. Please keep yourself on mute so that meeting can be as clear as possible.

Loan Commitment Proposal | August 11, 2026

50 Herald

1. General Project Information	
Project Name	50 Herald
Project ID	25-110
Associated Projects	N/A
Address(es)	50 Herald Street, Boston – South End, MA 02118
Sponsor	Beacon Communities Services LLC
Transaction Type	Production (4%)
Funding Type	Forward Commitment of Permanent Loan
Execution Type	Portfolio (TE)
Credit Enhancement	HUD/HFA Risk Sharing with 50% credit risk
Approval Type	Board
Total Rental Units	117
Affordability Mix	117 Affordable

2. Recommended Actions

- Official Action Status
- Commitment of a Tax-Exempt Permanent Loan
- Commitment of a Tax-Exempt Equity Bridge Loan
- Approval for the Use of Low-Income Housing Tax Credits

3. Background

The proposed financing will support the new construction of 50 Herald (the "Development"), a proposed 117-unit residential community with dedicated ground floor commercial space located in Boston's South End neighborhood, near the southern edge of Chinatown.

The Development is located within Planned Development Area ("PDA") No. 114, a Boston Planning and Development Agency ("BPDA") approved master plan for the redevelopment of Shawmut Avenue and Washington Street block. The PDA covers three adjacent parcels owned by the Chinese Consolidated Benevolent Association of New England, Inc. ("CCBA" or the "Co-Sponsor"), the Boston Chinese Evangelical Church, and an affiliate of the Davis Companies. The master plan calls for a mixed-use neighborhood with market-rate and affordable housing, along with community, religious, cultural and commercial uses. It also includes streetscape improvements, landscaping and new pedestrian connections between Washington Street and Shawmut Avenue.

In 2024, CCBA issued a Request for Proposals ("RFP") seeking a development partner to redevelop the site as mixed-use affordable housing community. Beacon Communities Services

LLC (“Beacon” or the “Co-Sponsor”) was selected through the competitive process. The proposed Development represents the second joint partnership between CCBA and Beacon, following their collaboration on the Pok Oi Residences across the street, which was completed in 2025.

4. MassHousing Financing	
First Loan	
Type	Tax-Exempt Permanent Loan
Loan Amount	$21,350,000
Interest Rate	30-Year MMD plus 225 basis points (bps) to be locked at Construction Loan Closing (processing rate of 6.90% assumed for underwriting)
Loan Term / Amortization	Up to 41 years / 40 years, following interest-only lease-up and stabilization period 41 y / 40 y
Term of Fwd Commitment	Up to 30 mo
Year 1 DSCR	1.12 projected (1.10x minimum)
LTV	73% projected (90% maximum)
Bridge Loan	
Type	Tax-Exempt Equity Bridge Loan
Loan Amount	$9,570,000
Interest Rate	75% SOFR plus 210 bps to be locked at Construction Loan Closing (processing rate of 4.79% assumed for underwriting)
Loan Term/Amortization	12 mo / interest only

5. Development Plan

Description of Site. The Development will be located on a 32,911-square foot (0.75 acres) parcel located at the intersection of Herald Street and Washington Street in the South End (the "Site"). The Site is currently improved with a vacant two-story C-Mart Grocery Store—which is slated for demolition as part of the proposed redevelopment of the site—and associated surface parking. The surrounding area is a dense, mixed-use urban neighborhood offering a broad range of amenities, including restaurants, hospitals, pharmacies, schools and other public recreational opportunities.

The Site benefits from access to public transportation. Both the MBTA Silver Line and Route 9 Bus stop are directly adjacent to the property, providing transit access to employment centers, retail destinations and other community services. The Site is within walking distance to Tufts Medical Center and Back Bay MBTA stations, providing access to the Orange and Commuter Rail lines.

Description of Proposed Building. The proposed Development will include a seven story, approximately 142,600-square-foot mixed-use building with 117 one-, two- and three-bedroom residential units. The ground floor will have approximately 10,600 square feet of commercial space for a grocery store or other community serving business, as well as residential amenities including a lobby, a community room, management office, package and mail room, bicycle storage, and dog wash station.

The building envelope is designed to meet Passive House standards and incorporates high-performance building systems and an all-electric building design intended to maximize energy efficiency. In addition, rooftop solar panels will be installed to generate renewable energy on-site.

Description of Affordability Mix. All 117 units will be subject to income restrictions with set-asides ranging from 30% of Area Median Income ("AMI") to 80% of AMI. Twenty-four (24) units will benefit from project-based rental assistance, of which eight (8) will benefit from a Project-Based Section 8 HAP contract and sixteen (16) will benefit from project-based MRVP. The Development will also include thirty-one (31) Inclusionary Zoning ("IZ") units (formerly referred to as Inclusionary Development Policy ("IDP") units) affordable to households earning at or below 70% AMI.

Site Control. CCBA currently owns the Site. The most recent appraised value of the Site is $4,640,000 as reflected in a Sponsor commissioned appraisal prepared by Bonz and Company Inc. and dated September 19, 2024. Under a Memorandum of Understanding ("MOU") dated September 13, 2024, between CCBA and Beacon, the Site will be ground leased to the borrower entity. The proposed ground lease ("Ground Lease") contemplates an initial term of 85 years, an upfront payment of $2,925,000 at construction loan closing, and subsequent annual ground lease payments from available cash flow for the remainder of the ground lease term. The Ground

Lease is being finalized and will be subject to MassHousing's review and approval, including but not limited to approval of cashflow sharing provisions.

6. Borrower Team

Mortgagor Entity: 50 Herald Partners LLC

50 Herald Partners LLC is a sole-asset, single-purpose entity formed for the purpose of owning and operating the Development.

Developer / Sponsor: Beacon Communities Services LLC

Beacon Communities Services LLC is a Massachusetts limited liability company, managed by Beacon Communities Corp. Founded in 2006, Beacon and its affiliates have a portfolio of approximately 18,000 apartments across 140 communities concentrated in New England and Mid-Atlantic states.

The Agency's most recent experience with Beacon includes 15 Temple and Old Colony Six.

The Chinese Consolidated Benevolent Association of New England, Inc.

CCBA is a Boston-based nonprofit community organization established in 1923. CCBA serves as an umbrella organization for Chinese family associations, and community organizations throughout New England and provides cultural, social and community services to Boston's Chinatown residents and the broader Chinese-American community. CCBA also owns three affordable housing developments in Boston.

As noted in Section 3, CCBA and Beacon previously partnered on the development of Pok Oi Residences. Beacon and CCBA will share in the developer fee with a 75/25 split, Beacon will have day-to-day oversight on the development and operations with input from CCBA on larger decisions.

General Partner / Managing Member: 50 Herald Partners MM LLC

Construction Lenders: JPMorgan Chase Bank, N.A. & Santander Bank, N.A.

JPMorgan Chase Bank, N.A ("J.P. Morgan") and Santander Bank, N.A. ("Santander") will serve as co-lenders for the transaction (collectively, the "Construction Lenders"). The co-lending structure enables the Construction Lenders to jointly finance the Development while managing individual legal lending limits and concentration risk. Each of the lenders will further participate in the transaction with affiliates purchasing the Low-Income Housing Tax Credits ("LIHTC") (Santander) and State LIHTC (J.P. Morgan).

J.P. Morgan is a leading global financial services firm serving millions of consumers, businesses, and institutional clients in over 100 countries, offering services in investment banking, commercial banking, asset management, and consumer banking.

The Agency's most recent experience with J.P. Morgan includes 10 @ 8th Street and Barlett Station F5.

Santander is a national commercial bank and a wholly owned subsidiary of Banco Santander, S.A., one of the world's largest banking groups. Santander provides a broad range of commercial and consumer banking services throughout the United States, including construction, permanent and affordable financing. The bank is an active lender in the market multifamily and affordable housing sectors.

The Agency's most recent experience with Santander includes 52 New Street and Jackson Place.

Syndicator: Hudson Housing Capital LLC

Hudson Housing Capital LLC ("Hudson Capital") is a Delaware limited liability company formed to directly acquire limited partnership interests in partnerships which own apartment complexes qualifying for low-income housing tax credits. Founded in 1998 as a low-income housing tax credit syndicator, Hudson has syndicated more than $6 billion in tax credit equity since its inception. Hudson continues to manage a portfolio with strong performance measures and consistently raises and closes over $500 million annually.

The Agency's most recent experience with Hudson Capital as the syndicator includes Casas Borinquen Apartments, Cape Cod Five Redevelopment and 15 Temple.

LIHTC Investor: Santander Bank, N.A.

SLIHTC Investor: JPMorgan Chase Bank, N.A

Management Company: Beacon Residential Management Limited Partnership

Beacon Residential Management Limited Partnership ("Beacon Residential") will serve as the management company. Beacon Residential was formed in 1968 and manages residences throughout New England, Pennsylvania, New York, Maryland, and Virginia. Beacon Residential currently manages 78 HUD subsidized and unsubsidized projects, totaling over 10,700 units.

Architect: Stantec Architecture Inc.

Stantec Architecture Inc. ("Stantec") is an international professional services company in the design and consulting industry. The company was founded in 1954, as D. R. Stanley Associates in Edmonton, Alberta, Canada. Stantec provides professional consulting services in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics for infrastructure and facilities projects. The company provides services on projects around the world, with over 26,000 employees operating out of more than 400 locations in North America and across offices on six continents.

The Agency's most recent experience with Stantec includes 55 Hudson (Conduit transaction), One Custom House Square (fka 117 Union Street), Bunker Hill Building M.

General Contractor: Cranshaw Construction of New England Limited Partnership

Founded in 1983, Cranshaw Construction of New England Limited Partnership ("Cranshaw Construction Company") is a general contracting and construction management company that has completed over 35 million square feet of residential, commercial, and industrial space in the Boston area.

The Agency's most recent experience with Cranshaw Construction Company includes Merrimack Corridor Development, and Elm Place 4% and 9%.

7. Summary of MassHousing-Sponsor Relationship			
	Recorded	*Committed*	*Total*
Number of Projects with MassHousing Debt	44	1	45
Total Units with MassHousing Debt	6,024	115	6,139
Outstanding MassHousing Principal Debt	$634,512,290	23,755,000	$658,267,290
Number of Projects with MassHousing Conduit Financing	0		
MassHousing Conduit Loans are Compliant with Program Rules	N/A		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	Yes		
Property Management Affiliate	Yes, Beacon Residential manages properties in Developer's portfolio and offers management services outside the portfolio.		

MassHousing Staff	
Origination	Teddy Eleevia, Originator Amanda Melick, Analyst
Underwriting	Douglas O'Brien, Underwriter
Asset Management	Daniel Barbanell, Portfolio Manager Juan Pena, Asset Manager

8. Unit Mix

Unit Size	Total Units	LIHTC Eligible										Market Comparison
		30% AMI** Section 8 PBV		30% AMI** MRVP		50% AMI** LIHTC		60% AMI** LIHTC		80% AMI** LIHTC		
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Rent*
1 BR	38			8	$2,379	6	$1,462	8	$1,774	16	$2,311	$3,586
2 BR	41	4	$3,107	8	$2,813			15	$2,117	14	$2,761	$4,815
3 BR	7	4	$3,720							3	$3,179	$6,190
Total	**86**	**8**		**16**		**6**		**23**		**33**		

**All rents are net of utility allowances.
Additional Notes: Utility Allowances applied to the MRVP units exceed the expected MRVP utility allowances, resulting in a conservative estimate of effective rental income.

Unit Size	Total Units	LIHTC Eligible				Market Comparison
		50% AMI LIHTC/ 70% AMI IDP		60% AMI LIHTC / 70% AMI IDP		
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	2	2	$1,462			$3,586
2 BR	24	13	$1,742	11	$1,978	$4,815
3 BR	5	3	$2,002	2	$2,216	$6,190
Total	**31**	**18**		**13**		

Additional Notes: Boston's Inclusionary Zoning (IZ) formerly known as the Inclusionary Development Policy (IDP) requires developers to include income-restricted apartments in buildings with 7 or more units. Rents for these units are capped based on Area Median Income (AMI). These affordable rents are set annually by the city of Boston.

Project-Based Rental Subsidy	
Type	Section 8
Term	20 y
Administrator	MetroHousing
Lesser of contract or market rents.	
Type	MRVP
Term	15 y
Administration	MetroHousing

9. Operating Overview	
Underwritten Operating Expenses	$1,661,192 (approximately $14,200 per unit)

Basis of Operating Costs. Operating expense assumptions were supported by a review of comparable Boston area properties managed by Beacon, the Sponsor's proposed operating budget, and the operating history for Pok Oi Residences, the first joint venture development between Beacon and CCBA. Pok Oi Residences is managed by Beacon and is located in close proximity to the subject property. Operating expenses are within the Agency's typical portfolio-wide range of $11,000 to $16,000 per unit.

The Development includes 10,600 square feet of commercial space, intended for use by a grocery or convenience store. The space will be operated under a triple net lease, and no expenses related to the commercial space are underwritten in the operating costs. Additional details are included in Section 13, Note 4 of this proposal.

The Development will include a rooftop photovoltaic ("PV") system, which will be owned, operated, and maintained by the Borrower. Preliminary system design and output estimates were completed by an engineering subconsultant to Stantec and indicate that the system is expected to offset approximately 7% of the Development's owner-paid common area electrical consumption. The cost of the PV system is included in the Development Budget and is part of the General Contractor's scope of work. Both the Sponsor's projected and MassHousing's underwritten electricity expense is consistent with comparable properties and does not assume any operating cost savings attributable to the PV system, resulting in a conservative operating expense assumption.

10. Project Costs

Core Residential Costs	
Base	$55,053,799
Extraordinary	$16,560,303
Total	$71,614,102
Commercial, Site and Other Non-Residential Costs	
Commercial Costs	$8,281,100
Site and Other Non-Residential Costs	$27,524,722
Total	$35,805,821
Total Development Cost	
Total	$107,419,923

Project Construction Costs	
Total Construction Cost	$74,152,813
Construction per Square Foot	$526

Background on Extraordinary Residential Costs. Extraordinary residential costs are primarily attributable to high-rise construction and the constrained urban site. The seven-story mixed-use building incorporates a two-story structural steel podium supporting five stories of wood-frame construction above. In addition, the limited site area requires all staging, deliveries, and trade access to occur from adjacent public street under a City of Boston approved construction management plan, resulting in additional costs for pedestrian protection, street occupancy, police details and protection of adjacent MBTA infrastructure.

Background on Commercial, Site and Other Non-Residential Costs. Site and other non-residential costs are driven by project-specific site conditions and the development of the ground-floor commercial and community spaces. These costs include environmental remediation, earthwork, excavation and offsite disposal of contaminated soils, the build-out of the commercial and community spaces, and the relocation of the existing commercial tenant and its employees to facilitate redevelopment of the site.

Background on Building Standards Costs. Building standards costs are attributable to the enhanced building envelope, insulation, materials and mechanical systems required to achieve the Development's Passive House performance standard including a centralized energy recovery ventilation ("ERV") system and other climate resiliency measures.

11. Sources and Uses

Sources of Funds	Total
MH Permanent Loan	$20,040,000
Federal LIHTC	$41,114,936
State LIHTC Loan	$17,116,559
EOHLC Subsidy	$5,250,000
MOH Funds	$3,500,000
CCBA IDP Loan	$15,000,000
MA DOER Grant	$850,000
Deferred Developer Fee	$4,547,428
Total Sources	$107,419,923

LIHTC Pricing	
Federal LIHTC	$0.95
State LIHTC	$0.83

Core Residential Uses of Funds	Total		Base Costs		Extraordinary Costs	
		Per Unit		*Per Unit*		*Per Unit*
Acquisition	$2,579,509	$22,047	$824,509	$7,047	$1,755,000	$15,000
Construction	$45,568,093	$389,471	$38,968,093	$333,061	$6,600,000	$56,410
Construction Contingency	$2,278,404	$19,474	$1,948,404	$16,653	$330,000	$2,821
General Development	$13,566,224	$115,591	$6,794,859	$58,076	$6,771,365	$57,875
Capitalized Reserves	$1,188,307	$10,156	$1,016,195	$8,685	$172,112	$1,471
Overhead	$3,216,782	$27,494	$2,750,869	$23,512	$465,913	$3,982
Fee	$3,216,782	$27,494	$2,750,869	$23,512	$465,913	$3,982
Total Residential Uses	$71,614,102	$612,086	$55,053,799	$470,545	$16,560,303	$141,541

Commercial Uses*	$8,281,100

Site and Other Nonresidential Uses*	$27,524,722

Total Uses	$107,419,923

**Includes applicable hard costs, contingency, soft costs, overhead and fees*

12. First Year Income and Expenses

Income		
Rental Income – Project-Based Rental Subsidy		$847,728
Rental Income – Non-Rental Subsidy		$2,363,459
Gross Potential Residential Income		$3,211,187
Vacancy – Project-Based Rental Subsidy	2.5%	($21,193)
Vacancy – Non-Rental Subsidy	3.34%	($91,344)
Gross Residential Income		$3,098,650
Commercial Income (net of vacancy)		$254,400
Other Income – Laundry		$26,325
Effective Gross Income		$3,379,375

Expenses	
Residential Operating Expenses	$1,661,192
Commercial Operating Expenses	$0
Net Operating Income	$1,718,183
Debt Service	($1,476,983)
Cash Flow	$241,200

Debt Service Coverage 1.16

Residential Operating Expense Detail			*Per Unit*
Management Fee	5.0%	$172,182	$1,472
Administrative Costs		$321,626	$2,749
Maintenance Costs		$266,215	$2,275
Resident Services		$70,200	$600
Utilities (water and sewer, hot water)		$433,699	$3,707
Insurance		$112,000	$957
Taxes		$193,050	$1,650
Replacement Reserves		$42,120	$360
Mortgage Insurance Premium		$50,100	$428
Total		$1,661,192	$14,198

Operating Expenses as a Percent of EGI 49.2%

13. Underwriting

1. **Loan Sizing**. The Sources and Uses in this commitment proposal reflect a projected Loan Amount of $20,040,000. The MassHousing Financing Summary in Section 4 above and the votes below allow for an "Up To" Loan amount of $21,350,000. The final loan amount will be set when the interest rate is locked at construction closing, such that MassHousing's debt service coverage ratio and loan to value benchmarks will be met.

   To the extent that the final loan amount is greater or less than $20,040,000, MassHousing will confirm that other sources will be adjusted as necessary to maintain balanced sources and uses.

2. **Funding of Loans.** The proposal contemplates structuring of the transaction with a modification to the Agency's General Multifamily Loan Closing Standard 4.4.2. relating to achievement of stabilization as the threshold for funding of the Agency's loans. This proposal has the Agency funding the Loan upon confirmation of construction completion and in advance of stabilized operations.

   The permanent loan will be funded on an interest-only basis. Upon achievement of stabilization, the permanent loan will commence amortization, and the Agency will obtain the HUD endorsement for Risk Share insurance. Agency staff will evaluate the need for a lease-up reserve prior to the funding of the MassHousing loans. This funding structure was also utilized in Beacon's most recent transaction, 15 Temple.

3. **Commercial Space.** The Development will include approximately 10,600 square feet of ground floor commercial space intended for a grocery or convenience store.

   - **Commercial Income:** The commercial space is anticipated to be leased under a triple net lease ("NNN") to a community-oriented commercial tenant. A market study prepared for the Sponsor by Bonz & Company and dated April 30, 2026, concluded an achievable market rental range of approximately $45 to $50 per square foot. For underwriting purposes MassHousing has assumed gross commercial rental income of $30 per square foot and applied a 20% vacancy, resulting in underwritten effective commercial income of $24 per square foot. This represents a significant discount to the market study conclusions, is consistent with the Sponsor's leasing strategy of attracting a community-oriented tenant and has no impact on the sizing of the proposed loan. The requirement of a commercial income guaranty will be determined by MassHousing prior to the construction loan closing.

- **Master Lease.** The Borrower will enter into a master lease agreement with a Beacon affiliate, which will act as the master tenant. The Beacon affiliate is expected to guarantee the minimum commercial rental income necessary to maintain the required debt service coverage until a permanent commercial tenant is in place.

4. **Average Income Set-Aside.** The Sponsors propose the use of the average income set-aside for this transaction. All of the 80% of AMI units are eligible for tax credits, and the unit mix provides an average income restriction of 57.44%, which is below the EOHLC maximum average income restriction of 59% of AMI. The use of this average income set-aside is subject to EOHLC's approval.

5. **Third Party Reports.** The MassHousing-commissioned appraisal is currently underway. To the extent that the report changes the underwritten rents, loan-to-value, or replacement reserve deposit amounts, the loan size may be adjusted accordingly.

Underwriting Criteria and Loan Terms	50 Herald	Underwriting Standards
1. DSCR	1.16	Minimum of 1.10
2. Term/Amortization	41 y / 40 y	30-40 y, fully-amortizing
3. Loan to Value	71%	Maximum of 90% based on third party "as-proposed" investment value
4. Underwriting Rents	PB-Rental Subsidy contract or market supported rent	Lesser of: • PB-Rental Subsidy contract or market supported rents • Programmatic rent cap or rents supported by MassHousing market review.
5. Vacancy Allowance	• 2.5% for PB-Rental Subsidy • 3% for LIHTC • 5% for 80% LIHTC eligible	Minimum of: • 2.5% for PB – Rental Subsidy • 3.0% for LIHTC • 5.0% for unrestricted or workforce housing
6. Affordability	40% at 60% AMI	Minimum of: • 20% at 80% of AMI for MassHousing Statute • 40% at 60% or 20% at 50% of AMI for loans with FHA Insurance, HUD/FFB, Tax-Exempt Bond, and/or Federal LIHTC
7. Annual Deposits to Replacement Reserves	$360 unit / year	Minimum of: • $360 unit / year (new construction) • $500 unit / year (rehab) Note: Additional initial deposit to reserves may be required by the third-party CNA to fund twenty-year capital needs.
8. Operating Expenses	Approximately $14,200 unit / year	Typically, between $11,000 and $16,000 per unit.

14. Low-Income Housing Tax Credits

The Developer has included in its financing proposal a request for the use of 4% Low-Income Housing Tax Credits (the "4% Credits"). The 4% Credits may be utilized as a result of the funding of the Loan with tax-exempt bonds or notes of MassHousing, which are to be issued under Section 142 of the Internal Revenue Code of 1986, as amended (the "Code"), and are subject to a volume capacity allocation under Section 146 of the Code.

Use of the 4% Credits must be approved by HLC as the "housing credit agency" under Section 42 of the Code, which must make the determination required under Section 42(m)(1)(D) of the Code that the development and financing proposal meets the requirements of the Commonwealth's Qualified Allocation Plan. In addition, MassHousing, as the issuer of tax-exempt obligations which generate the 4% Credits must determine under Section 42(m)(2)(D) of the Code that the amount of 4% Credits does not exceed the amount necessary for the financial feasibility and long-term viability of the development. Such determination shall be made applying the standards set forth in the proposed Board vote herein, as required by Section 42(m)(2)(B) of the Code.

50 Herald
VOTES AND FINDINGS

PROPOSALS AND VOTES

Official Action Status

RECOMMENDATION

Staff has reviewed the development experience and creditworthiness of the mortgagor and sponsor and found them to be acceptable. Staff has also determined that the mortgagor, sponsor, or an affiliate under common control has demonstrated evidence of site control, that the proposed site is acceptable for the intended housing, and that there is a need for the proposed housing in the community where the site is located. Therefore, staff recommends the following votes for approval:

VOTED**:** To approve the findings and determinations set forth immediately following this vote and to authorize (i) the Agency to grant Official Action Status and consider the application for a loan commitment for the multifamily development known as "50 Herald" (the "Development") at such time as it is submitted; (ii) this vote to serve as a declaration of official intent under Treasury Regulations Section 1.150-2 that such loan (a) be funded with proceeds of tax-exempt debt issued in the future and (b) reimburse, in accordance with Treasury Regulations Section 1.150-2, up to $37,012,500 of costs of the Development paid prior to the issuance of such debt or the making of such loan; provided that this vote does not require the Agency to make any expenditure, incur any indebtedness or proceed with the Development.

Official Action Status Findings

In accordance with the vote of the Members of MassHousing dated October 10, 2023, staff makes the following Official Action Status findings for the Development:

1. The mortgagor or sponsor has acceptable multifamily housing development experience and acceptable credit history.

2. The mortgagor, sponsor or an affiliate under common control has demonstrated evidence of site control, which may include a deed, a ground lease, a purchase option, a contract of sale, designation under a public land disposition process, or selection through a competitive request for proposals process conducted by the private landowner.

3. The site is acceptable for the proposed housing.

4. There is a need for the proposed housing in the community where the site is located.

Mortgage Loans and Low-Income Housing Tax Credits

Staff has reviewed the proposal for (i) permanent and equity bridge financing and (ii) the use of Low-Income Housing Tax Credits and proposes the following votes for approval:

VOTED**:** To approve the findings and determinations set forth below and to authorize (a) a permanent first mortgage loan in a principal amount of up to $21,350,000 such first loan to be insured under the HUD HFA Risk Sharing Program; and (b) a subordinate equity bridge mortgage loan in a principal amount of up to $9,570,000, in each case to be made to 50 Herald Partners LLC or another single-purpose entity controlled by Beacon Communities Services LLC or an affiliate (the "Borrower") as owner of the multifamily residential development known as "50 Herald" (the "Development") and located in Boston, Massachusetts, and in accordance with the applicable general closing standards and delegations of authority previously approved, and further subject to (1) compliance with all applicable laws and all regulations and requirements of applicable financing programs, and (2) the following special conditions: None.

FURTHER VOTED: That the amount of 4% Credits, as set by the Chief Executive Officer, the Chief Legal and Operating Officer, the Vice President of Multifamily Programs, the Senior Director of Capital Deployment, the Director (or Senior Director) of Rental Underwriting, the General Counsel or the designee of any of the foregoing, prior to loan closing, to be used in connection with the Development will not exceed the amount which is necessary for the financial feasibility of the Development and its viability as a qualified low-income housing project throughout the credit period, having taken into consideration:

(a) the sources and uses of funds and the total financing planned for the Development;
(b) any proceeds or receipts expected to be generated by reason of tax benefits;
(c) the percentage of the tax credit amount used for Development costs other than the cost of intermediaries; and
(d) the reasonableness of the developmental and operational costs of the Development, provided, however, that such determination shall not be construed to be a representation or warranty as to the feasibility or viability of the Development.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer, the Vice President of Multifamily Programs, the Senior Director of Capital Deployment, the Director (or Senior Director) of Rental Underwriting, the General Counsel or the designee of any of the foregoing, each acting singly, to set the amount of 4% Credits to be used in connection with the Development applying the standards set forth in the immediately preceding vote.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer and the Vice President of Multifamily Programs, and their respective designees, each acting singly, to permit the Borrower to enter into, or assume, mortgage loans with third parties with respect to the Development, provided that (1) any such mortgage loans shall be subordinated to MassHousing's first mortgage loan, and other MassHousing debt as determined by the Chief Executive Officer, the Chief Legal and Operating Officer or the Vice President of Multifamily Programs, and (2) such subordinate mortgage loans shall be subject to

MassHousing's requirements pertaining to subordinate mortgages, in a manner acceptable to MassHousing's General Counsel or their designee.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
84 units (72%) in the Development will be affordable to low-income persons and families, as specified in the Act, at rents that do not exceed the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
In-house data for larger market and mixed-income complexes (approximately 1,368 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged approximately 95.8%, and range between 95% and 98%. One of the comparables was offering a rental concession of one month's free rent.

3rd Qtr. 2026 CoStar data for the subject's Back Bay/South End Submarket (11,226 units) have an overall vacancy rate at 2.6 % YTD, which is a decrease of 0.34% from one year ago. CoStar data for the Boston market (301,335 units) has an overall vacancy rate of 5.6% YTD, which is a decrease of 0.63% from one year ago. The Back Bay/South End Submarket vacancy rate is projected to increase to 2.8% over the next five years, while the Boston market is projected to decrease to 5.5%.

CoStar submarket data for the 4-5 Star building type (4,954 units) indicates a 3rd Qtr. 2026 vacancy rate of 3.5% and an average asking rent of $4,795, while submarket data for the subject's 3 Star building type (2,964 units) indicates a 3rd Qtr. 2026 vacancy rate of 1.8% at an average asking rent of $3,580 and 1-2 Star buildings (3,308 units) indicates a 3rd Qtr. 2026 vacancy rate of 2.0% at an average asking rent of $3,561. The Development with its amenities more closely reflects the 3 Star building type and is reflected in both the vacancy rate and market rent potential.

According to the Department of Housing and Community Development's (DHCD) Chapter 40B Subsidized Housing Inventory (09/30/25), the City of Boston 299,238 year-round housing units, 66,446 (21.54%) of which are subsidized for low/moderate income households.

Boston Housing Authority (BHA) owns and operates 27 family and 36 elderly/disabled developments with a total of 12,501 units. The BHA also administers 14,574 units of Leased Housing, consisting of 16,651 Housing Choice Vouchers, 1,441 Project Based and 198 Moderate Rehab. In addition, the City of Boston's Annual Plan (FY2025) indicated that the BHA maintains the following wait lists: There are 7,724 households on the Leased Housing waiting list. This is broken down by families with children, families with disabilities and elderly families. The BHA also had Single applicants on the waiting list. There were also instances of families that fit into

more than one category. This waiting list has been closed since November 2008 and there are no plans to reopen at this time. The BHA also maintains a Public Housing Wait list with 28,703 applicants.

U.S. Census data from the 2020-2024 American Community Survey (ACS) indicates that of the 283,374 households in the City of Boston approximately 83.5% earned less than the HUD published 2026 AMI, approximately 46.1% earned less than 50% of 2026 AMI, approximately 54.2% earned less than 60% of the 2026 AMI, and approximately 70.4 % earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing

MassHousing staff has completed an analysis of the market-rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households

The financing herein proposed does not lead to the undue concentration of low-income households.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units

As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

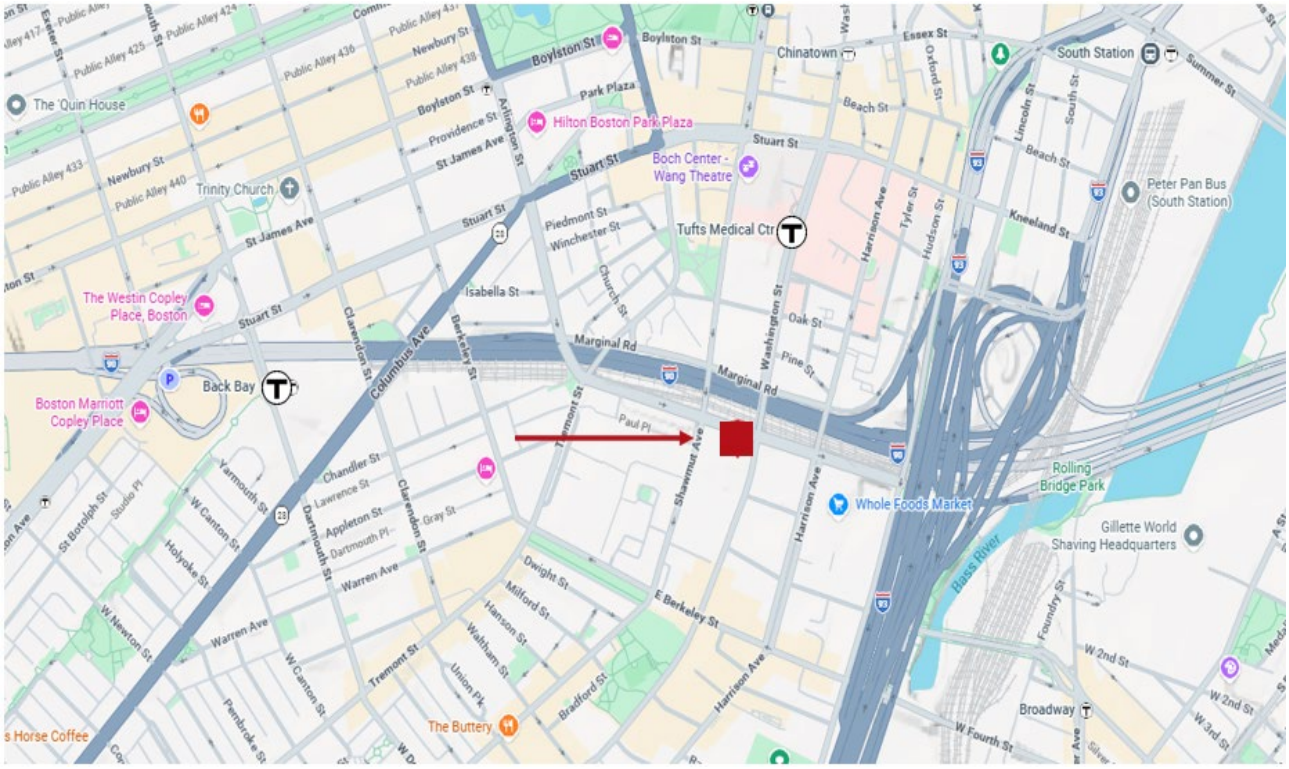
Rent Schedule:

Number of Bedrooms	1	2	3
Number of Units	40	65	12
Net SF/Unit	617	887	1,164
Elev./Non-Elev.	Elev.	Elev.	Elev.
Market Rate Rent (10% Rate 20 Year Term)	$6,100	$6.356	$6,957
MHFA Below Market Rent (Cost-Based Rent)	$4,082	$4,339	$4,939
MHFA Adjusted Rent	30% of 60% of AMI		
Underwriting Rents			
30% AMI MRVP	$2,476	$2,941	-
30% AMI PBV	-	$3,107	$3,720
50% AMI IDP + LIHTC	$1,462	$1,742	$2,002
50% AMI LIHTC	$1,462	-	-
60% AMI LIHTC	$1,774	$2,117	-
60% AMI IDP + LIHTC	-	$1,978	$2,216
80% AMI LIHTC	$2,311	$2,761	$3,179

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES





Loan Commitment Proposal | August 11, 2026

50 Herald

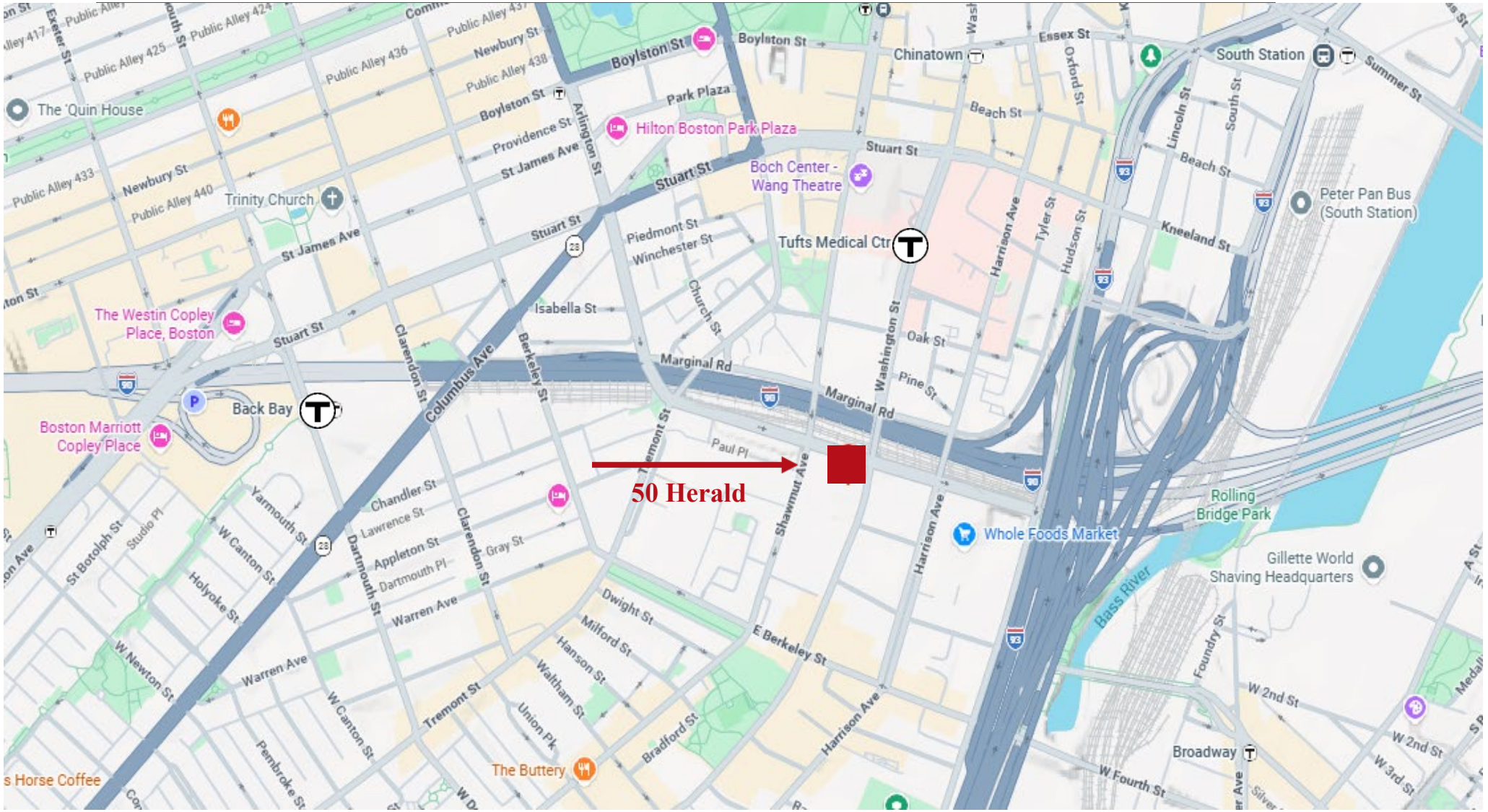


Location	50 Herald, Boston – South End, MA 02118
Sponsor	Beacon Communities Services LLC
Transaction Type	Production (4%)
Funding Type	Forward Commitment of Permanent Loan
Execution Type	Portfolio (TE)
Credit Enhancement	HUD/HFA Risk Sharing with 50% credit risk
Total Rental Units	117
Affordability Mix	117 Affordable

Deal Team Members	
Origination	Teddy Eleevia, Amanda Melick
Underwriting	Douglas O'Brien
Asset Management	Daniel Barbanell, Juan Pena

MassHousing

50 Herald | South Boston



Borrower Team

Mortgagor Entity	50 Herald Partners LLC
Developers / Sponsors	Beacon Communities Services LLC & The Chinese Consolidated Benevolent Association of New England, Inc.
General Partner / Managing Member	50 Herald Partners MM LLC
Construction Lender	JPMorgan Chase Bank, N.A. & Santander Bank, N.A
Syndicator / Investor	Hudson Housing Capital LLC
Management Company	Beacon Residential Management Limited Partnership
Architect	Stantec Architecture Inc.
General Contractor	Cranshaw Construction of New England Limited Partnership

Unit Mix

Unit Size	Total Units	LIHTC Eligible										Market Comparison
		30% AMI** Section 8 PBV		30% AMI** MRVP		50% AMI** LIHTC		60% AMI** LIHTC		80% AMI** LIHTC		
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Rent*
1 BR	38			8	$2,379	6	$1,462	8	$1,774	16	$2,311	$3,586
2 BR	41	4	$3,107	8	$2,813			15	$2,117	14	$2,761	$4,815
3 BR	7	4	$3,720							3	$3,179	$6,190
Total	**86**	**8**		**16**		**6**		**23**		**33**		

**All rents are net of utility allowances.

Additional Notes: Utility Allowances applied to the MRVP units exceed the expected MRVP utility allowances, resulting in a conservative estimate of effective rental income.

Unit Size	Total Units	LIHTC Eligible				Market Comparison
		50% AMI LIHTC/ 70% AMI IDP		60% AMI LIHTC / 70% AMI IDP		
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	2	2	$1,462			$3,586
2 BR	24	13	$1,742	11	$1,978	$4,815
3 BR	5	3	$2,002	2	$2,216	$6,190
Total	**31**	**18**		**13**		

Additional Notes: Boston's Inclusionary Zoning (IZ) formerly known as the Inclusionary Development Policy (IDP) requires developers to include income-restricted apartments in buildings with 7 or more units. Rents for these units are capped based on Area Median Income (AMI). These affordable rents are set annually by the city of Boston.

Project Costs

Core Residential Costs	
Base	$55,053,799
Extraordinary	$16,560,303
Total	$71,614,102
Commercial and Non-Residential Costs	
Commercial Costs	$8,281,100
Site and Other Non-Residential Costs	$27,524,722
Total	$35,805,821
Total Development Cost	
Total	$107,419,923

Project Construction Costs	
Total Construction Cost	$74,152,813
Construction per Square Foot	$526

Sources and Uses

Sources of Funds			Uses of Funds	
MH Permanent Loan	$20,040,000		Acquisition	$2,925,000
Federal LIHTC	$41,114,936		Construction	$70,621,727
State LIHTC Loan	$17,116,559		Construction Contingency	$3,531,086
EOHLC Subsidy	$5,250,000		General Development	$19,063,843
MOH Funds	$3,500,000		Capitalized Reserves	$1,758,367
CCBA IDP Loan	$15,000,000		Developer Fee	$4,759,950
MA DOER Grant	$850,000		Overhead	$4,759,950
Deferred Developer Fee	$4,547,428			
Total Sources	**$107,419,923**		**Total Uses**	**$107,419,923**

Underwriting Notes

1. Loan Sizing
2. Funding of Loans
3. Commercial Space
4. Average Income Set-Aside
5. Third Party Reports

Official Action Status (OAS) Findings

1. **Mortgagor**: The mortgagor or sponsor has acceptable multifamily housing development experience and acceptable credit history.
2. **Site Control**: The mortgagor, sponsor or an affiliate under common control has demonstrated evidence of site control, which may include a deed, a ground lease, a purchase option, a contract of sale, or designation under a public land disposition process.
3. **Acceptability of Site**: The site is acceptable for the proposed housing.
4. **Need for Proposed Housing**: There is a need for the proposed housing in the community where the site is located.

Recommended Votes

- Official Action Status
- Commitment of a Tax-Exempt Permanent Loan
- Commitment of a Tax-Exempt Equity Bridge Loan
- Approval for the Use of Low-Income Housing Tax Credits

Loan Commitment Proposal | August 11, 2026

Eastbrook Apartments

1. General Project Information	
Project Name	Eastbrook Apartments
Project ID	71-016
Associated Projects	N/A
Addresses	193-321 Fernbank Road, Springfield, MA 01129
Sponsor	Makor Capital LLC
Transaction Type	Preservation
Funding Type	Current (Permanent Only)
Execution Type	Taxable MAP JV 223(f)
Credit Enhancement	HUD-Insured with 1% credit risk
Approval Type	Board
Current MH Risk Rating	Financial: A Physical Condition: B Compliance: A
Post-Closing/Post-Rehab MH Risk Rating	Financial: A Physical Condition: A Compliance: A
Total Rental Units	160
Affordability Mix	143 Affordable 17 Market

2. Recommended Actions

- Approval to accept assignment of a HUD-issued Firm Commitment for Federal Housing Administration ("FHA") insurance
- Commitment of a first mortgage loan (the "New Loan")
- Approval to finance the New Loan through the issuance of a Ginnie Mae Mortgage Backed Security ("MBS")

Eastbrook Apartments (the "Development") consists of 160 units in 21 buildings in Springfield. Makor Capital ("the Sponsor") will purchase the Development from an affiliate of WinnDevelopment at closing. The proposed loan will provide funds to acquire the property, complete repairs, pay transaction costs, and capitalize replacement reserves.

3. MassHousing Financing	
First Loan	
Type	Permanent
Loan Amount	$17,853,500
Interest Rate	5.70% projected
Loan Term/Amortization	35 y / 35 y
Year 1 DSCR	1.11 projected (1.11 minimum)
LTV	76% projected (87% maximum)

4. Development Plan

Description of Site. The Development is on 18.32 acres of land and is located at 193-321 Fernbank Road in the eastern part of Springfield (the "Site"). The immediate surrounding area is woodlands and single-family residential homes. There are a variety of businesses in proximity to the Development, including retail stores, grocery stores, restaurants, banks, and recreational opportunities. There is a bus stop located directly in front of the Development, allowing residents access to much of Springfield and the surrounding areas. The Development also benefits from the proximity to interstates 90 and 91, providing convenient access to Boston and other major destinations in the region.

Description of Existing Building. The Development was constructed in 1973 and consists of 21 two-story apartment buildings and a single-story community building. The buildings are wood framed with a mix of vinyl siding and brick exterior. There are 42 one-bedroom flats located in five buildings and 118 two- and three-bedroom townhouse-style units located in separate buildings, all with private entrances.

The Development includes a management office, a community room with kitchen facilities, two common area laundry rooms, a playground, a basketball court, and surface parking throughout the property.

Description of Affordability Mix. Of the 160 units, 143 are restricted under a use agreement for 99-years from a 1999 LIHTC syndication. The remaining 17 units are unrestricted, with 15 units currently occupied by Enhanced Voucher holders.

Sixty-four of the restricted units benefit from a Section 8 project-based voucher contract which is in effect through April 2029 and administered by the Springfield Housing Authority ("SHA"). The contract will renew upon expiration, and contract rents are within the SHA's approved payment standard based on the area's fair market rent ("FMR").

At closing, the MassHousing Disposition Agreement will be recorded ahead of the mortgage and will require 20% of the units (32 units) to be set aside for households earning up to 80% of AMI. The Disposition Agreement will survive foreclosure with a minimum term of 15 years.

Site Control. The Development is subject to a Purchase and Sale Agreement that was executed on November 21, 2025. The new Mortgagor entity, Makor Eastbrook LLC, will acquire the property at closing for $18,000,000.

Transaction Overview. Rockport Mortgage Corporation ("Rockport") is requesting FHA mortgage insurance in the amount of $17,853,500. Loan proceeds will be used to acquire the Development, repay the outstanding MassHousing loan, fund repairs, fully fund the replacement reserves, and pay transaction costs.

In addition to the requested financing, the Sponsor is contributing an estimated $5,200,000 in equity for the acquisition of the property.

MassHousing Debt. The Development is currently in the MassHousing portfolio with the following debt:

Loan	Maturity Date	Interest Rate	Estimated Unpaid Balance at Closing
71-016-08	10/1/2055	3.82%	$5,481,589

5. Borrower Team

Mortgagor Entity: Makor Eastbrook LLC

A sole-asset, single-purpose entity formed for the purpose of owning and operating the Development.

Developer / Sponsor: Makor Capital LLC

Co-founded in 2022 by Christopher Wyett and Jason Shulman, the firm acquires and manages multifamily apartment communities.

Mr. Wyett has overall responsibility for Makor's investment and operating platforms, including investment strategy, property operations, asset management and acquisitions / dispositions. Mr. Wyett has more than 23 years of experience acquiring and operating multifamily rental communities across numerous asset classes, including acquisition & rehabilitation of affordable housing projects, condominium conversion, and land entitlement.

Mr. Shulman's responsibilities include Makor's investment and operating platforms, including financial operations, asset management acquisitions / dispositions, and efficient tax planning / structuring. Mr. Shulman has more than 10 years of experience acquiring, operating, and disposing multifamily rental communities across numerous asset classes, including acquisition & rehabilitation of affordable housing projects, condominium conversion and student housing.

This will be MassHousing's first transaction with Makor Capital as the Sponsor.

General Partner / Managing Member: Makor Springfield LLC

MAP Lender Partner: Rockport Mortgage Corporation

MassHousing and Rockport Mortgage Corporation (the "MAP Lender Partner") entered into a Consultant Agreement (the "Agreement") defining the relationship between MassHousing and the MAP Lender Partner regarding the origination, underwriting, and closing of FHA-insured loans. HUD consented to the Agreement and business relationship under a waiver granted to MassHousing on June 13, 2014 (the "HUD Waiver"). In agreeing to waive certain requirements of the Multifamily Accelerated Processing ("MAP") Guide, including permitting MassHousing to refinance its balance sheet debt under the terms of the Agreement, HUD imposed certain restrictions prohibiting MassHousing's involvement in the underwriting of the FHA-insured loan transactions to be made by MassHousing under such Agreement. Subsequent to MassHousing's receipt of the HUD Waiver, the Members authorized the MAP/Ginne Mae Multifamily Joint Venture Lending Initiative (the "Initiative") on November 12, 2014.

Under the terms and conditions of the HUD Waiver, and in accordance with the Agency-approved Initiative guidelines and closing conditions, the MAP Lender Partner worked directly with the borrower to underwrite the new mortgage loan and apply to the local HUD office for FHA mortgage insurance. The MAP Lender Partner is responsible for ensuring that all applicable FHA and MAP requirements have been satisfied, and HUD will determine that the New Loan is an acceptable risk. MassHousing will rely solely on HUD's determination that the new loan is an acceptable risk, and MassHousing has not and will not conduct any internal assessment to confirm this determination. MassHousing will enter into an agreement with the MAP Lender Partner to accept the assignment of the HUD Firm Commitment at loan closing, and MassHousing will, at closing, make the New Loan to the Borrower. MassHousing will issue a Ginnie Mae Mortgage Backed Security ("MBS") to fund the new loan.

Management Company: Makor Management LLC

Makor Management LLC is the management arm of the Sponsor. Their current portfolio includes more than 4,800 apartments in Massachusetts, New Hampshire, North Carolina, South Carolina, Tennessee, and Georgia. Makor Management is a HUD approved management agent currently managing five HUD subsidized properties with more than 233 units.

The most recent MassHousing experience with Makor as the management agent is Moran Square.

6. Summary of MassHousing-Sponsor Relationship	
Number of Projects with MassHousing Debt	0
Total Units with MassHousing Debt	0
Outstanding MassHousing Principal Debt	$0
Adverse Actions Against the Borrower Team	No
Current on Obligations with MassHousing	N/A
Property Management Affiliate	Yes, Makor Management LLC manages properties in the Sponsor's portfolio.

MassHousing Staff	
Origination	Jen Hudon Hatch, Originator Matt Deych, Analyst
Underwriting	John Collins, Underwriter
Asset Management	Lee Fiorenza, Portfolio Manager Erin Lewis, Asset Manager

7. Unit Mix

Unit Size	Total Units	Section 8 PBV HAP*		60% of AMI***		Unrestricted / Enhanced Voucher**		Unrestricted***		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Rent*
1 BR	42	11	$1,382	28	$1,415	3	$1,634	-	-	$1,560
2 BR	95	44	$1,734	40	$1,658	11	$1,936	-	-	$1,940
3 BR	23	9	$2,127	11	$1,862	1	$2,780	2	$1,875	$2,250
Total	**160**	**64**		**79**		**15**		**2**		

*Rockport's underwritten rents for the Section 8 PBV HAP units are based on the current contract rents, which are lower than the appraiser's market rents.

**Rockport's underwritten rents for unrestricted units with Enhanced Voucher holders are based on the appraiser's market rents as they are lower than the current Enhanced Voucher rents.

***Rockport's underwritten rents for 60% of AMI units and unrestricted units are based on the current in-place rents.

8. Operating Overview

See Section 11. First Year Income and Expenses

9. Project Costs

N/A

10. Sources and Uses

The Sources and Uses set forth in this proposal are estimates based on the MAP Lender Partner application to HUD. HUD reserves the right to change these amounts prior to issuing its Firm Commitment, and the final Sources and Uses (including the final loan amount) will be determined by HUD and the MAP Lender Partner, subject to the limitation that the final amount of the New Loan shall not be more than $24,102,225 nor less than $11,604,775.

Sources	
New First Mortgage	$17,853,500
Sponsor Equity	$5,272,070
Total:	$23,125,570

Uses	
Acquisition*	$18,000,000
Repairs	$3,247,001
General Development	$740,415
Capitalized Reserves	$910,000
Assurance of Completion Escrow	$228,154
Total:	$23,125,570

*Includes repayment of existing MassHousing loan and prepayment penalty.

11. First Year Income and Expenses

Income		
Rental Income – Project-Based Rental Subsidy		$1,327,692
Rental Income – Non-Rental Subsidy		$1,900,776
Gross Potential Residential Income		$3,228,468
Vacancy – Project-Based Rental Subsidy	5.0%	($66,385)
Vacancy – Non-Rental Subsidy	5.0%	($95,039)
Gross Residential Income		$3,067,045
Other Income – Laundry		$23,750
Effective Gross Income		$3,090,795

Expenses	
Residential Operating Expenses	$1,731,492
Net Operating Income	$1,359,303
Debt Service	($1,223,366)
Cash Flow	$135,937

Debt Service Coverage	1.11
Operating Expenses Per Unit	$10,822

12. Analysis of Lender Narrative

Valuation: The appraiser's concluded market value estimate of $23,400,000 represents a reconciliation between the income approach value of $23,700,000 and the sales comparison value of $22,700,000.

The cost approach was determined not applicable due to the age and type of this property. The income approach value is based off the appraiser's concluded capitalization rate of 6.0% and Net Operating Income ("NOI") of $1,420,770. The requested loan amount of $17,853,500 provides for a 76% loan to value ("LTV") against the concluded market value of $23,400,000.

Transaction Structure & Cash Flow: The permanent financing and Sponsor's equity contribution will fund at closing to repay the existing MassHousing loan, fund required reserves and cover transaction costs. A portion of the new loan and equity proceeds will also fund the critical and non-critical repair escrows. MassHousing will hold and administer the repair escrows, including the Assurance of Completion, in accordance with HUD guidelines.

Repairs: Repairs total $3,247,001 ($20,294 per unit) and the funds will be held in escrow and monitored by MassHousing. The scope of work includes the resurfacing of the parking lots and sidewalks with American with Disabilities Act ("ADA") parking repairs, the replacement of all dwelling unit roofs and existing down spout repair, accessibility upgrades to public restrooms, drywall repairs, and the upgrade of at least 4 units to comply with the Uniform Federal Accessibility Standards ("UFAS").

Deferred Critical Repairs: The submission package includes a waiver request to defer all critical repairs, including life safety repairs, to be completed post-closing. The acquisition is an arm's length purchase and as such, the Sponsor does not have control of the Development and is unable to perform any repairs until the closing.

Capitalized Reserves:

- Assurance of Completion Escrow in the amount of $228,154 is equal to 10% of the non-critical repairs. MassHousing will administer the escrow on behalf of HUD, and the Assurance of Completion Escrow will be released to the Borrower upon completion of all escrowed repair work. Completion of work is expected within 12 months of closing.

- Initial Deposit to Replacement Reserves is in the amount of $910,000 and is the amount needed to fully fund the replacement reserve in accordance with the MAP Guide.

Operating Expenses: The operating expenses of $10,822 per unit are below the aggregated range of $11,300 to $16,400 per unit for MassHousing financed developments. Rockport reviewed the historic operating expenses (2023-2025) and the Sponsor's proposed 2026 budget. The underwritten operating expenses align more closely with the third-party appraisal comparative ranges for similar size developments and considers the Sponsor's approach to

property management. This includes a shift from third-party contracts for maintenance and repair work to an in-house operating structure.

13. Low-Income Housing Tax Credits

N/A

Eastbrook Apartments

VOTES AND FINDINGS

PROPOSALS AND VOTES

Staff proposes the following votes for approval:

VOTED: To approve the findings and determinations set forth below and to authorize the Massachusetts Housing Finance Agency ("MassHousing") (1) to accept the assignment from Rockport Mortgage Corporation of a HUD Firm Commitment to provide mortgage insurance through the Federal Housing Administration pursuant to Section 223(f) of the National Housing Act for a first mortgage loan in the approximate amount of $17,853,500 or such other amount as evidenced in the HUD Firm Commitment, subject to the limitation that the final amount of such loan shall not be more than $24,102,225 nor less than $11,604,775 to Makor Eastbrook LLC (the "Borrower") for Eastbrook Apartments and (2) to make the FHA-insured first mortgage loan to the Borrower in the approximate amount of $17,835,500 (the "New Loan"), subject to the limitation that the final amount of such loan shall not be more than $24,102,225 nor less than $11,604,775 on terms acceptable to MassHousing, in compliance with the terms of the Prepayment Approval for MassHousing Multifamily Mortgages adopted by the Agency on October 14, 2014 and subject to MassHousing's General Closing Conditions for loans made under MassHousing's MAP/Ginnie Mae Multifamily Joint Venture Lending Initiative approved by the Board on November 12, 2014.

FURTHER VOTED: That the Massachusetts Housing Finance Agency, acting through its officers duly authorized pursuant to the Government National Mortgage Association Resolution of Board of Directors and Certificate of Authorized Signatories approved by the Agency, is hereby authorized and directed to do all acts and things, and to execute and deliver any and all documents, certificates, securities and instruments necessary or desirable to effectuate the funding of a first mortgage loan insured by the U.S. Department of Housing and Urban Development, acting through the Federal Housing Commissioner, under Section 223(f) of the National Housing Act, to the Borrower for Eastbrook Apartments.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
143 units (89%) in the Development will be affordable to low-income persons and families, as specified in the Act, at the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
The market needs data reflects the information available to A&M staff as of the date of collection July 17, 2026. Further, the reader is cautioned and reminded that any observations, comparisons, and/or conclusions are based on the data as of the indicated collection date.

In-house data for larger market and mixed-income complexes (approximately 1,306 units) in the area revealed a strong rental market. Current occupancy rates of the five comparable properties reviewed averaged approximately 97.2%, and range between 92% and 100%. One of the comparables was offering a rental concession of half a month for free.

3rd Quarter 2026 CoStar data for the subject's Springfield submarket (7,252 units) has an overall vacancy rate at 1.9% year to date ("YTD"), which is an increase of .05% from one year ago. CoStar data for the Springfield market (19,102 units) has an overall vacancy rate of 2.1% YTD, which is an increase of .06% from one year ago. The Springfield submarket vacancy rate is projected to increase to 2.1% over the next five years, and the Springfield Market is projected to increase to 2.4%.

CoStar submarket data for the 4-5 Star building type (266 units) indicates a 3rd Quarter 2026 vacancy rate of 2.4% and an average asking rent of $1,510, while submarket data for the subject's 3 Star building type (2,429 units) indicates a 3rd Quarter 2026 vacancy rate of 2.2% at an average asking rent of $1,441 and 1-2 Star buildings (4,557 units) indicates a 3rd Quarter 2026 vacancy rate of 1.7.% at an average asking rent of $1,378. The Development, with its amenities, more closely reflects the 3 Star building type and is reflected in both the vacancy rate and market rent potential.

According to the Executive Office of Housing and Livable Communities ("EOHLC") Chapter 40B Subsidized Housing Inventory (09/30/25), the City of Springfield has 62,653 year-round housing units, 10,364 (16.54 %) of which are subsidized for low/moderate-income households.

Further, the Springfield Housing Authority ("SHA") owns and/or operates 2,397 Public Housing units in 27 developments broken down by 5 districts in Springfield. These include 13 developments for elderly and disabled residents and 14 developments for families. According to

the city of Springfield's Five-Year Consolidated plan (2016-2021), there are 2,081 applicants on the waiting lists. 90.7% of those applicants are extremely low income with household incomes below 30% of the area median income("AMI"), 7.7% are very low-income households with incomes of 30-50% of AMI, and 1.5% are low-income households with incomes of 50-80% of AMI. Further, 40.6% of the applicants are families with children, 14.8% elderly and 44.4% are disabled.

SHA also administers 2,733 Section 8 Housing Choice Vouchers and they participate in the Massachusetts Section 8 Housing Choice Voucher Centralized Waiting List. At this time the list is open, and it is expected to remain open indefinitely.

U.S. Census data from the 2020-2024 American Community Survey ("ACS") indicates that of the 57,772 households in the City of Springfield approximately 70.5% earned less than the HUD published 2026 AMI ($96,700), approximately 58.4% earned less than 50% of 2026 AMI, approximately 65.5% earned less than 60% of the 2026 AMI, and approximately 73% earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing

MassHousing staff has completed an analysis of the market rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households

The financing herein proposed will change neither the current income mix of the Development nor that of its surrounding locality.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units

As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

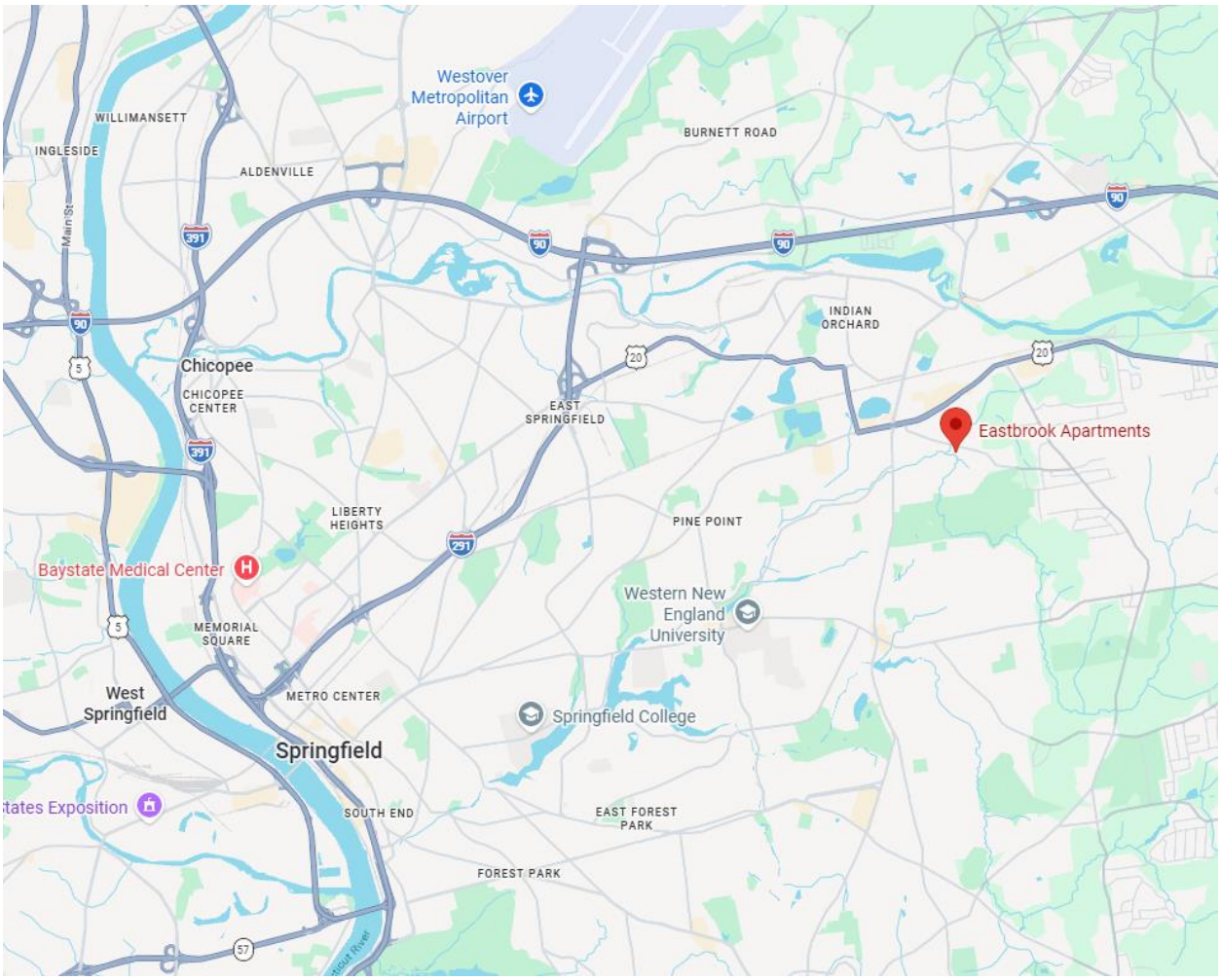
Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

Rent Schedule:

Number of Bedrooms	1	2	3
Number of Units	42	95	23
Net SF/Unit	665	1,025	1,247
Elev./Non-Elev.	Non-Elev.	Non-Elev.	Non-Elev.
Market Rate Rent (10% Rate 20 Year Term)	$1,880	$2,188	$2,447
MHFA Below Market Rent (Cost-Based Rent)	$1,417	$1,725	$1,984
MHFA Adjusted Rent	30% of 80% of AMI		
Underwriting Rents			
Section 8 PBV HAP	$1,382	$1,734	$2,127
Enhanced Vouchers	$1,560	$1,936	$2,250
60% AMI	$1,415	$1,658	$1,862
Unrestricted	-	-	$1,875

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES




Eastbrook
APARTMENTS
COMMUNITY CENTER
MANAGEMENT OFFI



Loan Commitment Proposal | August 11, 2026

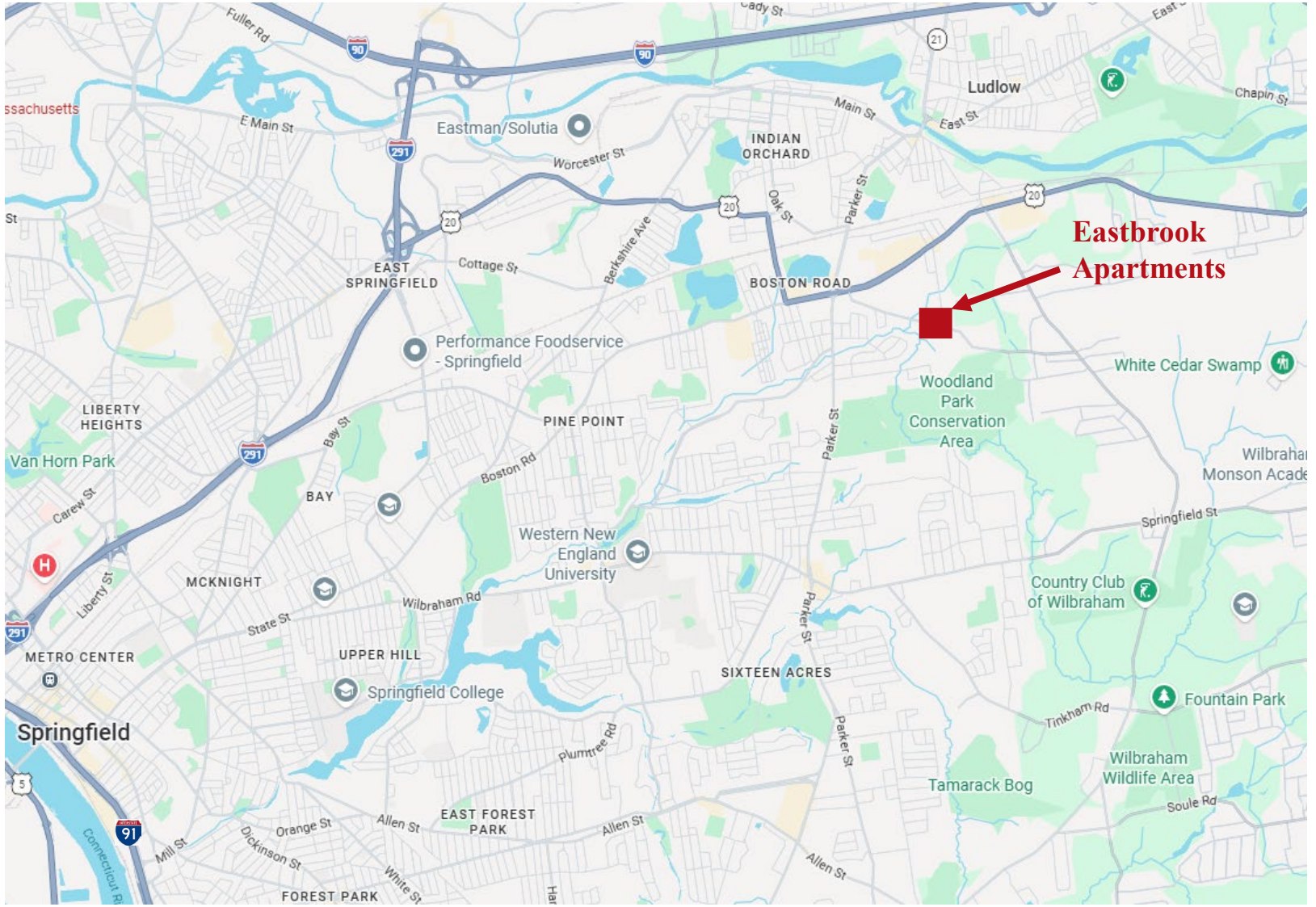
Eastbrook Apartments

Location	Springfield
Sponsor	Makor Capital LLC
Transaction Type	Preservation
Funding Type	Current (Permanent only)
Execution Type	Taxable MAP JV 223(f)
Credit Enhancement	HUD-Insured with 1% credit risk
MH Risk Rating	Financial: A Physical Condition: B Compliance: A
Total Rental Units	160
Affordability Mix	143 Affordable 17 Market

Deal Team Members	
Origination	Jen Hatch, Matt Deych
Underwriting	John Collins
Asset Management	Erin Lewis, Lee Fiorenza

MassHousing

Eastbrook Apartments



Borrower Team

Mortgagor Entity	Makor Eastbrook LLC
Developer / Sponsor	Makor Capital LLC
General Partner / Managing Member	Makor Springfield LLC
MAP Lender Partner	Rockport Mortgage Corporation
Management Company	Makor Management LLC

Unit Mix

Unit Size	Total Units	Section 8 PBV HAP*		60% of AMI***		Unrestricted / Enhanced Voucher**		Unrestricted***		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	
1BR	42	11	$1,382	28	$1,415	3	$1,634	-	-	$1,560
2BR	95	44	$1,734	40	$1,658	11	$1,936	-	-	$1,940
3BR	23	9	$2,172	11	$1,862	1	$2,780	2	$1,875	$2,250
Total	**160**	**64**		**79**		**15**		**2**		

*Rockport's underwritten rents for the Section 8 PBV HAP units are based on the current contract rents, which are lower than the appraiser's market rents.

**Rockport's underwritten rents for unrestricted units with Enhanced Voucher holders are based on the appraiser's market rents as they are lower than the current Enhanced Voucher rents.

***Rockport's underwritten rents for 60% of AMI units and unrestricted units are based on the current in-place rents.

Sources and Uses

Sources		
New First Mortgage		$17,853,500
Sponsor Equity		$5,272,070
	Total:	$23,125,570

Uses		
Acquisition*		$18,000,000
Repairs		$3,247,001
General Development		$740,415
Capitalized Reserves		$910,000
Assurance of Completion Escrow		$228,154
	Total:	$23,125,570

*Includes repayment of existing MassHousing loan and prepayment penalty.

Lender Narrative Analysis

- Valuation
- Transaction Structure & Cash Flow
- Repairs
- Deferred Critical Repairs
- Capitalized Reserves
- Operating Expenses

Recommended Votes

- Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance
- Commitment of a first mortgage loan
- Approval to finance the New Loan through the issuance of a Ginnie Mae MBS

Loan Commitment Proposal | August 11, 2026

B.F. Faulkner Tower

1. General Project Information	
Project Name	B.F. Faulkner Tower
Project ID	74-033
Associated Projects	N/A
Address(es)	25 Highland Avenue, Somerville, MA 02143
Sponsor	Jonathan Rose Companies LLC and The Schochet Companies
Transaction Type	Preservation (Supplemental)
Funding Type	Current (Permanent Only)
Execution Type	Supplemental Taxable Uninsured
Credit Enhancement	None
Approval Type	Board
MH Risk Rating	Financial: A Physical Condition: A Compliance: A
Total Rental Units	130
Affordability Mix	129 Affordable 1 Resident Manager (Non-Revenue)

2. Recommended Actions

- Approval of a Level One Transfer of Ownership
- Commitment of a Taxable Supplemental Loan

3. Background

The proposed financing will support the acquisition of B.F. Faulkner Tower (the "Development"), an existing 130-unit senior rental property in Somerville. Jonathan Rose Companies and The Schochet Companies (together the "Sponsor") are seeking MassHousing's approval of the sale of the Development from Walnut Hill Tower Associates (the "Current Owner") to Highland Ave Preservation, LLC (the "Borrower"). The Borrower will assume the existing MassHousing first loan ("First Loan") and all related loan documents.

The First Loan closed in 2012 and included a participating lender (originally Credit Suisse First Boston Mortgage Capital LLC) (the "Participating Lender") whose consent may be required for the transfer of ownership. While the First Loan is assumable, it is not yet prepayable because of the participation and amounts to just over 15% of the purchase price. Therefore, the Sponsor is also seeking a MassHousing commitment for supplemental financing to support the acquisition of the Development. The Borrower will use the supplemental acquisition financing, as well as

Sponsor equity, to purchase the Development, complete approximately $88,000 in critical repairs, and capitalize necessary reserves. The Sponsor is targeting a December 2026 closing to meet the Current Owner's deadline.

The First Loan will be prepayment eligible on June 30, 2027, and the Sponsor plans to refinance at that time. New loan proceeds from the anticipated refinancing would prepay the assumed First Loan and the supplemental acquisition loan, and fund approximately $14,000,000 ($107,692 per unit) in rehabilitation work.

A process for rent increases at the Development is underway. First, in advance of the proposed acquisition transaction, the Current Owner is seeking a Mark Up To Market ("MUTM") increase over current in-place rents. The Sponsor expects the rent increase to be approved and in-place prior to the acquisition closing.

Following the acquisition transaction, the Sponsor plans to pursue a full refinancing of the Development, add enhanced resident services through Hebrew Senior Life, Inc. ("HSL") and seek an as-improved MUTM increase. The Sponsor and HSL have experience with this approach, which they undertook on Riverside Towers in 2022. The Sponsor plans to have the services and the higher rents in place at the time of the planned refinancing.

4. MassHousing Financing	
Supplemental Loan	
Type	Taxable Supplemental Loan
Loan Amount	$21,000,000
Interest Rate	3-year SOFR Swap Rate plus 270 basis points (bps) to be locked at Acquisition Loan Closing. (processing rate of 6.79% assumed for underwriting)
Loan Term / Amortization	26 y / 40 y, interest-only for the first five years Will be co-terminus with the existing First Loan
Combined Year 1 DSCR*	1.37 projected (1.25 minimum)
Combined LTV	58% projected (70% maximum)

*See Section 5: MassHousing Debt

5. Development Plan

Description of Site. The Development is located on an approximately 29,000-square-foot parcel at 25 Highland Avenue in Somerville (the "Site"). The Site is within walking distance to Edward L. Leathers Community Park, the Somerville Public Library, and Somerville High School. The Development benefits from strong transit access, with MBTA bus stops located on Highland Avenue and Walnut Street and is less than half a mile from the Gilman Square MBTA Green Line Station.

Description of Existing Building. The Development is an existing 130-unit, 12-story high-rise elevator building constructed in 1977. The Development consists of a mix of one- and two-bedroom units. Common areas include a community kitchen, lounge spaces, and on-site management offices.

Description of Affordability Mix. 129 out of the 130 units will be restricted at 50% of AMI. All income restricted units will benefit from a Project-Based Section 8 HAP Contract.

The remaining non-revenue unit will be for a resident manager.

Site Control. Fee simple. Schochet Associates, Inc. and Rose Affordable Housing Preservation Fund VI, L.P. (affiliates of Sponsor) have a purchase and sale agreement with the Current Owner. Borrower will acquire the Development at closing as evidenced through a deed conveying fee simple title. The purchase and sale agreement has a closing deadline of December 31, 2026, with the ability to obtain three 30-day extensions.

MassHousing Debt. The Development is currently in the MassHousing mortgage portfolio with the following outstanding debt:

Loan	Maturity Date	Interest Rate	Estimated Unpaid Balance at Closing
74-033-09	7/1/2052	4.60%	$8,414,712

6. Borrower Team

Mortgagor Entity: Highland Ave Preservation, LLC

A sole-asset, single-purpose entity formed for the purposes of owning and operating the Development.

Developer / Sponsor: Jonathan Rose Companies LLC

The Schochet Companies

Jonathan Rose Companies LLC is a national development, owner's representative, and investment management firm. Since its founding in 1989, the firm has completed over $3.4 billion of work including new development, redevelopment, and fee development.

A recently completed MassHousing development with Jonathan Rose Companies LLC as the developer was Riverside Towers.

The Schochet Companies is the business name for a full-service real estate development and management company founded by Jay R. Schochet more than thirty years ago. Since that time, the company has developed, owned, and/or managed over 7,000 apartments and 600,000 square feet of retail and commercial space throughout New England and on the West Coast.

A recently completed MassHousing development with The Schochet Companies as the developer was Riverside Towers. Other funding commitments with The Schochet Companies include Warren Hall in Brighton.

Managing Member: Schochet Highland Ave Preservation LLC

Schochet Highland Ave Preservation LLC is the Managing Member and an affiliate of Schochet Associates. The Schochet Companies will have decision-making power over operations with Jonathan Rose Companies providing oversight on any operational consideration that would constitute a major decision.

Management Company: Federal Management Company, Inc.

Federal Management Company, Inc., an affiliate of The Schochet Companies, was formed in 1973. It provides management services for numerous clients including The Schochet Companies, Retirement Housing Foundation, and the Jonathan Rose Companies. These services include complete responsibility for building operations, financial administration, leasing activities, and interfacing with local, state, and national agencies.

A recently committed MassHousing development with Federal Management Company, Inc. as the management company was Warren Hall.

7. Summary of MassHousing-Sponsor Relationship			
The Schochet Companies	*Recorded*	*Committed*	*Total*
Number of Projects with MassHousing Debt	11	0	11
Total Units with MassHousing Debt	1,814	0	1,814
Outstanding MassHousing Principal Debt	$199,473,823	0	$199,473,823
Number of Projects with MassHousing Conduit Financing	0		
MassHousing Conduit Loans are Compliant with Program Rules	N/A		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	Yes		
Property Management Affiliate	Yes, Federal Management Company, Inc. manages properties in the Schochet portfolio as well as offering third-party fee-management services.		

* Transactions in which Schochet either serves as the sole sponsor or participates as a partner

The Schochet Companies & Jonathan Rose Companies LLC	*Recorded*	*Committed*	*Total*
Number of Projects with MassHousing Debt	1	0	1
Total Units with MassHousing Debt	199	0	199
Outstanding MassHousing Principal Debt	$43,634,513	0	$43,634,513
Number of Projects with MassHousing Conduit Financing	0		
MassHousing Conduit Loans are Compliant with Program Rules	N/A		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	Yes		
Property Management Affiliate	Yes, Federal Management Company, Inc. manages properties in the Schochet portfolio as well as offers third-party fee-management services.		

MassHousing Staff	
Origination	Michael Carthas, Originator Sim Montrond, Analyst
Underwriting	Thomas Fitzmaurice, Underwriter
Asset Management	Mildred Mukasa, Portfolio Manager Janny Nivar, Asset Manager

8. Unit Mix

Unit Size	Total Units	PB Section 8		Manager		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	110	109	$3,201	1	-	TBD
2 BR	20	20	$4,093			TBD
Total	**130**	**129**		**1**		

* Rents net of utility allowances

Project-Based Rental Subsidy	
Type	Section 8
Term	20 y
Administrator	Somerville Housing Authority
Lesser of contract rents or market rents	

9. Operating Overview

Underwritten Operating Expenses	$2,331,983 (approximately $17,760 per unit)

Basis of Operating Costs. Review of historical operating expenses, borrower supporting documentation, as well as review against Agency portfolio comparables of similar size and location.

10. Project Costs

Core Residential Costs	
Base	$53,727,660
Total	$53,727,660
Total Development Cost	
Total	$53,727,660

This is an acquisition transaction with a scope of work restricted to life safety critical repairs. As such, no extraordinary or construction costs are included in the table above.

11. Sources and Uses

Sources of Funds	Total
MH Supplemental Acquisition Loan	$21,000,000
Existing MH Debt	$8,414,712
Developer Cash Equity	$24,312,948
Total Sources	$53,727,660

Core Residential Use of Funds	Total	*Per Unit*
Acquisition	$52,000,000	$400,000
Construction	$88,425	$680
Construction Contingency	$8,843	$68
General Development	$842,790	$6,483
Replacement Reserves	$513,864	$3,953
Tax and Insurance Reserves	$273,738	$2,106
Total Residential Uses	$53,727,660	$413,290

Total Uses	$53,727,660

12. First Year Income and Expenses

Income		
Rental Income		$5,043,145
Gross Potential Residential Income		$5,043,145
Vacancy	2.5%	($129,311)
Gross Residential Income		$4,913,833
Effective Gross Income		$4,913,833

Expenses	
Residential Operating Expenses	$2,308,662
Net Operating Income	$2,734,482
Debt Service	($2,000,474)
Cash Flow	$734,009

First Mortgage Debt Service Coverage	4.76
Combined Debt Service Coverage	1.37

Residential Operating Expense Detail			*Per Unit*
Management Fee	4.0%	$201,726	$1,552
Administrative Costs		$318,970	$2,454
Maintenance Costs		$666,399	$5,126
Resident Services		$42,117	$324
Security		$90,194	$694
Utilities (water and sewer, hot water)		$352,345	$2,710
Insurance		$159,487	$1,227
Taxes		$246,664	$1,897
Payroll Taxes/Benefits		$139,511	$1,073
Replacement Reserves		$65,000	$500
Mortgage Insurance Premium*		$26,250	$202
Total		$2,308,662	$17,759

*On declining principal balance of the existing first mortgage loan.

Operating Expenses as a Percent of EGI	47.0%

13. Underwriting

1. **Replacement Reserves.** At closing, the existing replacement reserve balance of $455,000 will be released to the Current Owner. As part of the acquisition, the Sponsor will capitalize the replacement reserve with an IDRR of $513,864 ($3,953 per unit) and annual contributions will be set at $65,000 ($500 per unit).

   Staff review and analysis of existing and proposed replacement reserve deposits concluded that the initial and annual deposits to replacement reserves included in this commitment proposal are sufficient and recommends the Sponsor's proposal. Under the proposed reserve funding structure, the Development maintains a "A" physical risk rating, and projects sufficient funding for capital needs over the next eight years.

2. **Section 8 Mark Up To Market Contract.** Rents in the Sponsor's initial proforma are based on an As-Is Rent Comparability Study ("RCS") submitted to MassHousing on May 12, 2026. The RCS reflects a MUTM increase over current in-place rents. The Current Owner submitted the RCS to HUD, and it is currently under review. MassHousing's acquisition loan sizing is contingent upon HUD's final approval of the MUTM rent increase. If the increased rents are not in place at the time of closing, MassHousing will reduce its loan sizing accordingly.

3. **Supplemental Loan Term.** The term of the supplemental loan will be in accordance with HUD Risk Share programmatic guidelines as well as in compliance with the Participation and Servicing Agreement between MassHousing and the Participating Lender on the First Loan. The Loan will require prepayment upon any sale or refinancing of the First Loan.

4. **Third-Party Reports.** The MassHousing third-party appraisal is currently underway. To the extent the appraisal changes the underwritten rents and/or loan-to-value, the loan amount will be adjusted accordingly.

Underwriting Criteria and Loan Terms	B.F. Faulkner Tower	Underwriting Standards
1. DSCR	1.37	Minimum of 1.25
2. Term / Amortization	26 y / 40 y, interest-only for the first five years	30-40 y, fully-amortizing
3. Loan to Value	58%	Maximum of 70% based on third party "as-is" investment value
4. Underwriting Rents	Lesser of PB-Rental Subsidy contract or market supported rents	Lesser of: • PB-Rental Subsidy contract or market supported rents • Programmatic rent cap or rents supported by MassHousing market review.
5. Vacancy Allowance	2.5%	Minimum of: • 2.5% for PB – Rental Subsidy • 3.0% for LIHTC • 5.0% for unrestricted or workforce housing
6. Affordability	20% at 80%	Minimum of: • 20% at 80% of AMI for MassHousing Statute • 40% at 60% or 20% at 50% of AMI for loans with FHA Insurance, HUD/FFB, Tax-Exempt Bond, and/or Federal LIHTC
7. Annual Deposits to Replacement Reserves	$500 unit / year	Minimum of: • $360 unit / year (new construction) • $500 unit / year (rehab) Note: Additional initial deposit to reserves may be required by the third-party CNA to fund twenty-year capital needs.
8. Operating Expenses	Approximately $17,760 unit / year	Typically, between $11,000 and $15,000 per unit.

14. Low-Income Housing Tax Credits

N/A

B.F. Faulkner Tower
VOTES AND FINDINGS

PROPOSALS AND VOTES

Transfer of Ownership

Staff has reviewed the application for a Level One Transfer of Ownership submitted by Walnut Hill Tower Associates, as owner of the multifamily residential development known as "B.F. Faulkner Tower" (the "Development") located in Somerville, MA and determined that it will not adversely affect MassHousing's loan security or the residents of the Development and that the proposed terms are appropriate. Therefore, staff recommends the below action for approval.

VOTED: To approve the Level One Transfer of Ownership of the Development from Walnut Hill Tower Associates to Highland Ave Preservation, LLC or another single purpose entity controlled by Jonathan Rose Companies or The Schochet Companies ("Borrower") (the "Transfer"), subject to the requirements of the Transfer of Ownership Policy approved by the Board on August 14, 2007, and further subject to any additional conditions required by the Director of Rental Management or General Counsel, and that the Chief Executive Officer, Chief Legal and Operating Officer, Vice President of Multi-Family Programs, and General Counsel each be authorized, acting singly, to execute such documents, agreements, and instruments on behalf of the Agency in connection therewith. Further subject to the following special conditions:

1. Credit Suisse First Boston Mortgage Capital LLC, or any successor participating lender, will provide consent for the Transfer, as required.

Mortgage Loan

Staff has reviewed the proposal for supplemental financing and proposes the following vote for approval by the Agency:

VOTED: To approve the findings and determinations set forth below and to authorize a subordinate mortgage loan in a principal amount of up to $21,000,000, such loan to be uninsured, to be made to Borrower as owner of the Development, and in accordance with the applicable general closing standards and delegations of authority previously approved, and further subject to (1) compliance with all applicable laws and all regulations and requirements of applicable financing programs, and (2) the following special conditions:

1. The Borrower shall obtain the consent of any required partners, and any and all subordinate lenders, as necessary.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer and the Vice President of Multifamily Programs, and their respective designees, each acting singly, to permit the Borrower to enter into, or assume, mortgage loans with third parties with respect to the Development, provided that (1) any such mortgage loans shall be subordinated to MassHousing's first mortgage loan, and other MassHousing debt as determined by the Chief Executive Officer, the Chief Legal and Operating Officer or the Vice President of Multifamily Programs, and (2) such subordinate mortgage loans shall be subject to MassHousing's requirements pertaining to subordinate mortgages, in a manner acceptable to MassHousing's General Counsel or their designee.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
129 units (99%) in the Development will be affordable to low-income persons and families, as specified in the Act, at the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
The market needs data reflects the information available to A&M staff as of the July 16, 2026, collection date. Further, the reader is cautioned and reminded that any observations, comparisons, and/or conclusions are based on the data as of the indicated collection date.

In-house data for larger market and mixed-income complexes (approximately 1,375 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged approximately 94.2%, and range between 90% and 97%. Two of the comparables were offering rental concessions of one free month.

Third quarter 2026 CoStar data for the subject's Somerville/Charlestown Submarket (7.689 units) has a YTD overall vacancy rate of 4.1%, which is a decrease of 1.28% from last year. CoStar data for the Boston market (301,687 units) has a YTD overall vacancy rate of 5.6%, which is a 0.63% decrease from last year. The Somerville/Charlestown Submarket vacancy rate is projected to increase to 5.3% over the next five years, while the Boston market is projected to decrease to 5.5%.

CoStar, submarket data for the Somerville/Charlestown, 4-5 Star building type (4,511 units) indicates a third quarter 2026 vacancy rate of 3.9% and an average asking rent of $3,772. The submarket data for the subject's, 3-Star building type (1,457 units) indicates a third quarter 2026 vacancy rate of 4.7% at an average asking rent of $2,608. The Development with its amenities, more closely reflects the 3 Star building type, and is reflected in both the vacancy rate and market rent potential.

Per the representative of the Somerville Housing Authority (SHA), they own/manage 215 units of Federal Family housing consisting of 22 one-bedrooms, 94 two-bedrooms, 71 three-bedrooms, 24 four bedrooms and four five-bedrooms. There are 1,108 applicants on the Federal family waiting list, broken down as follows: 368 one-bedrooms, 253 two-bedrooms, 407 three-bedrooms, 65 four-bedrooms and 15 five-bedrooms. They also have 369 one-bedroom units of Federal Elderly housing and there are 2,526 applicants on that waiting list.

Regarding state-funded housing, SHA owns/manages 459 State Family housing consisting of 33 one-bedrooms, 247 two-bedrooms, 177 three-bedrooms, one 4-bedroom and one five-bedrooms. There are 1,121 applicants on the State Family waiting lists that are broken down as follows: 344

one-bedrooms, 454 two-bedrooms, 231 three-bedrooms, 80 four-bedrooms and 12 –five-bedrooms. SHA also has 274 State Elderly Units consisting of 261 one-bedrooms, 4 two-bedrooms and 3 three-bedrooms. There are 1,110 applicants on that waiting list consisting of 1,024 one- bedroom, 85 two- bedrooms and 1 three-bedroom.

SHA also administers 1,197 HCV vouchers and 112 Mainstream vouchers and per the representative there are 219,211 applicants on the centralized Section 8 waitlist. This list is a state-wide list.

According to the Department of Housing and Community Development's (DHCD) Chapter 40B Subsidized Housing Inventory (09/30/25), the City of Somerville has 36,167 year-round housing units, 3,328 (8.93%) of which are subsidized for low/moderate income households.

U.S. Census data from the 2020-2024 American Community Survey (ACS) indicates that of the 35,715 households in the City of Somerville approximately 80.1% earned less than the HUD published 2026 AMI (164,900), approximately 35.2% earned less than 50% of 2026 AMI, approximately 44.9% earned less than 60% of the 2026 AMI, and approximately 64.3% earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing

MassHousing staff has completed an analysis of the market rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households

The financing herein proposed will change neither the current income mix of the development nor that of its surrounding locality.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units

As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

Rent Schedule:

Number of Bedrooms	1	2
Number of Units	109	20
Net SF/Unit	527	890
Elev./Non-Elev.	Y	Y
Market Rate Rent	$3,583	$4,504
MHFA Below Market Rent (Cost-Based Rent)	$3,172	$4,093
MHFA Adjusted Rent	30% of 60% of AMI	
Underwriting Rents		
PBV	$3,201	$4,093

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES









Loan Commitment Proposal | August 11, 2026

B.F. Faulkner Tower

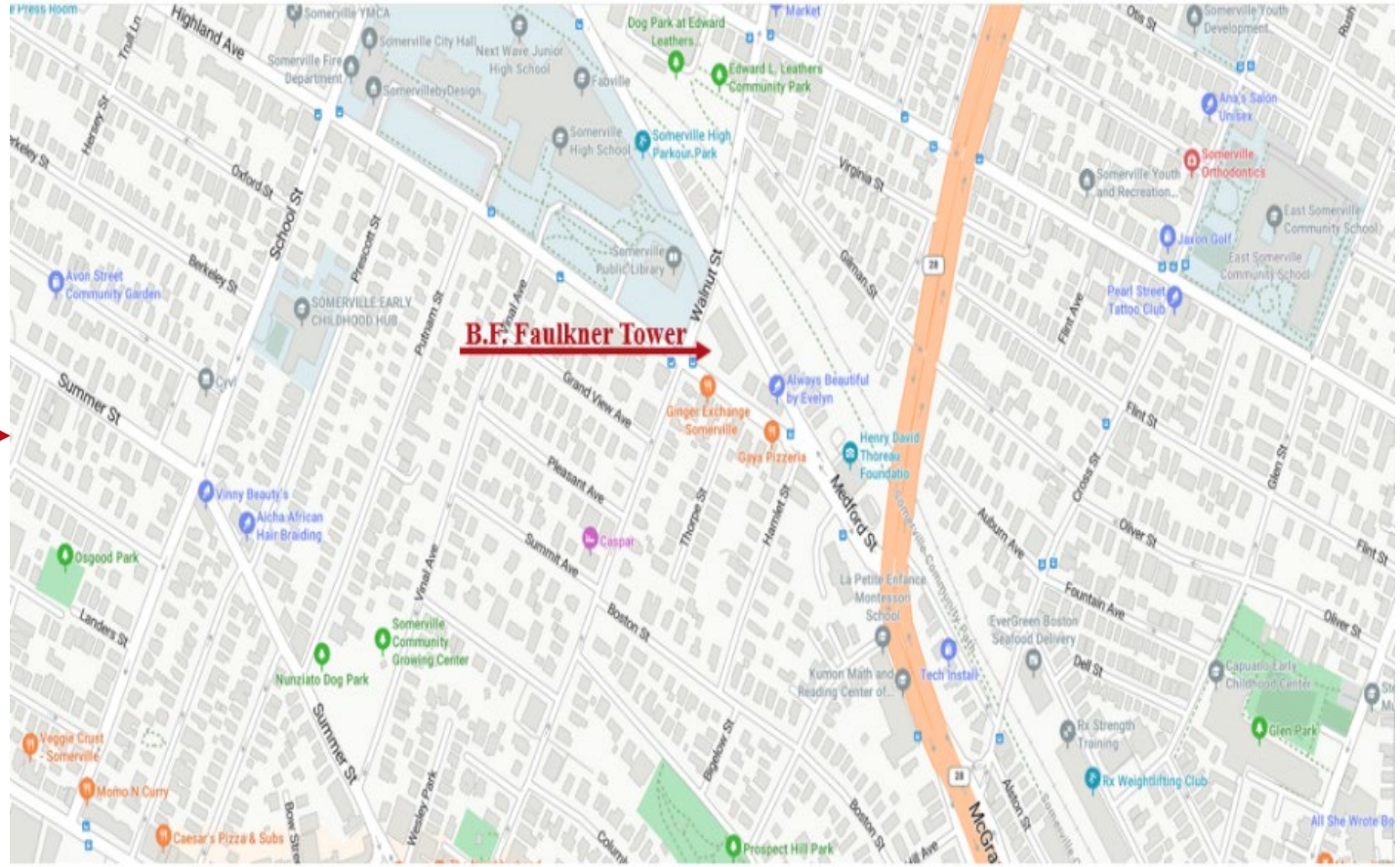
Location	25 Highland Avenue, Somerville, MA 02143
Sponsor	Jonathan Rose Companies LLC and The Schochet Companies
Transaction Type	Preservation (Supplemental)
Funding Type	Current (Permanent Only)
Execution Type	Supplemental Taxable Uninsured
Credit Enhancement	None
Total Rental Units	130
Affordability Mix	129 Affordable

Deal Team Members	
Origination	Michael Carthas, Sim Montrond
Underwriting	Thomas Fitzmaurice
Asset Management	Mildred Mukasa, Janny Nivar

MassHousing

B.F. Faulkner Tower | Somerville





Borrower Team

Mortgagor Entity	Highland Ave Preservation, LLC
Developer / Sponsor	Jonathan Rose Companies LLC and The Schochet Companies
General Partner / Managing Member	Schochet Highland Ave Preservation LLC
Management Company	Federal Management Company, Inc.

Unit Mix

Unit Size	Total Units	PB Section 8		Manager		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	110	109	$3,201	1	-	TBD
2 BR	20	20	$4,093			TBD
Total	**130**	**129**		**1**		

* *All rents are net of utility allowances.*

Project Costs

Core Residential Costs	
Base	$53,727,660
Total	$53,727,660
Total Development Cost	
Total	$53,727,660

Sources and Uses

Sources of Funds			Uses of Funds	
MH Supplemental Acquisition Loan	$21,000,000		Acquisition	$52,000,000
Existing MH Debt	$8,414,712		Construction	$88,425
Developer Cash Equity	$24,312,948		Construction Contingency	$8,843
			General Development	$842,790
			Replacement Reserves	$513,864
			Tax and Insurance Reserves	$273,738
Total Sources	**$53,727,660**		**Total Uses**	**$53,727,660**

Underwriting Notes

1. Replacement Reserves
2. Section 8 Mark Up To Market Contract
3. Supplemental Loan Term
4. Third-Party Reports

Recommended Votes

- Approval of a Level One Transfer of Ownership
- Commitment of a Taxable Supplemental Loan

Minutes of the Special Meeting
of the Members of MassHousing
held on
August 27, 2026

A special meeting of the Massachusetts Housing Finance Agency – doing business as MassHousing - was held on August 27, 2026. In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, no Members were physically present and the meetings were conducted remotely through a publicly accessible Zoom meeting.

Participating remotely were the Members (by roll call):

Board Member	Present	Absent
Jeanne Pinado, Chair	x	
Michael Glover, Co-Vice Chair	x	
Juana Matias	x	
Carter DeHaven*		x
Joel Barrera	x	
Herby Duverné	x	
Darnell Dunn	x	
Tom Flynn		x
Carmen Panacopolous	x	

designee of Secretary Matthew Gorzkowicz

The Chair convened the meeting to order at 2:00 p.m.

The Chair raised the noticed agenda item to enter executive session to discuss litigation strategies. The Chair stated that because an open meeting may have a detrimental effect on the litigating position of the Agency with respect to grant activities under the Strategic Community Investments division, she proposed entering into executive session for which a roll-call vote would be taken.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to enter Executive Session to discuss litigation strategies.

The open-session of the meeting ended and the Members entered executive session at 2:03 p.m.

Note: the minutes of the executive session are set forth separately and will be held until the conclusion of the purpose of the executive session.

The executive session ended and the meeting reconvened in open session at 3:10 p.m.

Chair Pinado stated that the Members have received the results of the third-party review of the Gateway Housing Rehabilitation Program. The findings have been presented to the Board and she directed staff to make the report publicly available by posting on MassHousing's website by the end of the day.

She also announced the establishment of a new committee of the board to review and evaluate the various programs the Agency has contracted to administer. In addition to herself, she asked Vice Chair Michael Glover, and Member Joel Barrera to serve on that committee. To begin that work, Chair Pinado also asked the staff to compile and inventory all such programs and report to the Committee at its first meeting expected in October.

Chair Pinado then asked if there was any old or new business. There being none, the meeting adjourned at 3:14 p.m.

A true record.

Attest.

_____

Colin M. McNiece
Secretary

MassHousing

CEO Report

September 8, 2026





01

Homeownership Business Line Overview

MassHousing

A Dedicated Team of Homeownership Experts



MassHousing

What does MassHousing offer?



First and Second Mortgage Loans

Conventional and **FHA** First Mortgage Loans

Mortgage Refinancing

Lead Removal & Septic Repair

Home Improvement Loans

Energy Saver Home Loan

ADU Loans



Down Payment Assistance

DPA 0% WFA
$30,000 in DPA for borrowers whose ***household income*** is <60% AMI at 0% interest

DPA 2%
$25,000 in DPA for borrowers whose ***individual income*** is <80% AMI at 2% interest

DPA 3%
$25,000 in DPA for borrowers whose ***individual income*** is 80-135% AMI at 3% interest



Mortgage Payment Protection

Covers principal and interest portion of mortgage for up to **6 months (up to $4,000 per month)**

Since 2004, we have paid **over $7.8M in benefits to cover mortgage payments for 1,623 borrowers**

MassHousing

Lending Activity

Last Five Years

$2.8B+

Total Lending Activity

8,363

First Mortgage Loans

53%

of loans to BIPOC borrowers

45%

of loans to borrowers earning <80% AMI

MassHousing

Down Payment Assistance Activity

Last Five Years

Total Lending Activity

$146M+
Total DPA Lending

6,604
DPA Loans

Demographic Breakdown

54%
of loans to BIPOC borrowers

51%
of loans to borrowers in Gateway Cities

37%
of loans to borrowers aged 35 and under

National average age of first-time homebuyers is 40*

National Association of Realtors (2025)

57%
of loans to borrowers earning <80% AMI

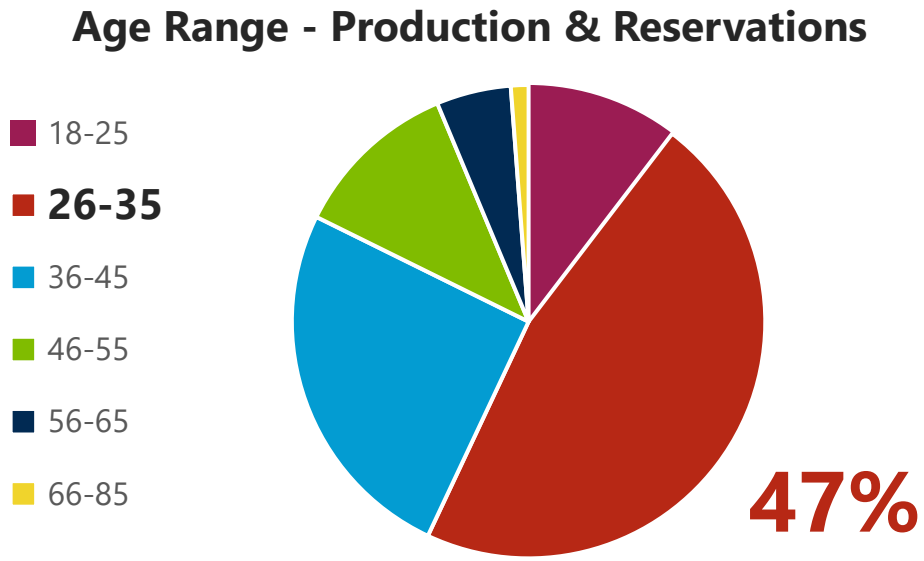
MassHousing

Expanded Homebuyer Assistance

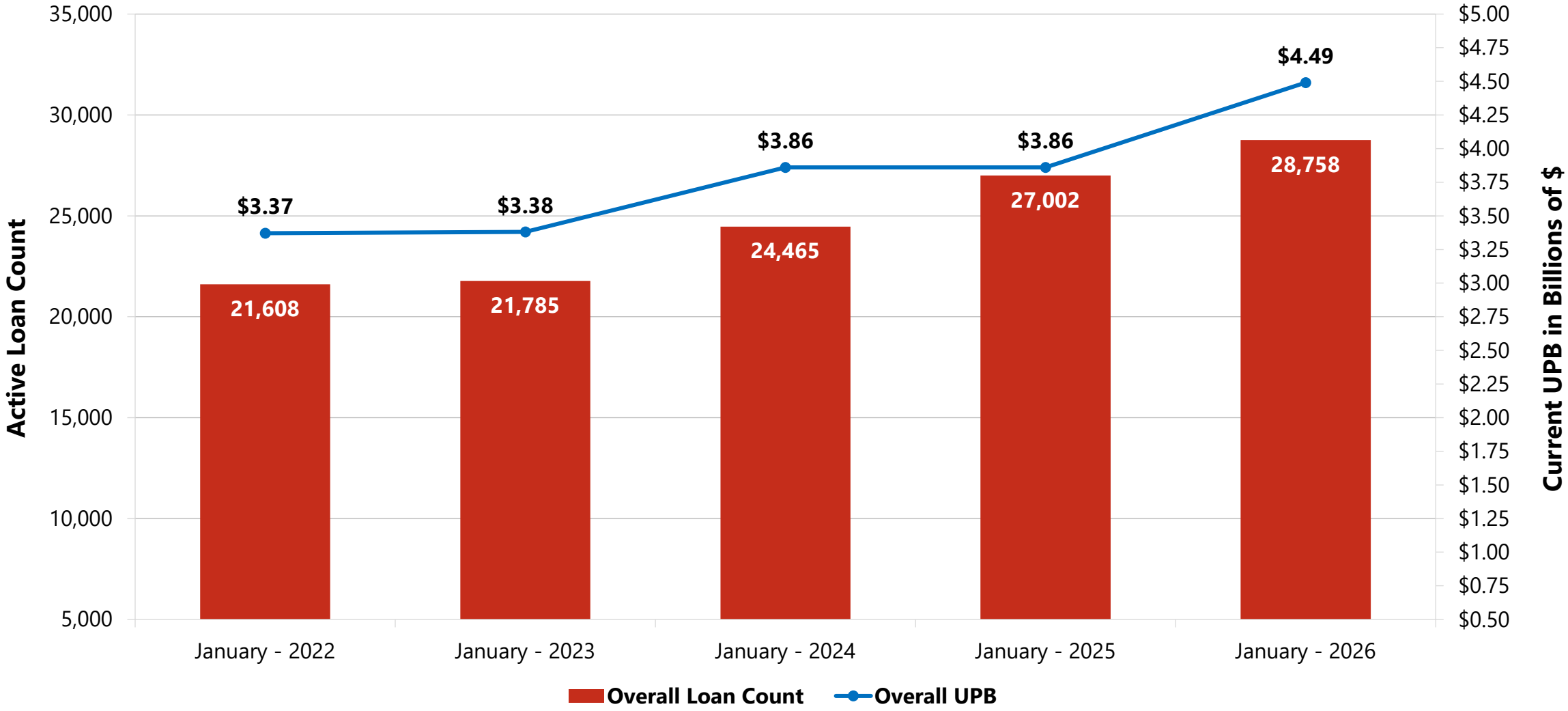
April-July 2026

Designed to help first-time homebuyers earning ***up to 135% AMI*** *boost their buying power with a* ***$25,000, 0% deferred interest loan.***

- Program exceeded **$25 million**
- **As of August 31, 2026:**
  - **826** loans ($20,649,392) funded
  - **379** loans ($9,475,000) in pipeline
  - **38%** funded loans to BIPOC borrowers
  - **29%** of loans to borrowers earning <80% AMI

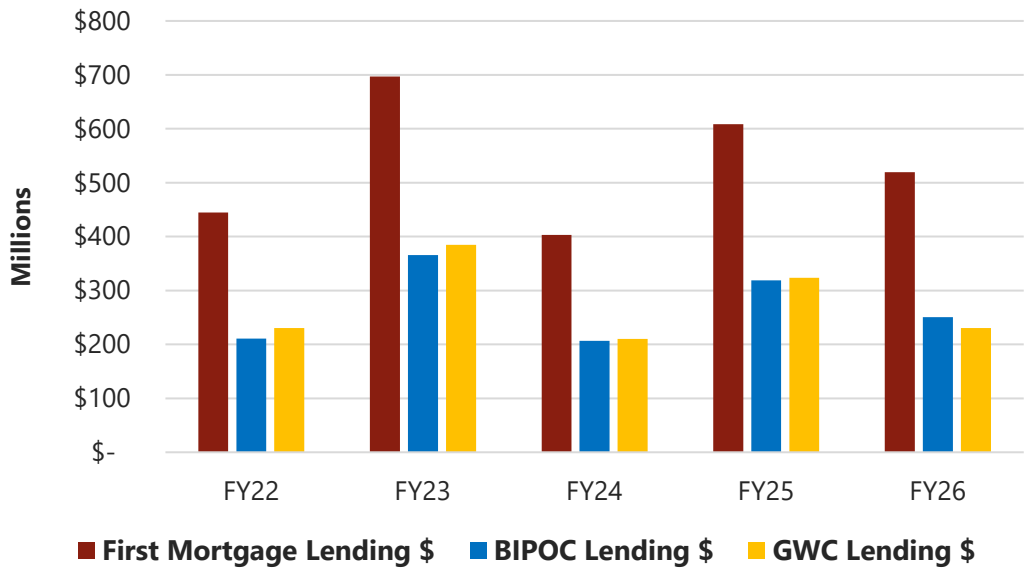


Active Portfolio



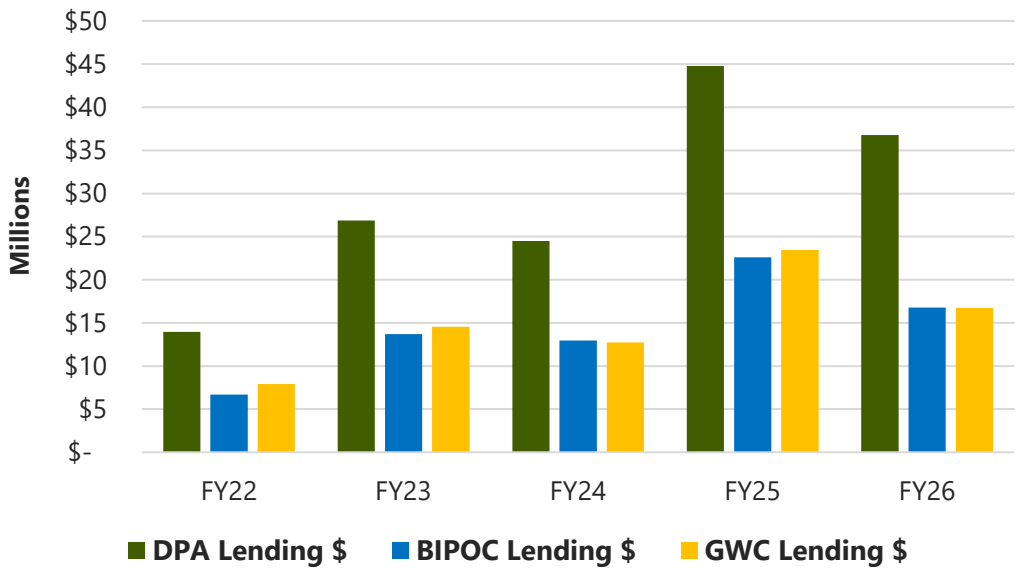
Trends in Homeownership

First Mortgage Lending



16% Increase in Lending
19% Increase in Lending to BIPOC Borrowers
0.2% decrease in Lending to GWC Borrowers

Down Payment Assistance



163% Increase in DPA Lending
150% Increase in Lending to BIPOC Borrowers
112% Increase in Lending to GWC Borrowers

MassHousing

First-Time Homebuyer Success Story



A lifelong renter, Glenda wanted the **stability and opportunity** that homeownership would bring her family. After five years of improving her credit score and completing a homeownership education course, she **purchased her first condominium** and **realized her homeownership dream**.

Assistance Received

MassHousing Mortgage Loan

Down Payment Assistance

Mortgage Payment Protection

MassHousing

Thank You!

Questions? Comments?

MassHousing

Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000
Fax: 617-854-1091

Relay 711
www.masshousing.com

Posted: September 3, 2026 @ 11:40 a.m.
Secretary of the Commonwealth, Regulations Division
Executive Office for Administration & Finance
masshousing.com

NOTICE
of a Meeting of the Members

The regular meeting of MassHousing will be held:

Date: **Tuesday, September 8, 2026**

Time: **2:00 p.m.**

Location: **See below**

In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, this Meeting will not be conducted in a publicly accessible physical location. This meeting will instead be conducted through remote audio and video participation by the Members of MassHousing.

The public will be able to observe the Meeting online through the Zoom video/audio conference program.

The Zoom meeting link for this Meeting is: https://masshousing.zoom.us/j/86136211098
The Zoom meeting ID is: Meeting ID: 861 3621 1098
The Zoom Passcode is: 234149

Additional instructions for observing the meeting though Zoom are attached to this Notice.

Attention will be given to the following matters:

1. EXECUTIVE ACTIONS

A. Call to Order

B. Vote Approving the Minutes

- Regular Meeting of August 11, 2026
- Special Meeting of August 27, 2026

C. Chief Executive Officer's Report

D. Vote Approving Newmark as a MAP Lender Partner

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Michael A. Glover, Vice Chair

Chrystal Kornegay,
Chief Executive Officer

2. LOAN COMMITTEE

A. Mildred Hailey Building 3, Boston (Jamaica Plain)

- Official Action Status
- Commitment of a Tax-Exempt Conduit Loan
- Approval for the Use of Low-Income Housing Tax Credits

B. Turtle Woods, Beverly

- Official Action Status
- Commitment of a Tax-Exempt Permanent Loan
- Commitment of a Tax-Exempt Bridge Loan
- Approval for the Use of Low-Income Housing Tax Credits

C. Covenant House III, Boston (Brighton)

- Official Action Status
- Commitment of a Tax-Exempt Construction/Permanent Loan
- Commitment of a Taxable Construction Loan
- Approval for the Use of Low-Income Housing Tax Credits

D. Lamplighter Village, Canton

- Approval to Accept Assignment of a HUD-issued Firm Commitment for FHA Insurance
- Commitment of a First Mortgage Loan (the "New Loan")
- Approval to Finance the New Loan through the Issuance of a Ginnie Mae MBS

E. Framingham Green, Framingham

- Approval to Accept Assignment of a HUD-issued Firm Commitment for FHA Insurance
- Commitment of a First Mortgage Loan (the "New Loan")
- Approval to Finance the New Loan through the Issuance of a Ginnie Mae MBS

F. Casa Maria Apartments, Boston (North End)

- Approval to Accept Assignment of a HUD-issued Firm Commitment for FHA Insurance
- Commitment of a First Mortgage Loan (the "New Loan")
- Approval to Finance the New Loan through the Issuance of a Ginnie Mae MBS

Meeting Notices

In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, this Meeting will not be conducted in a publicly accessible physical location. This meeting will instead be conducted through remote audio and video participation by the Members of MassHousing, and public observation will be available only through the Zoom audio/video conferencing program using the link and Meeting ID provided above. Instructions for joining the meeting through Zoom are attached.

Accessibility

If you need an accommodation to participate in a MassHousing meeting, event, or program, please call 617-854-1000 or email webinfo@masshousing.com. Please request accommodations as soon as possible but no later than 48 hours before a scheduled event so that we can have adequate time to accommodate your needs. Click here to view our Accessibility statement.

Steps to Join a Zoom Meeting

1. A Zoom meeting link will look like the following:

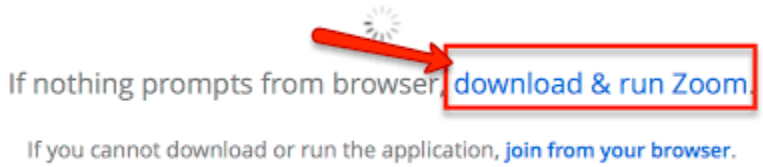
Join Zoom Meeting
https://zoom.us/j/6881564212

Meeting ID: 688 156 4212

One tap mobile
+13126266799,,6881564212# US (Chicago)
+16465588656,,6881564212# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 253 215 8782 US
+1 301 715 8592 US
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
Meeting ID: 688 156 4212
Find your local number: https://zoom.us/u/acgfL1ziEv

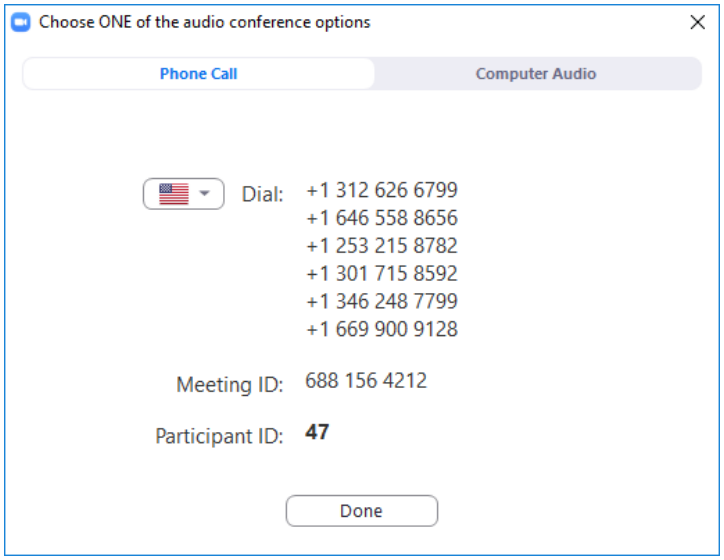
2. Click the link below 'Join Zoom Meeting'.
   NOTE: Simply calling a phone number without "joining the Zoom meeting" will not allow you to see the presentation. Clicking on the link will automatically download the Zoom program (Image below)



3. If Zoom does NOT automatically download and install. Click Download & run Zoom
   NOTE: to see a video about this: https://youtu.be/vFhAEoCF7jg

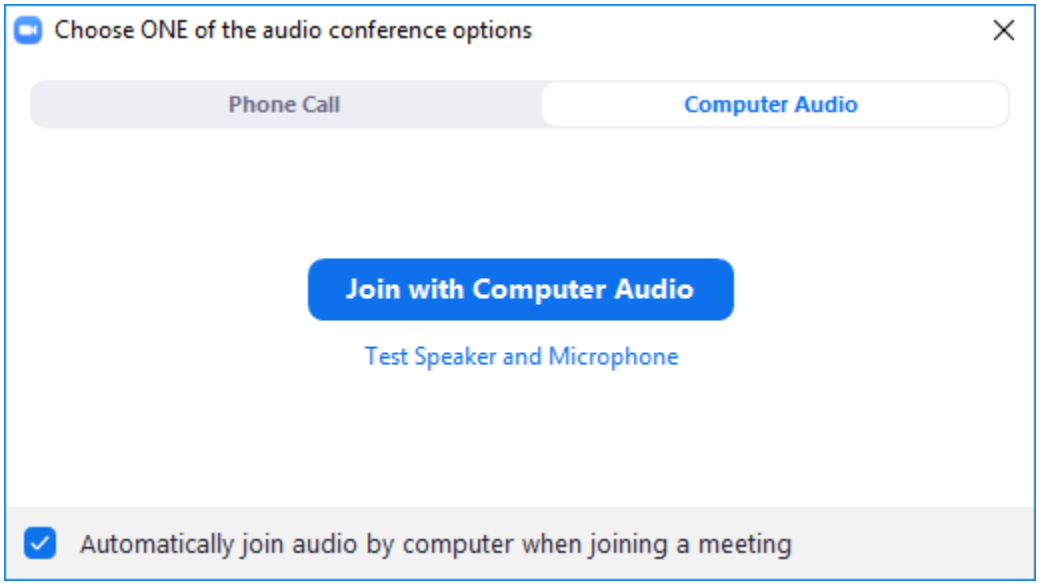
Steps to Join a Zoom Meeting

4. You will be provided with Audio Options.
   NOTE: The numbers for your meeting may be different than the ones in this example.



5. Call one of the numbers provided and enter your Meeting ID and Participant ID when prompted.
6. If you have a headset or would like to use your computer audio, select the Computer Audio tab and Join with Computer Audio.

   NOTE: Uncheck "Automatically join audio by computer" when joining a meeting.



7. All participants on the call will be muted. Please keep yourself on mute so that meeting can be as clear as possible.

Minutes of the Regular Meeting
of the Members of MassHousing
held on
August 11, 2026

The regular meeting of the Massachusetts Housing Finance Agency – doing business as MassHousing - was held on August 11, 2026. In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, no Members were physically present and the meetings were conducted remotely through a publicly accessible Zoom meeting.

Participating remotely were the Members (by roll call):

Board Member	Present	Absent
Jeanne Pinado, Chair	x	
Michael Glover, Co-Vice Chair	x	
Juana Matias	x	
Matthew Gorzkowicz		x
Joel Barrera	x	
Herby Duverné	x	
Darnell Dunn	x	
Tom Flynn	x	
Carmen Panacopolous	x	

The Chair convened the meeting to order at 2:02 p.m.

The Chair indicated that the first order of business was the approval of the minutes of the previous meeting.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present (Tom Flynn abstaining):

VOTED: That the minutes of the Regular Meeting held on July 14, 2026 are hereby approved and placed on record.

Chief Executive Officer's Report

Chief Executive Officer Chrystal Kornegay began the Chief Executive Officer's Report with an overview of the history and development of the MassHousing Internship program into a paid internship program. MassHousing had 15 paid interns this year with interns from across the

country hired for nine Agency departments. Ms. Kornegay recognized Thaddeus Miles, who helped to develop the current internship program and activities, such as meetings with Mayor Michelle Wu, Congresswoman Ayanna Pressley, and site visits to various MassHousing projects. This has been a very successful program, feeding the field not just for MassHousing but for positions in the field of affordable housing. This will be MassHousing's fourth year for the Internship program.

Jeanne Pinado remarked that it was terrific to have these interns doing meaningful work and have experienced leaders in the field. Several board members agreed.

Ms. Kornegay then presented a summary of state programs administered by MassHousing and described two trends in housing stock, where most people live in one to four family units, and the general stock is trending toward larger multifamily buildings. She noted the need to pay attention to both, and to figure out a way to finance all of that – small and mid-sized developments, homeownership preservation and development.

As early as 1992, MassHousing started the Get The Lead Out Program. The state did a septic repair program in 1996, and MassHousing ran a number of programs in response to COVID. Our largest program is the Affordable Housing Trust Fund, which was well over a billion dollars over the past 25 years. The most recent is the Homeownership Tax Credit launched early in the spring.

Joel Barrera asked that when Ms. Kornegay refers to state programs, do each of these come with state money, or is that not the case? Ms. Kornegay answered that these are programs that we administer on behalf of the state using their funds.

Ms. Kornegay noted that the Agency is continuously marking improvements and this is what we do when we are managing programs. We learned a lot from doing MassDreams, which we applied to our most recent Down Payment Assistance program with $25 million dollars. Over the past 25 years, technology has changed and we're always looking for ways to incorporate that into the work that we do. We've done a grant application revamp, revised closing checklists, and increased the frequency of construction inspections. This is not easy to do because some of it depends on how much we are compensated for administering the programs, and sometimes we have to do things differently depending on available resources.

Ms. Pinado asked if the administrative fees are enough to compensate for staff time and the internal Costs associated with running these programs? Ms. Kornegay responded that on average, no. For instance, the Neighborhood Stabilization Program is run under a statute that limits the amount of the admin fee. There are many programs that we do on behalf of the Commonwealth for no fee whatsoever. It is balancing things out. For many years we ran Commonwealth Builder for no fee. It just depends on the program.

Ms. Pinado remarked that the field prefers to see the money put into programs and into deals rather than administration, but, noted it's important to remember that there is a cost to running all these programs.

Ms. Kornegay continued, saying that we try as best we can to aggregate the programs, the

Affordable Housing Trust Fund is a great example. Those are really multifamily projects that get funded and so they often come with our debt. So there's a synergy there. The Get the Lead Out Program is for homeowners and owners of one to four units that is run out of Homeownership as a secondary loan program. It's figuring out the right place for it and who has the capacity. Because at the end of the day, we don't do these programs to earn revenue. We do these programs because we believe that the ecosystem needs a place that can do these smaller programs because most of the units in the Commonwealth are for a family, and if there's no place to go for that, then we're not really confronting the whole housing challenge.

Ms. Kornegay then introduced the proposal for the Move-in Massachusetts program. She described the challenges of rising production costs and home prices that the program is targeting. The Administration is looking to find new ways to do less expensive single family home production and using different kinds of building technologies. In this case, it's cross-mod homes. The idea is to pilot a program that could leverage new technologies to produce less expensive units to purchase for an income group of 70% to 130% AMI.

We are requesting up to $12 million dollars in Opportunity Funds for this particular pilot program. The program is built on something that's going on in New York, the Move-In New York program, which is talking about using cross-mod building technology. One of the important features around these is that they use federal manufacturing code, which makes it easier to get a mortgage. That is one of the really attractive things about this program. With the $12 million dollars, we would do 10 to 20 homes that can be sold for $300,000 to $400,000 and most if not all of that money would come back to the state to revolve in the program. Some of it will have to be subsidy because it depends on what the market is and at what price the home can sell. This effort would be a pilot to see what opportunities there might be to scale this program.

Mr. Barrera said that he has been interested in modular housing for a long time, and asked what does “cross-mod” mean, that word? Ms. Pinado also asked what is the assumption around land cost or land sites for this pilot?

Ms. Kornegay responded that “cross-mod” is a particular kind of modular construction, not necessarily manufactured homes but similar. Regarding land costs, the state and Secretary Matias can speak more to this. They issued an RFI recently for municipalities to see what kind of land might have available to do these projects. That was a week or two ago now. There is an assumption that if there is a land cost, it will be nominal.

Secretary Juana Matias added that the RFI was released on July 28. The hope is that through this RFI, they will learn about sites which are most ready, where we have to do very little infrastructure work to have these modular cross-mod homes brought down and sold. Sec. Matias expressed her gratitude to Ms. Kornegay for her leadership and the entire team at MassHousing and noted that this been a true partnership between EOHLC and MassHousing. This has been a priority of the Healey-Driscoll Administration and the team has been working hard to advance this effort. It is an incredible opportunity to address the need around starter homes. This is something that people are interested in. We've been doing a lot around multifamily development, and we still need to think about the pathway towards home ownership, generational wealth building, and lowering costs. You can't find a home anywhere in Massachusetts for $300,000 to $400,000. So we are excited for

this program.

Mr. Barrera asked who is building these homes? Is this cross-mod facility in direct relationship to MassHousing or will there be an intermediary? Sec. Matias responded that MassHousing is the intermediary. There will be an RFQ and RFP process to identify producers and developers. We are hoping to bring in companies that are going to respond with high quality cross-mods and competitive pricing to make this an appealing project.

Ms. Kornegay added that this is just a process overview. We will do an RFP for a developer to work with a cross-mod manufacturer, offer them a 0% loan, and they will build, deliver, and sell the unit for the developer that works with them. Then the private developer repays the loan to MassHousing, with the sales proceeds going back into the program. The idea is to have a revolving program.

Ms. Panacopoulos asked what type of deed restrictions there will be and if there are other programs that one can leverage.

Ms. Kornegay responded that MassHousing has given a lot of thought to the restrictions. What we're proposing to do is to issue an RFQ for developers to find out what developers might be ready and what developers might have sites available. That will help us understand what's out there. We are not issuing the RFP for actual projects and funds until mid-October, so that gives us some time to think about the deed restrictions, the length of time, and other things that matter here. Because we don't want somebody to purchase the unit and then sell it right away on the market and get a windfall. We have lots of experience figuring this out. We want to build through other programs that we run. And then we will line all those things up with municipalities, because if municipalities put land and/or money into this, they are likely going to want a deed restriction of some kind too.

We are going to issue an RFQ this month, get responses back, see what we hear about sites and developers that are interested, then issue an RFP for the full pilot in mid-October. We're expecting pilot awards in January, with the hope that a first cross-mod home ownership unit might be available in the Summer or Fall of '27.

Darnell Dunn asked how word will get out to developers about the RFQ? Ms. Kornegay replied that word will go out through our own lists with smaller developers, developers' associations, Builders Coalition, other advocacy groups as well.

Herby Duverné said that he thinks this is an exciting program and he knows that this is a pilot program and asked for the basis of the $12 million funding amount. Ms. Kornegay responded that they want to do a small pilot so that we could learn what's effective and efficient before scaling anything. The pilot will include working with cross-mod producers who we have never worked with before. Developers may also not have worked with them before. The proposal is up to $12 million dollars because we imagined a $10 million dollar program plus costs and there may be need for some else to support the pilot and we wanted to include the potential growth to do that.

Sec. Matias added that when New York did this program, they started just with three homes. We are actually doing a substantially bigger program about three times the size of what New York

started with. And I think it will be very telling if it takes off. Then it's about looking inwardly, working with the legislature to figure out how to make additional investments in the program, leverage the seed money and then add to that. This is going to be an important testing period.

Ms. Pinado asked for any other questions; there were none.

Vote Related to the Move-In Massachusetts Pilot Program

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

> **VOTED:** To designate and reserve up to $12,000,000 of the remaining Commonwealth funds previously accepted into the Agency's Opportunity Fund, for programs or investments, and administrative costs, related to the Move-in Massachusetts pilot program, presented today, to produce, transport, and sell single-family manufactured, modular, and Cross-Mod homes to low- and middle-income households, subject to all applicable requirements of the Agency's enabling act.

Loan Committee

50 Herald – Boston (South End)

Teddy Eleevia presented a proposal for Official Action Status, Commitment of a Tax-Exempt Permanent Loan, Commitment of a Tax-Exempt Equity Bridge Loan, and Approval for the Use of Low-Income Housing Tax Credits as presented in the attached Board package.

There were no questions.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present (with Herby Duverne abstaining):

> **VOTED:** to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

Eastbrook Apartments – Springfield

Jen Hatch presented a proposal for Approval to accept assignment of a HUD-issued Firm Commitment for Federal Housing Administration ("FHA") insurance; Commitment of a first mortgage loan (the "New Loan"); and Approval to finance the New Loan through the issuance of a Ginnie Mae MBS as presented in the attached Board package.

There were no questions.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

> **VOTED:** to approve the votes and findings as presented in the Board package that is

attached and incorporated into the minutes of the meeting.

B.F. Faulkner Tower – Somerville

Mike Carthas presented a proposal for Approval of a Level One Transfer of Ownership, and Commitment of a Taxable Supplemental Loan as presented in the attached Loan Committee package.

Ms. Pinado noted the high acquisition cost and asked if the property appraised at that price; Mr. Carthas responded that yes, the property could support the acquisition cost and that there was a highly competitive bid process involved in the acquisition.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to approve the votes and findings as presented in the Board package that is attached and incorporated into the minutes of the meeting.

The Chair then raised the noticed agenda item to enter executive session to discuss litigation strategies. The Chair stated that because an open meeting may have a detrimental effect on the litigating position of the Agency with respect to grant activities under the Strategic Community Investments division, she proposed entering into executive session for which a roll-call vote would be taken. The Chair announced that, if approved, the Board will not be reconvening in open-session, and the meeting would adjourn at the conclusion of the Executive Session.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to enter Executive Session to discuss litigation strategies.

The open-session of the meeting ended and the Members entered executive session at 2:49 p.m.

Note: the minutes of the executive session are set forth separately and will be held until the conclusion of the purpose of the executive session.

The meeting adjourned from executive session at 3:07 p.m.

A true record.

Attest.

_____
Colin M. McNiece
Secretary

Materials:

- Minutes of the Meeting of July 14, 2026
- CEO's Report, August 2026
- Board Package, August 11, 2026

Minutes of the Special Meeting
of the Members of MassHousing
held on
August 27, 2026

A special meeting of the Massachusetts Housing Finance Agency – doing business as MassHousing - was held on August 27, 2026. In accordance with Section 20 of An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, 2021 Mass. Acts 20, as amended, no Members were physically present and the meetings were conducted remotely through a publicly accessible Zoom meeting.

Participating remotely were the Members (by roll call):

Board Member	Present	Absent
Jeanne Pinado, Chair	x	
Michael Glover, Co-Vice Chair	x	
Juana Matias	x	
Carter DeHaven*		x
Joel Barrera	x	
Herby Duverné	x	
Darnell Dunn	x	
Tom Flynn		x
Carmen Panacopolous	x	

designee of Secretary Matthew Gorzkowicz

The Chair convened the meeting to order at 2:00 p.m.

The Chair raised the noticed agenda item to enter executive session to discuss litigation strategies. The Chair stated that because an open meeting may have a detrimental effect on the litigating position of the Agency with respect to grant activities under the Strategic Community Investments division, she proposed entering into executive session for which a roll-call vote would be taken.

Upon a motion duly made and seconded, by roll call vote, it was, by all Members present:

VOTED: to enter Executive Session to discuss litigation strategies.

The open-session of the meeting ended and the Members entered executive session at 2:03 p.m.

Note: the minutes of the executive session are set forth separately and will be held until the conclusion of the purpose of the executive session.

The executive session ended and the meeting reconvened in open session at 3:10 p.m.

Chair Pinado stated that the Members have received the results of the third-party review of the Gateway Housing Rehabilitation Program. The findings have been presented to the Board and she directed staff to make the report publicly available by posting on MassHousing's website by the end of the day.

She also announced the establishment of a new committee of the board to review and evaluate the various programs the Agency has contracted to administer. In addition to herself, she asked Vice Chair Michael Glover, and Member Joel Barrera to serve on that committee. To begin that work, Chair Pinado also asked the staff to compile and inventory all such programs and report to the Committee at its first meeting expected in October.

Chair Pinado then asked if there was any old or new business. There being none, the meeting adjourned at 3:14 p.m.

A true record.

Attest.

_____

Colin M. McNiece
Secretary

MassHousing

CEO Report

September 8, 2026





01

Homeownership Business Line Overview

MassHousing

A Dedicated Team of Homeownership Experts



MassHousing

What does MassHousing offer?



First and Second Mortgage Loans

Conventional and **FHA** First Mortgage Loans

Mortgage Refinancing

Lead Removal & Septic Repair

Home Improvement Loans

Energy Saver Home Loan

ADU Loans



Down Payment Assistance

DPA 0% WFA
$30,000 in DPA for borrowers whose ***household income*** is <60% AMI at 0% interest

DPA 2%
$25,000 in DPA for borrowers whose ***individual income*** is <80% AMI at 2% interest

DPA 3%
$25,000 in DPA for borrowers whose ***individual income*** is 80-135% AMI at 3% interest



Mortgage Payment Protection

Covers principal and interest portion of mortgage for up to **6 months (up to $4,000 per month)**

Since 2004, we have paid **over $7.8M in benefits to cover mortgage payments for 1,623 borrowers**

MassHousing

Lending Activity

Last Five Years

$2.8B+

Total Lending Activity

8,363

First Mortgage Loans

53%

of loans to BIPOC borrowers

45%

of loans to borrowers earning <80% AMI

MassHousing

Down Payment Assistance Activity

Last Five Years

Total Lending Activity

$146M+
Total DPA Lending

6,604
DPA Loans

Demographic Breakdown

54%
of loans to BIPOC borrowers

51%
of loans to borrowers in Gateway Cities

37%
of loans to borrowers aged 35 and under

National average age of first-time homebuyers is 40*

National Association of Realtors (2025)

57%
of loans to borrowers earning <80% AMI

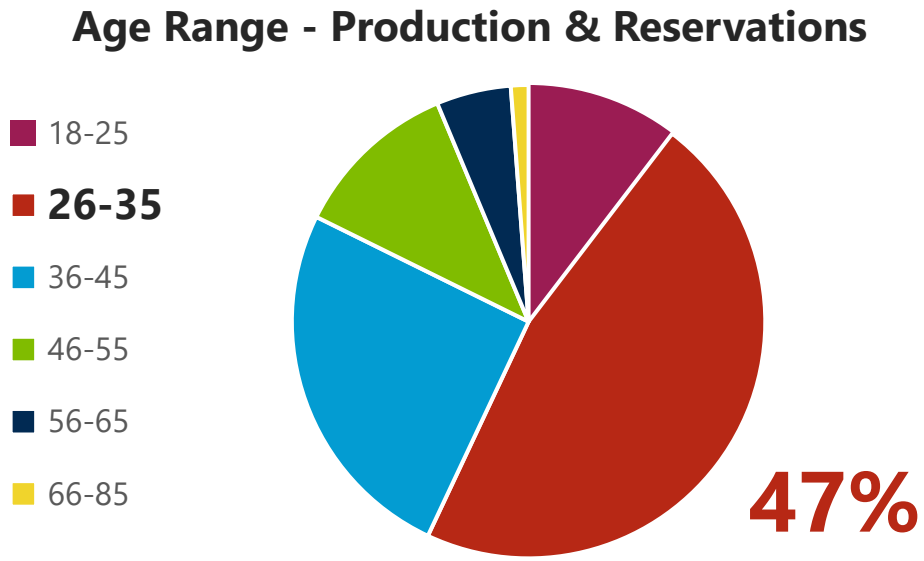
MassHousing

Expanded Homebuyer Assistance

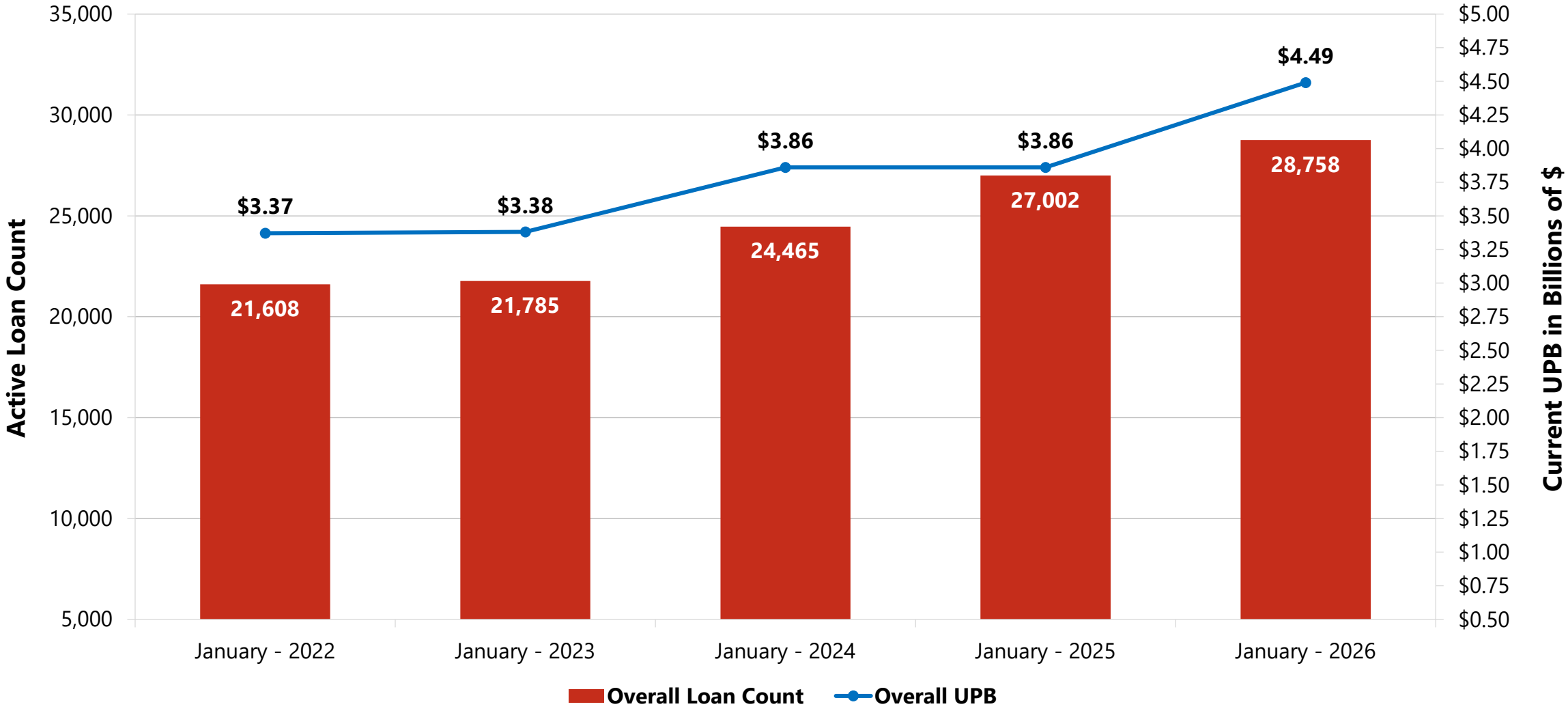
April-July 2026

Designed to help first-time homebuyers earning ***up to 135% AMI*** *boost their buying power with a* ***$25,000, 0% deferred interest loan.***

- Program exceeded **$25 million**
- **As of August 31, 2026:**
  - **826** loans ($20,649,392) funded
  - **379** loans ($9,475,000) in pipeline
  - **38%** funded loans to BIPOC borrowers
  - **29%** of loans to borrowers earning <80% AMI

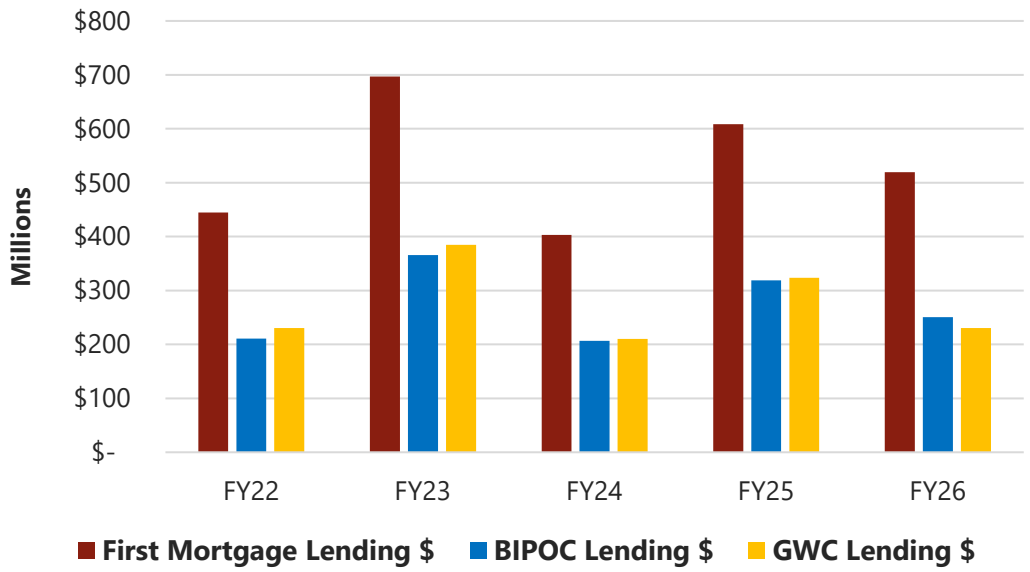


Active Portfolio



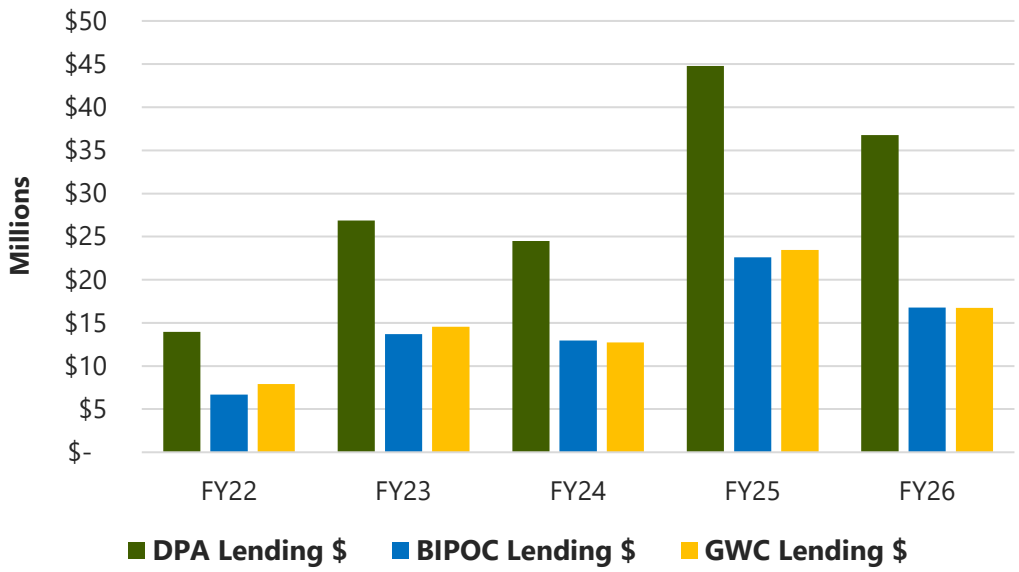
Trends in Homeownership

First Mortgage Lending



16% Increase in Lending
19% Increase in Lending to BIPOC Borrowers
0.2% decrease in Lending to GWC Borrowers

Down Payment Assistance



163% Increase in DPA Lending
150% Increase in Lending to BIPOC Borrowers
112% Increase in Lending to GWC Borrowers

MassHousing

First-Time Homebuyer Success Story



A lifelong renter, Glenda wanted the **stability and opportunity** that homeownership would bring her family. After five years of improving her credit score and completing a homeownership education course, she **purchased her first condominium** and **realized her homeownership dream**.

Assistance Received

MassHousing Mortgage Loan

Down Payment Assistance

Mortgage Payment Protection

MassHousing

Thank You!

Questions? Comments?

MEMORANDUM

To: Agency Members

From: Sergio Ferreira, Director of Multifamily Preservation Strategy

Subject: MAP/Ginnie Mae Joint Venture Lending Initiative

Date: September 8, 2026

Executive Summary

At its November 12, 2014 meeting, the Agency Members approved the "MAP/Ginnie Mae Joint Venture Lending Initiative" (see Attachment I for detail), launching a new multifamily lending initiative aligned with MassHousing's strategy to expand affordability preservation through strategic partnerships. The initiative leverages HUD's Multifamily Accelerated Processing ("MAP") program—a streamlined underwriting process for FHA-insured loans. Under the Joint Venture, "MAP Lender Partners" underwrite new first mortgage loans for existing MassHousing borrowers under Section 207, pursuant to Section 223(f) of the National Housing Act, in accordance with HUD's MAP program guidelines. After HUD issues a commitment for FHA insurance, the MAP Lender Partner assigns the commitment to MassHousing at closing, enabling MassHousing to make the loan and issue a Ginnie Mae mortgage-backed security (MBS) to fund it.

The 2014 approval designated Rockport Mortgage Corporation and CBRE as the initial MAP Lender Partners. In 2020, following a competitive Request for Proposal (RFP), the Agency Members added Capital One as a MAP Lender Partner. At that time CBRE elected not to continue in the program. Since inception, the MAP/Ginnie Mae Joint Venture has closed more than 100 transactions, totaling over $2.5 billion in lending—supporting the preservation of affordable housing that in many cases could otherwise have converted to market-rate.

Earlier this year, MassHousing conducted a new RFP in accordance with the Agency's Procurement Policy, which requires periodic competitive procurement to ensure transparency, consistency, and uniformity in contracting. Evaluation criteria included traditional qualifications as well as demonstrated commitments to corporate social responsibility and inclusive organizational practices. After review of proposals and interviews with four qualified respondents, staff selected Berkeley Point Capital LLC d/b/a Newmark as a new MAP Lender Partner, subject to Agency Member approval, and re-selected Rockport Mortgage Corporation to continue in its current role.

Because the 2014 and 2020 votes were specific to the originally approved partners—Rockport, CBRE, and Capital One—staff recommends updating the program authorization to extend the MAP/Ginnie Mae Lending Initiative to loans underwritten by Newmark. Staff also recommends delegating authority to the Chief Executive Officer and Vice President of Multifamily Programs to approve additional MAP Lender Partners selected through future RFP processes.

Accordingly, Staff proposes the following votes for approval by the Agency Members:

VOTED: **(i)** That the Massachusetts Housing Finance Agency (the "**Agency**") approve the use of the MAP/Ginnie Mae Multifamily Joint Venture Lending Initiative General Closing Conditions previously approved by the Agency Members on November 12, 2014, with such modifications as the Vice President of Multifamily Programs may from time to time approve, for all multifamily loan transactions for which the Agency accepts the assignment from any MAP Lender Partner of a firm commitment for mortgage insurance under the provisions of Section 207, pursuant to Section 223(f), of the National Housing Act issued by the U.S. Department of Housing and Urban Development (acting through the Federal Housing Commissioner) (each, a **"Joint Venture Transaction")**;

(ii) That "**MAP Lender Partners**" include Rockport Mortgage Corporation, [Berkeley Point Capital LLC d/b/a Newmark], and any other lender certified by HUD to underwrite and process FHA-insured multifamily loans who has been approved by the Chief Executive Officer or Vice President of Multifamily Programs [following a Request for Proposals issued by the Agency].

(iii) That the Agency approve the use of the MAP/Ginnie Mae Multifamily Lending Initiative Insurance Requirements approved by the Agency Members on November 12, 2014, as periodically updated either by HUD or upon the advice of an insurance consultant acceptable to the Vice President of Multifamily Programs, for all Joint Venture Transactions;

(iv) That the form of commitment letter (including its term sheet, general conditions, insurance requirements and requirements for subordinate mortgages) approved by the Agency's Board on July 12, 2016, not be required for any Joint Venture Transaction;

(v) That the Vice President of Multifamily Programs shall have the authority to approve, and from time-to-time update or modify, the form of commitment documentation that the Agency will enter into with its borrowers and/or MAP Lender Partners with respect to a Joint Venture Transaction;

(vi) That the Transfer of Ownership Policy approved by the Agency's Board on August 14, 2007, not be applied to any owner of a development that has participated in a Joint Venture Transaction (a "***Participating Owner***") during the period in which the Agency's insured mortgage from such Participating Owner remains unpaid (such period, the "***Term***");

(vii) That Section 6A of the equity policy promulgated by the Agency on July 14, 1998, as amended by the Agency on November 9, 1999 (the "***Agency Equity Policy***"), not be applied to any Participating Owner during its Term, provided

that, at all times during such Term, the development be subject to a recorded regulatory agreement entered into between the owner and the Agency that contains a provision regarding owner's equity in excess of the distribution of equity allowed to the owner under the Agency's enabling legislation substantially in the form set forth in the MassHousing Regulatory Agreement referenced in the MAP/Ginnie Mae Multifamily Joint Venture Lending Initiative General Closing Conditions (the "***MassHousing Regulatory Agreement***");

(viii) That the portion of the Tenant Selection Regulations of the Massachusetts Housing Finance Agency published in November1997 requiring, through mandatory inclusion of such provisions in each tenant selection plan, that the applicant conference procedure for applicants rejected from housing or reclassified in a lower tenant-selection priority category (which is attached to such Regulations as Exhibit 3) not be applied to any tenant selection plan for a development owned by a Participating Owner during the Term; and

(ix) That distributions of equity allowed under the Agency Equity Policy may be made two times per year to Participating Owners during its Term without further action by the Chief Executive Officer, substantially on the terms set forth in the MassHousing Regulatory Agreement.

Attachment I: MAP/Ginnie Mae Joint Venture Lending Initiative Overview

Background

The MAP/Ginnie Mae Lending Initiative was launched in response to the significant wave of multifamily prepayments following the 2008 financial crisis. Between 2010 and 2020, nearly half of MassHousing's multifamily portfolio was projected to mature or prepay, with many borrowers refinancing through private HUD Multifamily Accelerated Processing (MAP) lenders offering lower interest rates and greater equity access. These refinances posed a risk to long-term affordability as properties exited the MassHousing portfolio.

To remain competitive and preserve affordability, MassHousing partnered with experienced private MAP lenders to originate FHA-insured Section 223(f) loans exclusively from MassHousing's portfolio. These loans are financed through a MAP 223(f) insured mortgage wrapped in a Ginnie Mae MBS, allowing MassHousing to retain borrower relationships and offer competitive taxable financing without relying on tax-exempt bonds, working capital, or other limited resources.

Program Results

The Initiative remains a key taxable preservation tool, with recent production showing renewed momentum:

- FY2025 production was minimal due to rising interest rates and Federal Reserve credit-tightening, which depressed MAP refinancing activity nationwide.
- FY2026 production rebounded with five MAP 223(f) closings totaling approximately **$87 million**.
- For FY2027, MassHousing has executed engagements for **10 MAP 223(f) transactions totaling roughly $220 million**, indicating a strong pipeline.
- The Agency also recently engaged its first independently originated **MAP Solo** transaction since 2019, estimated at **$3–4 million**.

Joint Venture Operating Model

Under the joint venture structure:

- Borrowers repay existing MassHousing debt and execute new Disposition and Regulatory Agreements that preserve long-term affordability.
- The MAP l\Lending Partner underwrites the loan and prepares the HUD Firm Commitment application.
- At closing, the HUD commitment is assigned to MassHousing, allowing the Agency to remain mortgagee of record and loan servicer.
- HUD insures about **99 percent of the credit risk**, substantially limiting MassHousing's exposure while maintaining customer relationships.
- Each transaction continues to require individual MassHousing Board approval.

This model combines private-sector origination expertise with MassHousing's long-term asset management, servicing capabilities, and affordability mission.

2026 Request for Proposals

To support continued program growth, MassHousing issued a competitive RFP in spring 2026. Four qualified HUD MAP lenders responded:

- Rockport Mortgage Corporation
- Newmark
- Bellwether Enterprise
- Hampden Park Capital

A cross-functional committee—representing Rental Underwriting, Business Development, Rental Management, Administration, Legal, and Finance—evaluated all submissions.

The committee recommended:

- Extending the existing MAP Joint Venture Consultant Agreement with **Rockport Mortgage Corporation**, recognizing its strong performance and institutional knowledge.
- Executing a new Joint Venture Agreement with **Newmark**, expanding origination capacity, strengthening market reach, and providing borrowers additional expertise and competitive options.

The MAP/Ginnie Mae Initiative has become a strategic component of MassHousing's preservation platform. By combining FHA insurance, Ginnie Mae financing, and experienced private lending partners, the Agency has improved competitiveness, preserved long-term affordability, retained servicing relationships, expanded production, and limited credit risk. Continuing the partnership with Rockport and adding Newmark positions MassHousing for sustained growth and strengthens its ability to serve affordable housing owners across the Commonwealth.

MAP/Ginnie Mae
Lending Program Update & Vote for New Joint Venture partner

MassHousing Board Meeting

MassHousing

September 8, 2026

I. What is the MAP Program?

MAP (Multifamily Accelerated Processing)

- HUD's process for lenders to underwrite and submit multifamily loans for **FHA insurance.**

Why MAP 223(f)?

- **Section 223(f)** is MassHousing's primary MAP product providing long-term, fixed-rate financing for the purchase or refinance of existing multifamily properties.
- Long-term FHA-backed financing, Ginnie Mae-driven pricing and liquidity, and equity access with MassHousing retaining servicing and mission alignment.

The Ginnie Mae Advantage

- Ginnie Mae guarantees timely MBS payments, boosts investor security and lowers costs, and lets MassHousing fund loans without tax-exempt bonds or working capital.

II. Why is the Agency Involved?

Post-2008 Portfolio Challenges

- After the credit crisis, roughly **50% of MassHousing's multifamily portfolio** was expected to mature or prepay between 2010–2020.
- Many borrowers were refinancing with **HUD MAP lenders** offering lower rates and access to equity.
- Several properties had **expiring affordability restrictions**, increasing risk of loss from the portfolio.
- MassHousing loans were viewed by some borrowers as **less competitive** and more **compliance-heavy**.
- Most properties needed **modest rehab** ($10,000–$25,000 per unit), making tax-exempt bond financing inefficient.
- **Tax-exempt volume cap was limited** and prioritized for shovel-ready projects

II. Why is the Agency Involved?

The Strategic Need

MassHousing needed a competitive taxable capital source that would allow the Agency to retain existing borrowers and loans in its portfolio.

FHA-insured **MAP 223(f)** structure provided a solution:

- **Competitive long-term taxable refinancing** that unlocks borrower equity
- **Preserves affordability** while reducing reliance on scarce tax-exempt volume cap
- **Strengthens MassHousing's competitiveness** with MAP lenders and keeps loans in-portfolio

Strategic Objective

Use MAP/Ginnie Mae to retain multifamily borrowers and preserve MassHousing's role as a long-term lender while providing a competitive taxable financing alternative.

III. How is the Agency Involved?

Direct (Solo MAP 223(f))

- MassHousing has underwritten, closed, and serviced **3 solo MAP 223(f) loans** (2017–2018).

Indirect (MAP/Ginnie Mae Joint Venture)

- MassHousing partners with private MAP lenders for origination expertise
- **2015–2020**: Rockport & CBRE → **48 closings, $1.1B**
- **2020–2026**: Rockport & Capital One → **60 closings, $1.5B**
- **2026–2029:** Rockport → **10 engagements, $220M**; seeking approval for **Newmark**

IV. Historic Results

A Proven MAP/Ginnie Mae Platform

MassHousing is a significant MAP lender and Ginnie Mae MBS issuer and servicer.

Cumulative Production

- 108 MAP 223(f) loans since 2015 totaling nearly $2.6B
- 105 JV transactions and 3 direct MassHousing loans
- Average loan size ~$24M, average note rate ~3.65%,
- Affordability extended up to 20 years
- Production dipped in FY25 due to Federal Reserve credit-tightening, but rebounded in FY26+

V. Benefits

Portfolio & Sponsor Relationship Retention

- Competitive refinancing that keeps developments in MassHousing's portfolio while providing capital for rehab, acquisitions, or equity take-out
- Flexible tool that can bridge borrowers to future capital re-syndications

Affordability Extension

- Disposition Agreement recorded ahead of the MAP 223(f) mortgage ensures long-term affordability (at least 20% at 80% AMI for 15+ years).
- HAP contract renewed with deeper affordability for the longest available term (up to 20 years).

MassHousing Benefits

- HUD/FHA assumes nearly all credit risk while MassHousing retains long-term servicing and mortgagee relationships.
- Preserves scarce tax-exempt volume cap for other priorities.

VI. Outlook

MAP/Ginnie Mae evolved from a defensive refinancing tool into a core lending platform.

FY27 Pipeline

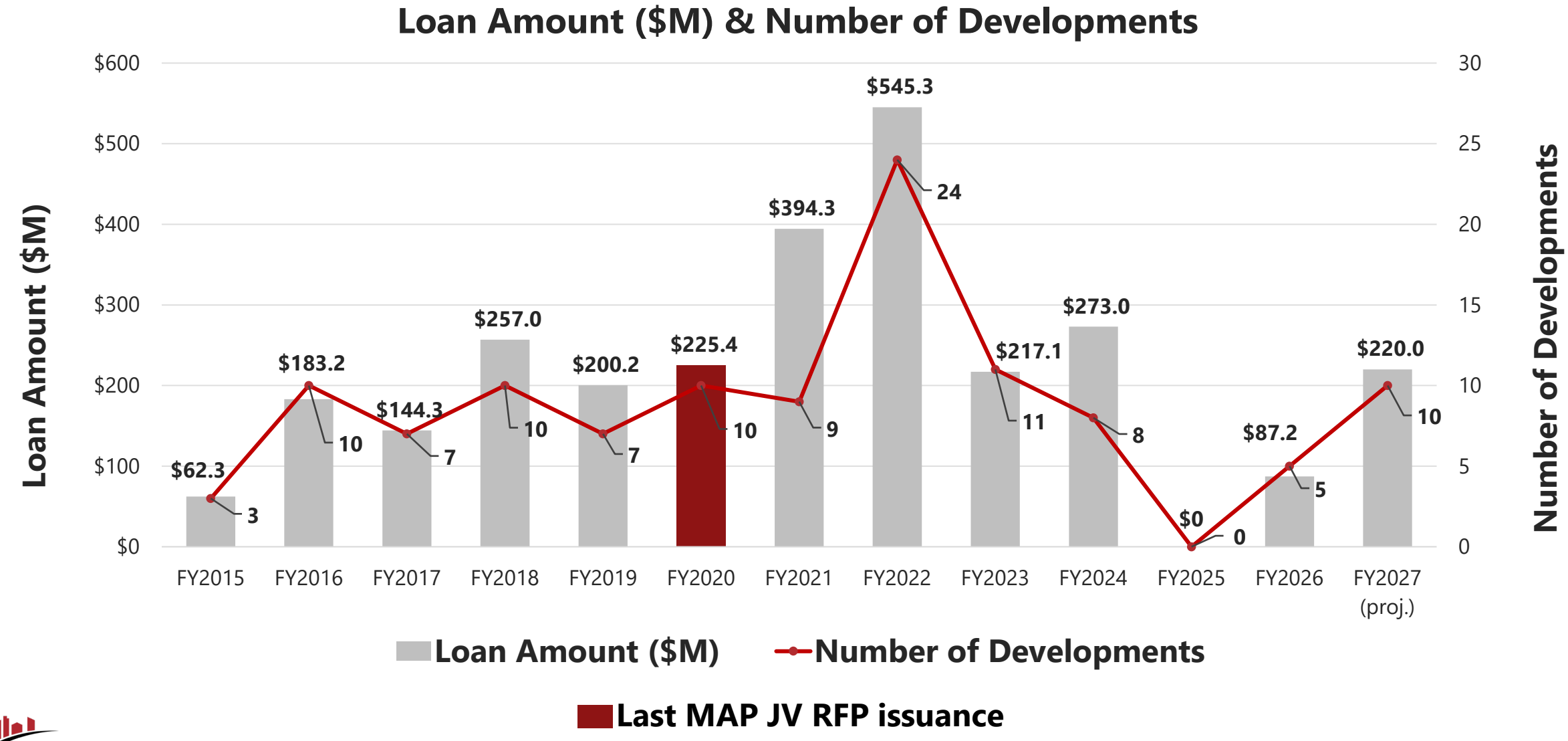
- 10 MAP 223(f) deals underway
- $220 million expected production (up from $87 million in FY26)

Opportunities Ahead

- Grow production through existing-portfolio refinances and expanded JV activity
- Identify refinance opportunities from the Agency Watch List
- Support moderate recap/rehab as a bridge to future re-syndications

Questions?
Comments?

MAP 223f Production Totals



Current RFP Process

Outreach

- Posted on MH website, state RFP portal COMMBUYS
- Internal RFP committee: Rental Underwriting, Business Development, Rental Management, Administration, Legal and Finance staff

RFP Respondents

- Rockport Mortgage, Newmark, Bellwether Enterprise and Hampden Park Capital

Conclusions

- Extend existing MAP JV Consultant Agreement with Rockport Mortgage
- Execute new MAP JV Consultant Agreement with Newmark
  - ✓ Two MAP JV partners increases origination capacity and market reach
  - ✓ Large scale lending capacity (total $28 billion on 600 loans in 2025)
  - ✓ Strong institutional investor ties can help expand production beyond MassHousing's portfolio
  - ✓ Large, experienced MAP team (24 MAP and senior leadership staff)

Staff recommend the following vote:

VOTED:

i. That the Massachusetts Housing Finance Agency (the "Agency") approve the use of the MAP/Ginnie Mae Multifamily Joint Venture Lending Initiative General Closing Conditions previously approved by the Agency Members on November 12, 2014, with such modifications as the Vice President of Multifamily Programs may from time to time approve, for all multifamily loan transactions for which the Agency accepts the assignment from any MAP Lender Partner of a firm commitment for mortgage insurance under the provisions of Section 207, pursuant to Section 223(f), of the National Housing Act issued by the U.S. Department of Housing and Urban Development (acting through the Federal Housing Commissioner) (each, a "Joint Venture Transaction");

ii. That "MAP Lender Partners" include Rockport Mortgage Corporation, Berkeley Point Capital LLC d/b/a Newmark, and any other lender certified by HUD to underwrite and process FHA-insured multifamily loans who has been approved by the Chief Executive Officer or Vice President of Multifamily Programs [following a Request for Proposals issued by the Agency].

VOTED (continued)

iii. That the Agency approve the use of the MAP/Ginnie Mae Multifamily Lending Initiative Insurance Requirements approved by the Agency Members on November 12, 2014, as periodically updated either by HUD or upon the advice of an insurance consultant acceptable to the Vice President of Multifamily Programs, for all Joint Venture Transactions;

iv. That the form of commitment letter (including its term sheet, general conditions, insurance requirements and requirements for subordinate mortgages) approved by the Agency's Board on July 12, 2016 not be required for any Joint Venture Transaction;

v. That the Vice President of Multifamily Programs shall have the authority to approve, and from time to time update or modify, the form of commitment documentation that the Agency will enter into with its borrowers and/or MAP Lender Partners with respect to a Joint Venture Transaction;

vi. That the Transfer of Ownership Policy approved by the Agency's Board on August 14, 2007, not be applied to any owner of a development that has participated in a Joint Venture Transaction (a "Participating Owner") during the period in which the Agency's insured mortgage from such Participating Owner remains unpaid (such period, the "Term");

VOTED (continued)

vii. That Section 6A of the equity policy promulgated by the Agency on July 14, 1998, as amended by the Agency on November 9, 1999 (the "Agency Equity Policy"), not be applied to any Participating Owner during its Term, provided that, at all times during such Term, the development be subject to a recorded regulatory agreement entered into between the owner and the Agency that contains a provision regarding owner's equity in excess of the distribution of equity allowed to the owner under the Agency's enabling legislation substantially in the form set forth in the MassHousing Regulatory Agreement referenced in the MAP/Ginnie Mae Multifamily Joint Venture Lending Initiative General Closing Conditions (the "MassHousing Regulatory Agreement");

viii. That the portion of the Tenant Selection Regulations of the Massachusetts Housing Finance Agency published in November1997 requiring, through mandatory inclusion of such provisions in each tenant selection plan, that the applicant conference procedure for applicants rejected from housing or reclassified in a lower tenant-selection priority category (which is attached to such Regulations as Exhibit 3) not be applied to any tenant selection plan for a development owned by a Participating Owner during the Term; and

ix. That distributions of equity allowed under the Agency Equity Policy may be made two times per year to Participating Owners during its Term without further action by the Chief Executive Officer, substantially on the terms set forth in the MassHousing Regulatory Agreement.

Thank You!

Questions? Comments?

Loan Commitment Proposal | September 8, 2026

Mildred Hailey Building 3

1. General Project Information	
Project Name	Mildred Hailey Building 3
Project ID	23-142
Associated Projects	Mildred Hailey Buildings 1A and 1B – completed Mildred Hailey Buildings 2 and 4 – forthcoming
Address(es)	11 Lamartine Street, Jamaica Plain, MA 02130
Sponsor	Urban Edge Housing Corporation
Transaction Type	Production (4%)
Funding Type	Conduit
Execution Type	Conduit (TE)
Credit Enhancement	None
Approval Type	Board
Total Rental Units	60
Affordability Mix	60 Affordable

2. Recommended Actions

- Official Action Status
- Commitment of a Tax-Exempt Conduit Loan
- Approval for the Use of Low-Income Housing Tax Credits

3. Background

The proposed financing will support Mildred Hailey Building 3 ("the Development" or "MHB3"), a proposed 60-unit portion of a larger public housing redevelopment.

Mildred Hailey Apartments, formerly known as Bromley-Heath, was a distressed public housing development with 804 units. In 2017, the Boston Housing Authority ("BHA") issued a request for proposals ("RFP") seeking partners for the redevelopment of one portion (the "Replacement Phase") of the larger development. Centre Street Partners LLC ("CSP"), a collaboration among Urban Edge Housing Corporation, The Community Builders, Inc., and Jamaica Plain Neighborhood Development Corporation, was the successful respondent to the RFP. Urban Edge Housing Corporation ("Urban Edge" or the "Sponsor") will develop MHB3.

The Replacement Phase has six sub-phases, of which MHB3 is the third, occurring along roughly the same timeline as Mildred Hailey Building 2, the second sub-phase. The six sub-phases will ultimately result in 633 newly constructed units; combined, CSP will demolish and replace 253 units of existing public housing and construct 380 additional units. The Replacement Phase also includes the new Anna Mae Cole Community Center ("AMCC Center"), and a parking garage

(the "Garage"). The balance of Mildred Hailey Apartments (the "Modernization Phase") involves energy upgrades and other building improvements to the remaining 551 units. When both the Replacement and Modernization Phases are complete, the entire Mildred Hailey Apartments community will have 1,184 affordable housing units.

Sub-phases 1A and 1B, two of the six sub-phases in the Replacement Phase, were financed in part with MassHousing debt and are approaching stabilized occupancy.

The Development's 60 units will be in a single mid-rise building and residents will have access to both the AMCC Center and the Garage under a shared use agreement.

4. MassHousing Financing	
Conduit Loan*	
Type	Multi-Modal Tax-Exempt Conduit Loan
Loan Amount	$17,225,000
Short-Term, Cash Collateralized Mode	36 mo / interest only
Long-Term, Private Placement Mode	$12,310,000 20 y / 40 y after permanent conversion

* Please see description of conduit loan structure in Section 13 for more detail.

5. Development Plan

Description of Site. The Development will be located on a 22,409 square-foot parcel (the "Site") at 11 Lamartine Street in Jamaica Plain. The Site, which currently houses a vacant BHA structure (the "Existing Building") set to be demolished as part of the proposed scope of work, is part of the larger 7.5-acre Replacement Phase of the Mildred Hailey Apartments redevelopment.

The surrounding area is a dense, mixed-used urban neighborhood with easy access to a broad range of amenities, including restaurants, retail, schools, and public recreation.

The Site offers many public transit options, including the Jackson Square MBTA Station, located just 300 feet from the Site.

Description of Existing or Proposed Building. The proposed Development will include a six-story, 76,000 square foot building with 60 residential units.

The ground floor will have a management office as well as residential amenities including a community space, mail room, and bicycle storage. The building will be serviced by two elevators and will offer a mix of one- through five-bedroom units, with the larger units designed to accommodate the needs of returning residents.

The Development will be constructed to Passive House standards and incorporates high-performance building systems and an all-electric building design intended to maximize energy efficiency. In addition, the scope of work includes the installation of a rooftop solar array to generate renewable energy on-site.

Description of Affordability Mix. All 60 units will be subject to income restrictions with set-asides ranging from 30% of Area Median Income ("AMI") to 60% of AMI.

Thirty (30) units will benefit from project-based rental assistance, of which 22 will benefit from project-based Section 8 HAP contract and eight (8) will benefit from project-based MRVP. The remaining 30 units will be LIHTC-restricted at 60% of AMI.

Site Control. The BHA will maintain ownership of the land and the borrower entity will enter into a 99-year ground lease with the BHA, pursuant to the terms of the developer designation. The required ground lease payments will be $99, paid at initial closing, to cover the $1 annual payment for the full term of the ground lease.

6. Borrower Team

Mortgagor Entity: Mildred Hailey 3 Limited Partnership

Mildred Hailey 3 Limited Partnership (the "Borrower") is a sole-asset, single-purpose entity to be formed for the purpose of owning and operating Mildred Hailey Building 3.

Developer / Sponsor: Urban Edge Housing Corporation

Established in 1974, initially with a focus on homeownership counseling and rehabilitating abandoned or condemned homes in its service area, Urban Edge has been constructing and preserving multifamily affordable housing in Jamaica Plain and surrounding neighborhoods since the early 1980s. The organization currently owns and provides resident services for the nearly 1,500 units in its portfolio.

MassHousing's most recent experience with Urban Edge was a conduit loan for Betty Greene Apartments (formerly known as 1599 Columbus).

Consultant: Dave Aiken Development Advisors LLC

Dave Aiken Development Advisors LLC, established in 2023, provides development consulting services for affordable and mixed-income developments primarily in the Massachusetts market. Aiken focuses on new construction affordable housing, and while he has not served as development consultant on a MassHousing-financed transaction, he has provided consulting services to sponsors of developments of similar size, scope, and complexity to MHB3. Prior to starting his consulting firm, Aiken spent 11 years working as a senior project manager, first at Planning Office for Urban Affairs and then at The Community Builders.

General Partner / Managing Member: MHA B3 GP LLC

Construction Lender and Cash Collateral Provider: Bank of America, N.A. ("Bank of America")

Bank of America is one of the world's leading financial institutions, serving individual consumers, small and middle-market businesses, and large corporations with a full range of banking, investing asset management and other financial and risk management products and services. Bank of America is also one of the largest lenders and investors in affordable, multifamily housing in the United States. Between 2005 and 2025, Bank of America financed over 200,000 affordable housing units in projects serving individuals, families and seniors.

Recent MassHousing financing commitments for developments using Bank of America as the construction lender and equity investor include Merrimack Corridor, The Waterhouse, and Cambridge Blanchard. Recently completed developments using Bank of America as the construction lender include Clarendon Hill Building E, Morton Station Village, and Whittier Phase 3.

Permanent Lender: Massachusetts Housing Partnership

Massachusetts Housing Partnership ("MHP" or "Permanent Lender") is a public nonprofit affordable housing organization that works in concert with the Governor and the Executive Office of Housing and Livable Communities ("EOHLC") to increase the supply of affordable housing in Massachusetts. Founded in 1985, MHP finances affordable housing through a state law that requires companies that acquire Massachusetts banks to make loan funds available to MHP for the creation and preservation of affordable multifamily housing.

Recent MassHousing conduit transactions on which MHP has been the permanent lender include 55 Hudson, 775 Huntington Avenue, and 24 Webster Street.

Syndicator: Massachusetts Housing Investment Corporation

Massachusetts Housing Investment Corporation ("MHIC") was founded in 1990 as a private non-profit by a consortium of banks with the aim of meeting the credit needs of affordable housing developers. To date, MHIC has provided over $3.8 billion in financing for 736 projects and has raised funds from over 175 investors to support community development financing throughout New England.

The most recent MassHousing transaction in which MHIC was the tax credit syndicator was Curtis Apartments Phase 1.

Federal LIHTC Investor: Bank of America

State LIHTC Purchaser: Bank of America

Trustee: TBD

Bond Underwriter: Stifel, Nicolaus & Company, Incorporated

Management Company: The Community Builders, Inc.

The Community Builders, Inc. is a MassHousing-approved management agent with over 2,100 units under management in MassHousing's debt portfolio and more than 11,000 apartments owned or managed across fourteen states and Washington D.C.

Architect: J. Garland Enterprises LLC

J. Garland Enterprises ("JGE") is a Boston-based architecture and planning firm founded by architect J. Garland, providing design, planning, and owner's representative services for public, nonprofit, and community-focused clients. The firm's portfolio includes affordable housing, municipal facilities, and neighborhood planning projects across Massachusetts. Most recently, JGE was the architect on Stonley-Brookley, a 45-unit CommonWealth Builder project

General Contractor: Colantonio, Inc.

Founded in 1978, Colantonio, Inc. is a Massachusetts-based general contractor known for their experience with academic, affordable housing, historical restoration, and mixed-use

developments. Colantonio's multifamily affordable developments in progress or recently completed include the creation and preservation of over 200 units of affordable rental housing in and near Boston, most recently a 96-unit new construction residential building in Jamaica Plain. Colantonio was also the general contractor on two MassHousing projects, Golda Meir House and Golda Meir House Expansion.

7. Summary of MassHousing-Sponsor Relationship			
	Recorded	*Committed*	*Total*
Number of Projects with MassHousing Debt	6	0	6
Total Units with MassHousing Debt	617	0	617
Outstanding MassHousing Principal Debt	$40,302,642	0	$40,302,642
Number of Projects with MassHousing Conduit Financing	1		
MassHousing Conduit Loans are Compliant with Program Rules	Yes		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	Yes		
Property Management Affiliate	No		

MassHousing Staff	
Origination	Sarah Hall, Originator Josh Combs, Analyst
Underwriting	Caroline Dylag, Underwriter
Asset Management	Lee Ann Fiorenza, Portfolio Manager Patricia Dravinskas, Asset Manager

8. Unit Mix

Unit Size	Total Units	LIHTC Eligible								Market Comparison
		30% of AMI MRVP		30% of AMI Section 8		50% of AMI Section 8 PBV		60% of AMI LIHTC		
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Rent*
1 BR	14	4	$2,476	1	$2,736	-	-	9	$1,768	$2,800
2 BR	22	1	$2,941	2	$3,250	5	$3,250	14	$2,121	$3,500
3 BR	16	1	$3,526	1	$3,899	7	$3,899	7	$2,451	$4,450
4 BR	5	2	$3,894	-	-	3	$4,299	-	-	$4,850
5 BR	3	-	-	-	-	3	$4,943	-	-	$5,150
Total	**60**	**8**		**4**		**18**		**30**		

Project-Based Rental Subsidy	
Type	Project-Based Section 8
Term	20 y
Administrator	Boston Housing Authority
Lesser of contract or market rents.	
Type	MRVP
Term	15 y
Administrator	Metro Housing Boston
Lesser of contract or market rents.	

9. Operating Overview

Underwritten Operating Expenses	$1,081,000 (approximately $18,000 per unit)

Basis of Operating Costs. Operating expense assumptions were based on the Permanent Lender's proposed budget and supporting documentation. Operating expenses are in line with comparable properties in the Agency's loan portfolio.

The Development will include a rooftop photovoltaic ("PV") system, which will be owned, operated, and maintained by the Borrower and the generated electricity will be consumed by the Development. Preliminary system design and output estimates were completed by Resonant Energy. The MHP-underwritten operating budget includes total electrical use of 458,000 kWh, which would have an estimated cost of $138,727. MHP's underwriting assumes that the array will generate 96,000 kWh and reduce electricity expenses by $29,027; the underwritten electricity expense is $109,700 The cost of the PV system is included in the development budget and will be completed under a contract directly with Resonant Energy. Pursuant to MHP's policy, the ongoing repairs of the PV system have been taken into consideration in the replacement reserve assumptions.

Urban Edge's Community Engagement team will coordinate with property management staff to provide a resident services program ($864 per unit) tailored to MHB3 residents. Programming

will include on-site resident projects and events, along with referrals to local service providers as needed. In addition, residents at the Development may benefit from AMCC Center programming, for which the Development will pay $656 per unit per year.

10. Project Costs

Core Residential Costs	
Base	$35,441,525
Extraordinary	$10,483,423
Total	$45,924,948
Commercial, Site and Other Non-Residential Costs	
Commercial Costs	-
Site and Other Non-Residential Costs	$14,691,578
Total	$14,691,578
Total Development Cost	
Total	$60,616,526

Project Construction Costs	
Total Construction Cost	$42,751,899
Construction per Square Foot	$559

Background on Extraordinary Residential Costs. Extraordinary residential costs are attributable in part to the challenges and constraints associated with mid-rise construction on a compact, urban site. Costs included on the development budget related to the tight site include fencing, temporary crosswalks, installation of overhead protection during vertical construction, and police details.

Additionally, the development budget has shown significant price escalation from pre-construction estimates in August 2023 to final general contract amounts in several trades, most notably electrical switch gear and transformers, both of which continue to be difficult to procure.

And finally, the proposed cash-collateralized bond structure adds atypical legal, bond issuance, and financing fees to the development budget; however, the amount of the additional costs is less than the amount of the additional proceeds afforded under this structure and is being permitted in this case as it reduces the need for subordinate capital sources (please see Note 1 in Section 13 below).

Background on Commercial, Site and Other Non-Residential Costs. The primary drivers of the non-residential costs relate to the broader revitalization goals of the overall redevelopment effort. These costs include:

- **Relocation**. This sub-phase is responsible for the relocation of 37 households from an existing BHA building that will be demolished as part of the fourth sub-phase.
- **Demolition**. The Existing Building on the site must be demolished and related hazardous materials abatement must occur prior to commencement of vertical construction.
- **Infrastructure**. As part of the City of Boston's Article 80 approval, the Development is required to construct 250 linear feet of new public roadway, along with all related

utilities, as well as new sidewalks, curbs, and drainage infrastructure. The additional costs of this work are further compounded by the dense neighborhood and high-traffic roads.

Background on Building Standards Costs. Building standards costs are attributable to the enhanced building envelope, insulation, materials, and mechanical systems required to achieve the proposed Passive House performance standards including a centralized energy recovery ventilation system.

11. Sources and Uses

Sources of Funds	Total
MHP Tax Exempt (MHFA Conduit)	$12,310,000
Federal Tax Credit Equity	$26,388,951
State Tax Credit Loan	$4,837,500
EOHLC	$6,400,000
City HOME & NHT	$4,500,000
BHA Sponsor Loan	$1,038,289
MassWorks Sponsor Loan	$2,399,387
Passive House	$205,000
Bond Reinvestment Income	$1,377,947
Deferred Developer Fee	$1,159,452
Total Sources	$60,616,526

LIHTC Pricing	
Federal LIHTC	$0.93
State LIHTC	$0.86

Core Residential Uses of Funds	Total	*Per Unit*	Base Costs	*Per Unit*	Extraordinary Costs	*Per Unit*
Acquisition	$99	$2	$99	$2	-	-
Construction	$30,036,626	$500,610	$23,180,062	$386,334	$6,856,564	$114,276
Construction Contingency	$1,501,832	$25,031	$1,159,003	$19,317	$342,828	$5,714
General Development	$10,264,069	$171,068	$7,921,054	$132,018	$2,343,014	$39,050
Operating Reserves	$742,745	$12,379	$573,196	$9,553	$169,549	$2,826
Overhead	$1,689,789	$28,163	$1,304,055	$21,734	$385,734	$6,429
Fee	$1,689,788	$28,163	$1,304,055	$21,734	$385,734	$6,429
Total Residential Uses	$45,924,948	$765,416	$35,441,525	$590,692	$10,483,423	$174,724

Commercial Uses*	-
Site and Other Nonresidential Uses*	$14,691,578
Total Uses	$60,616,526

**Includes applicable hard costs, contingency, soft costs, overhead and fee*

12. First Year Income and Expenses

Income		
Rental Income – Units with Rental Subsidy		$1,302,756
Rental Income – Units without Rental Subsidy		$780,480
Gross Potential Residential Income		$2,083,236
Vacancy – Units with Rental Subsidy	3.0%	($39,083)
Vacancy – Units without Rental Subsidy	5.0%	($39,024)
Gross Residential Income		$2,005,129
Other Income – Laundry		$16,000
Effective Gross Income		$2,021,129

Expenses	
Residential Operating Expenses	$1,081,264
Net Operating Income	$939,866
Debt Service	($817,274)
Cash Flow	$122,591

Debt Service Coverage 1.15x

Residential Operating Expense Detail			*Per Unit*
Management Fee	5.0%	$101,056	$1,684
Administrative Costs		$198,510	$3,308
Maintenance Costs		$247,193	$4,120
Resident Services		$50,780	$846
Security		$30,356	$506
Utilities (electric, water and sewer)		$181,700	$3,028
Insurance		$113,300	$1,888
Anna Mae Cole Community Center Fees		$39,338	$656
Taxes		$97,431	$1,624
Replacement Reserves		$21,600	$360
Total		$1,081,264	$18,021

Operating Expenses as a Percent of EGI 49.7%

13. Underwriting

1. **Financing Structure.** MassHousing will provide a single issue of multi-modal tax-exempt bonds in the estimated amount of $17,225,000, sized at 30% of eligible costs. The bonds will initially be sold in a public offering in a short-term, cash-collateralized mode during the construction period, converting to permanent mode after construction and lease up. The bonds will be secured by a mortgage that will be in second position behind Bank of America's $38,600,000 taxable construction loan while the bonds are in the cash-collateralized mode. The Bank of America construction loan will finance a portion of construction costs and will also provide the cash collateral for the tax-exempt bonds.

   At conversion, the taxable construction loan will be repaid, a portion of the bonds will be redeemed, and the remaining bonds will convert to a permanent mode and sold to MHP in a private placement. While in the permanent mode, there will be no cash collateral, but the mortgage will have risen to first position.

   At construction closing, three simultaneous closings will occur: (i) the Borrower will close on the taxable collateral/construction financing with Bank of America, (ii) MassHousing will issue the tax-exempt bonds and close on a loan of the proceeds of the bonds to the borrower and (iii) MHP will close on a contract committing it to the post-conversion purchase of the bonds in the permanent mode bearing interest at the permanent rate established at construction closing. At the issue of the bonds, all bond proceeds will be deposited in a project account held by the bond trustee, to be selected by the Sponsor.

   Throughout the construction period, the Borrower will draw down Bank of America's collateral/construction loan. Initially, such taxable draws will fund deposits into the collateral account securing the tax-exempt bonds, with each such deposit permitting the trustee to disburse a like amount of bond proceeds to fund construction costs. Once all bond proceeds have been disbursed, subsequent draws on the taxable construction/collateral loan will fund additional construction costs directly.

   During the construction and lease up phase, while the bonds are in the cash-collateralized mode, the aggregate amount on deposit in the project account and the collateral account will be $17,225,000. Such accounts will be held in cash and/or marketable securities acceptable to MassHousing. The investment yield on such accounts shall be limited to the yield on the bonds, calculated as if the bonds matured at conversion.

   During construction and lease-up, interest-only payments will be due to the short-term bondholders based on rates established at bond issuance. Earnings on the collateral and project accounts will remain with the Development as a source, to the extent not subject to rebate. Such earnings, the Bond Reinvestment Income, have been estimated by the

Sponsor to total approximately $1,380,000.

Following stabilization, the $17,225,000 of tax-exempt bonds will be tendered by the public holders, approximately $4,915,000 of the bonds will be redeemed with a portion of the funds on deposit in the collateral account, and the remaining $12,310,000 of bonds will be converted to the permanent mode and purchased by MHP. The remaining funds on deposit in the collateral account will be used, together with other funds, to repay the taxable construction/collateral loan. Thereafter, the borrower will pay debt service to MHP at the permanent interest rate locked at construction closing.

2. **Infrastructure Scope of Work and Funding.** The Development has been awarded funds from both MassWorks and the Boston Housing Authority to complete necessary site preparation and infrastructure improvements. Demolition and environmental abatement will be completed prior to financial closing and the commencement of vertical construction, while infrastructure work will happen concurrently with vertical construction. Because both the demolition and abatement portion of that work is not LIHTC-eligible, the Sponsor has removed those portions from the development budget in an effort to manage total development costs. The funds will be expended as follows:

    - **MassWorks.** Of the total $4,000,000 award, approximately $1,600,000 will be used off-budget to complete demolition and abatement work.

      An affiliate of Urban Edge will lend the remaining $2,400,000 to the project in the form of a sponsor loan and these funds will be applied to the tax credit basis-eligible infrastructure work carried on the development budget.

    - **BHA Infrastructure Funds.** The BHA received a total infrastructure grant of $1,150,000 from the City of Boston to fund infrastructure improvements for the Development. Of the total grant amount, approximately $100,000 will be used off-budget to support abatement and demolition soft costs.

      An affiliate of Urban Edge will lend the remaining $900,000 to the project in the form of a sponsor loan and these funds will be applied to basis-eligible infrastructure work that is included in the development budget.

3. **Shared Use Agreements.** The construction of the AMCC Center and the Garage were included in the Building 1A development budget but intended for use by all sub-phases of the Mildred Hailey redevelopment effort. The use of these spaces will be governed by shared use agreements, with each sub-phase entering into these agreements as new buildings achieve stabilized occupancy. Additionally, each sub-phase will contribute its share of the ongoing costs for these spaces. For MHB3, the starting contribution for the AMCC Center is approximately $656 per unit, carried in the operating budget, and the

contribution for the Garage (included in the repairs line item of the operating budget) is $10,000 ($167 per unit) annually.

4. **Relocation.** Former residents of the Existing Building were relocated into sub-phase 1 upon completion of those buildings and the costs associated with that relocation are not part of this budget.

   The relocation costs for the Development involve moving 37 residents from BHA Building 3, 275-279 Centre Street, which will be demolished as part of sub-phase 4. Of these, 22 will make one-way moves into the Development upon completion, and 15 will move to temporary offsite housing – either within the BHA portfolio or to private apartments with other housing subsidies. These residents will have an opportunity to move into sub-phase 4.

   The development budget includes approximately $533,000 in relocation costs to cover these moves. Judy Cohn Housing and Relocation is the relocation consultant and has provided these estimates to the Sponsor.

5. **Management Documents**. The Sponsor has requested that MassHousing waive the requirement to use MassHousing's AFHMP and TSP forms for the Development and instead rely on the approved Affirmative Fair Housing Marketing and Tenant Selection Plan from the Boston Fair Housing Commission ("BFHC") - Boston Housing Authority. Consistent with conduit deals, this arrangement allows the owner and management agent to operate the Development under a single set of tenant selection instructions while ensuring compliance with core MassHousing requirements. Upon receipt of the draft BFHC AFHMP and TSP, MassHousing'sRental Management and Legal staff will review the document to ensure it meets Agency standards.

6. **Conduit Appraisal**. MassHousing will rely on Bank of America's appraisal as an intended user to determine value. This appraisal is currently under review.

Underwriting Criteria and Loan Terms	Mildred Hailey Building 3	Underwriting Standards
1. DSCR	1.15	Commercial Lender
2. Term/Amortization	20 y / 40 y	Up to 40 Years, as determined by Commercial Lender
3. Loan to Value	TBD	Maximum of 85% based on third party "as-proposed" investment value
4. Underwriting Rents	PB-Rental Subsidy contract or market supported rents; Programmatic rent cap with 5% underwriting window on 60% rents.	Commercial Lender
5. Vacancy Allowance	3% for PB Section 8 and MRVP 5% for LIHTC	Commercial Lender
6. Affordability	40% at 60% of AMI	Minimum of: • 20% at 80% of AMI for MassHousing Statute • 40% at 60% or 20% at 50% of AMI for loans with FHA Insurance, HUD/FFB, Tax-Exempt Bond, and/or Federal LIHTC
7. Annual Deposits to Replacement Reserves	$360 per unit / year	Commercial Lender
8. Operating Expenses	Approximately $18,000 per unit / year	Commercial Lender

14. Low-Income Housing Tax Credits

The Sponsor has included in its financing proposal a request for the use of 4% Low-Income Housing Tax Credits (the "4% Credits"). The 4% Credits may be utilized as a result of the funding of a portion of the financing with tax-exempt bonds or notes of MassHousing which are to be issued under Section 142 of the Internal Revenue Code of 1986, as amended (the "Code") and are subject to a volume capacity allocation under Section 146 of the Code.

Use of the 4% Credits must be approved by EOHLC as the "housing credit agency" under Section 42 of the Code who must make the determination required under Section 42(m)(1)(D) of the Code that the development and financing proposal meets the requirements of the Commonwealth's Qualified Allocation Plan. In addition, MassHousing, as the issuer of tax-exempt obligations which generate the 4% Credits must determine under Section 42(m)(2)(D) of the Code that the amount of 4% Credits does not exceed the amount necessary for the financial feasibility and long-term viability of the Development. Such determination shall be made applying the standards set forth in the proposed Board vote herein, as required by Section 42(m)(2)(B) of the Code.

Mildred Hailey Building 3

VOTES AND FINDINGS

PROPOSALS AND VOTES

Official Action Status

Staff has reviewed the development experience and creditworthiness of the mortgagor and sponsor and found them to be acceptable. Staff has also determined that the mortgagor, sponsor, or an affiliate under common control has demonstrated evidence of site control, that the proposed site is acceptable for the intended housing, and that there is a need for the proposed housing in the community where the site is located. Therefore, staff recommends the following votes for approval:

VOTED: To approve the findings and determinations set forth immediately following this vote and to authorize (i) the Agency to grant Official Action Status and consider the application for a loan commitment for the multifamily development known as "Mildred Hailey Building 3" (the "Development") at such time as it is submitted; (ii) this vote to serve as a declaration of official intent under Treasury Regulations Section 1.150-2 that such loan (a) be funded with proceeds of tax-exempt debt issued in the future and (b) reimburse, in accordance with Treasury Regulations Section 1.150-2, up to $21,531,250 of costs of the Development paid prior to the issuance of such debt or the making of such loan; provided that this vote does not require the Agency to make any expenditure, incur any indebtedness or proceed with the Development.

Official Action Status Findings

In accordance with the vote of the Members of MassHousing dated October 10, 2023, staff makes the following Official Action Status findings for the Development:

1. The mortgagor or sponsor has acceptable multifamily housing development experience and acceptable credit history.
2. The mortgagor, sponsor or an affiliate under common control has demonstrated evidence of site control, which may include a deed, a ground lease, a purchase option, a contract of sale, or designation under a public land disposition process.
3. The site is acceptable for the proposed housing.
4. There is a need for the proposed housing in the community where the site is located.

Commitment of a Conduit Loan

VOTED: To approve the findings and determinations set forth below and to authorize the issuance of multifamily tax-exempt obligations in a principal amount of up to $21,531,250, in one or more series pursuant to one or more indentures and/or financing agreements with such terms, interest rates, redemption provisions and maturity schedules as shall be approved by any of the Chief Executive Officer, Chief Legal and Operating Officer, General Counsel, Chief Financial and Administrative Officer, Financial Director, Comptroller, Director (or Senior Director) of Finance, or Director (or Senior Director) of Capital Markets, acting singly, and any officer or employee of MassHousing acting in such capacity or otherwise authorized to perform specific acts or duties by resolution of MassHousing (each an "Authorized Officer"), each Authorized Officer, acting singly, being authorized to execute and deliver such agreements and any other documents, instruments, and agreements necessary to effectuate the purposes of a conduit financing, with the proceeds of such issuance to be lent to Mildred Hailey 3 Limited Partnership or another single-purpose entity controlled by Urban Edge Housing Corporation or an affiliate (the "Borrower") as owner of the multifamily residential development known as "Mildred Hailey Building 3" (the "Development") and located in Boston, Massachusetts, and in accordance with the applicable Conduit Loan Closing Standards approved by the Members of MassHousing on September 12, 2017 and delegations of authority previously approved by the Members of MassHousing, and further subject to (1) compliance with all applicable laws and all regulations and requirements of applicable financing programs, and (2) the following special conditions: None.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer and the Vice President of Multifamily Programs, and their respective designees, each acting singly, to permit the Borrower to enter into, or assume, mortgage loans with third parties with respect to the Development, provided that (1) any such mortgage loans (other than the taxable construction loan from Bank of America, N.A. or an affiliate thereof) shall be subordinated to MassHousing's first mortgage loan, and other MassHousing debt as determined by the Chief Executive Officer, the Chief Legal and Operating Officer or the Vice President of Multifamily Programs, and (2) such subordinate mortgage loans shall be subject to MassHousing's requirements pertaining to subordinate mortgages, in a manner acceptable to MassHousing's General Counsel or their designee.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer and the Vice President of Multifamily Programs, and their

respective designees, each acting singly, to permit the owner and management agent of Mildred Hailey Building 3 to use as its tenant selection plan and affirmative fair housing marketing plan the forms prepared and approved by the Boston Fair Housing Commission, subject to review and approval by MassHousing's Senior Director of Rental Management.

4% Low-Income Housing Tax Credits

VOTED: That the amount of 4% Credits, as set by the Chief Executive Officer, the Chief Legal and Operating Officer, the Vice President of Multifamily Programs, the Senior Director of Multifamily Production, the Director (or Senior Director) of Rental Underwriting, the General Counsel or the designee of any of the foregoing, prior to loan closing, to be used in connection with the multifamily development located in Boston, Massachusetts and known as "Mildred Hailey Building 3" (the "Development") will not exceed the amount which is necessary for the financial feasibility of the Development and its viability as a qualified low-income housing project throughout the credit period, having taken into consideration:

a. the sources and uses of funds and the total financing planned for the Development;
b. any proceeds or receipts expected to be generated by reason of tax benefits;
c. the percentage of the tax credit amount used for Development costs other than the cost of intermediaries; and
d. the reasonableness of the developmental and operational costs of the Development, provided, however, that such determination shall not be construed to be a representation or warranty as to the feasibility or viability of the Development.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer, the Vice President of Multifamily Programs, the Senior Director of Multifamily Production, the Director (or Senior Director) of Rental Underwriting, the General Counsel or the designee of any of the foregoing, each acting singly, to set the amount of 4% Credits to be used in connection with the Development applying the standards set forth in the immediately preceding vote.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
All 60 units (100%) in the Development will be affordable to low-income persons and families, as specified in the Act, at the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
The market needs data reflects market conditions as of the date of collection on 07/08/26. The data is not subject to unanticipated local, national, and international events that may occur after this date. Further, the reader is cautioned and reminded that any conclusions presented apply only as of the collection date.

In-house data for larger market and mixed-income complexes (approximately 1,974 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged approximately 95.4%, and range between 97% and 100%. None of the five comparables reviewed was offering rental concessions.

3rd Qtr. 2026 CoStar data for the subject's JP/Roslindale/West Roxbury Submarket (7,622 units) has an overall vacancy rate at 6.1 % YTD, which is an increase of 1.96% from one year ago. CoStar data for the Boston market (301,335 units) has an overall vacancy rate of 5.7% YTD, which is a decrease of .62% from one year ago. The JP/Roslindale/West Roxbury Submarket vacancy rate is projected to increase to 7.0% over the next five years, while the Boston market is projected to decrease to 5.5%.

CoStar, submarket data for the 4-5 Star building type (2,108 units) indicates a 3rd Qtr. 2026 vacancy rate of 6.1% and an average asking rent of $3,353, while submarket data for the subject's 3 Star building type (3,025 units) indicates a 3rd Qtr. 2026 vacancy rate of 8.8% at an average asking rent of $2,533 and 1-2 Star buildings (2,489 units) indicates a 3rd Qtr. 2026 vacancy rate of 4.2% at an average asking rent of $2,099. The development with its amenities more closely reflects the 3 Star building type and is reflected in both the vacancy rate and market rent potential.

According to the Executive Office of Housing and Livable Communities ("EOHLC") Chapter 40B Subsidized Housing Inventory (09/30/25), the City of Boston 299,238 year-round housing units, 66,446 (21.54%) of which are subsidized for low/moderate income households.

BHA owns and operates 27 family and 36 elderly/disabled developments with a total of 12,501 units. The BHA also administers 14,574 units of Leased Housing, consisting of 12,216 Housing

Choice Vouchers, 1,441 Project Based and 198 Moderate Rehab. In addition, the City of Boston's Annual Plan (FY2024) indicated that the BHA maintains the following wait lists: There are 7,724 households on the Leased Housing waiting list. This is broken down by families with children, families with disabilities and elderly families. The BHA also had Single applicants on the waiting list. There were also instances of families that fit into more than one category. This waiting list has been closed since November 2008 and there are no plans to reopen at this time. The BHA also maintains a Public Housing Wait list with 28,703 applicants.

U.S. Census data from the 2020-2024 American Community Survey (ACS) indicates that of the 283,374 households in the City of Boston approximately 83.5% earned less than the HUD published 2026 AMI, approximately 46.1% earned less than 50% of 2026 AMI, approximately 54.2% earned less than 60% of the 2026 AMI, and approximately 70.4 %earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing

MassHousing staff has completed an analysis of the market rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households

The financing proposed herein does not lead to the undue concentration of low-income households.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units

As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

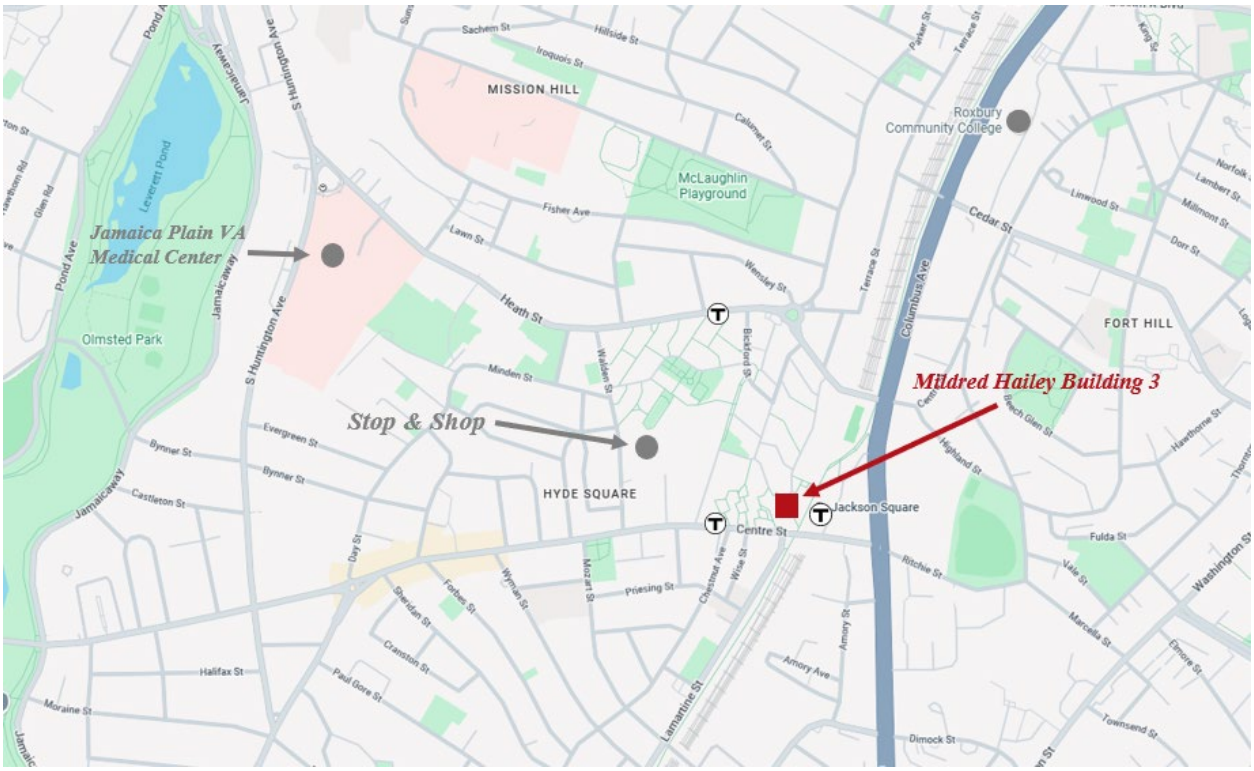
Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

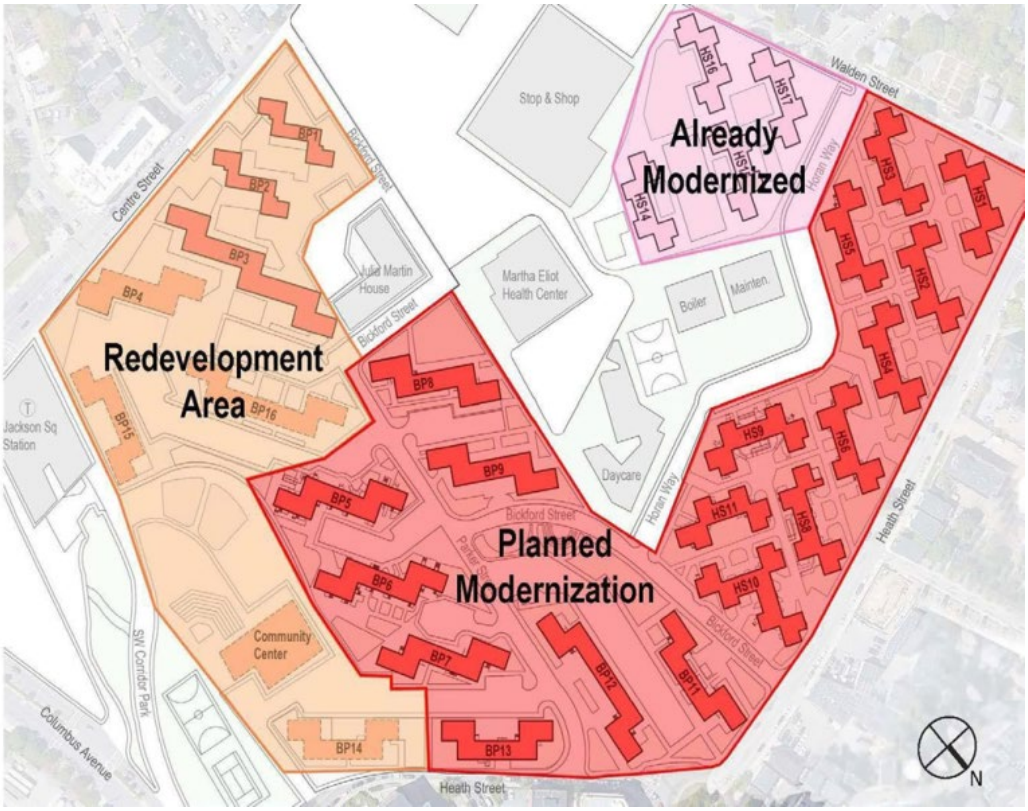
Rent Schedule:

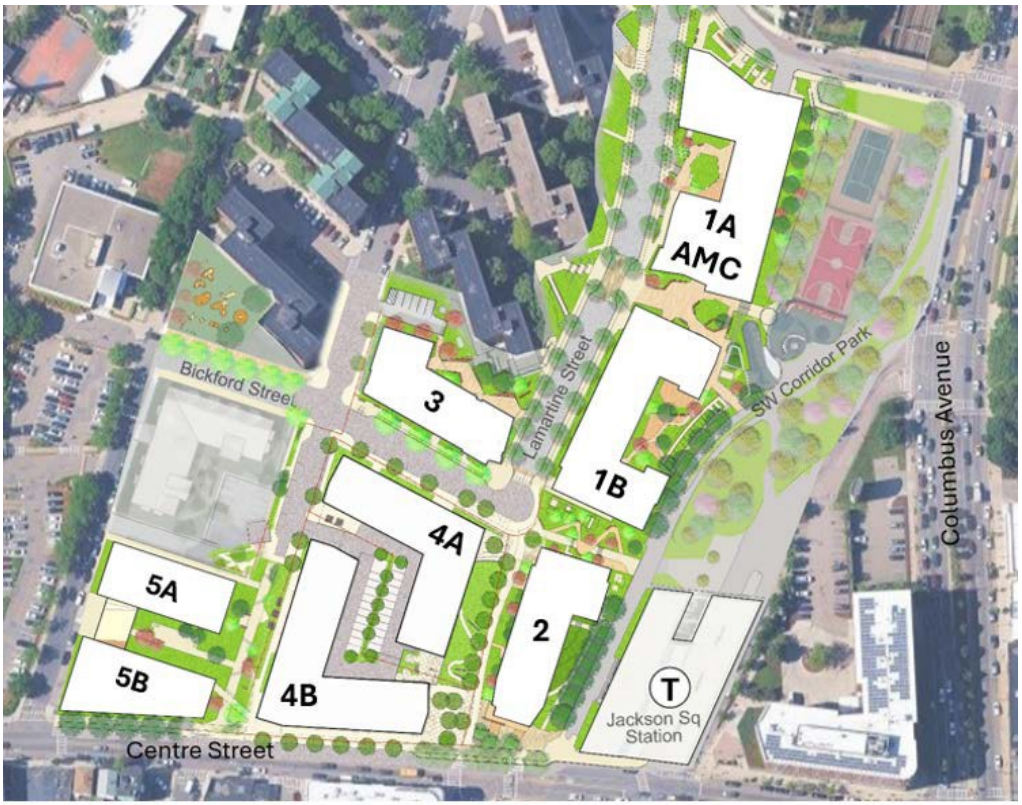
Number of Bedrooms	1	2	3	4	5
Number of Units	14	22	16	5	3
Net SF/Unit	660	910	1020	1430	1640
Elev./Non-Elev.	Y	Y	Y	Y	Y
Market Rate Rent (10% Rate 20 Year Term)	$7,171	$7,657	$8,371	$9,227	$10,033
MHFA Below Market Rent (Cost-Based Rent)	$4,513	$4,999	$5,713	$6,569	$7,375
MHFA Adjusted Rent	30% of 60% AMI				
Underwriting Rents					
BHA PBV at 30% of AMI	$2,736	$3,250	$3,899	$4,299	$4,943
BHA PBV at 50% of AMI	$2,736	$3,250	$3,899	$4,299	$4,943
MRVP PBVs at 30% of AMI	$2,476	$2,941	$3,526	$3,894	$4,478
LIHTC at 60% of AMI	$1,832	$2,198	$2,540	$2,734	$3,017

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES







Building 3 Rendering



Building 1A (left foreground), Building 1B (left background), Modernization Phase (right)



Anna Mae Cole Community Center in Building 1A



Loan Commitment Proposal | September 8, 2026

Mildred Hailey Building 3

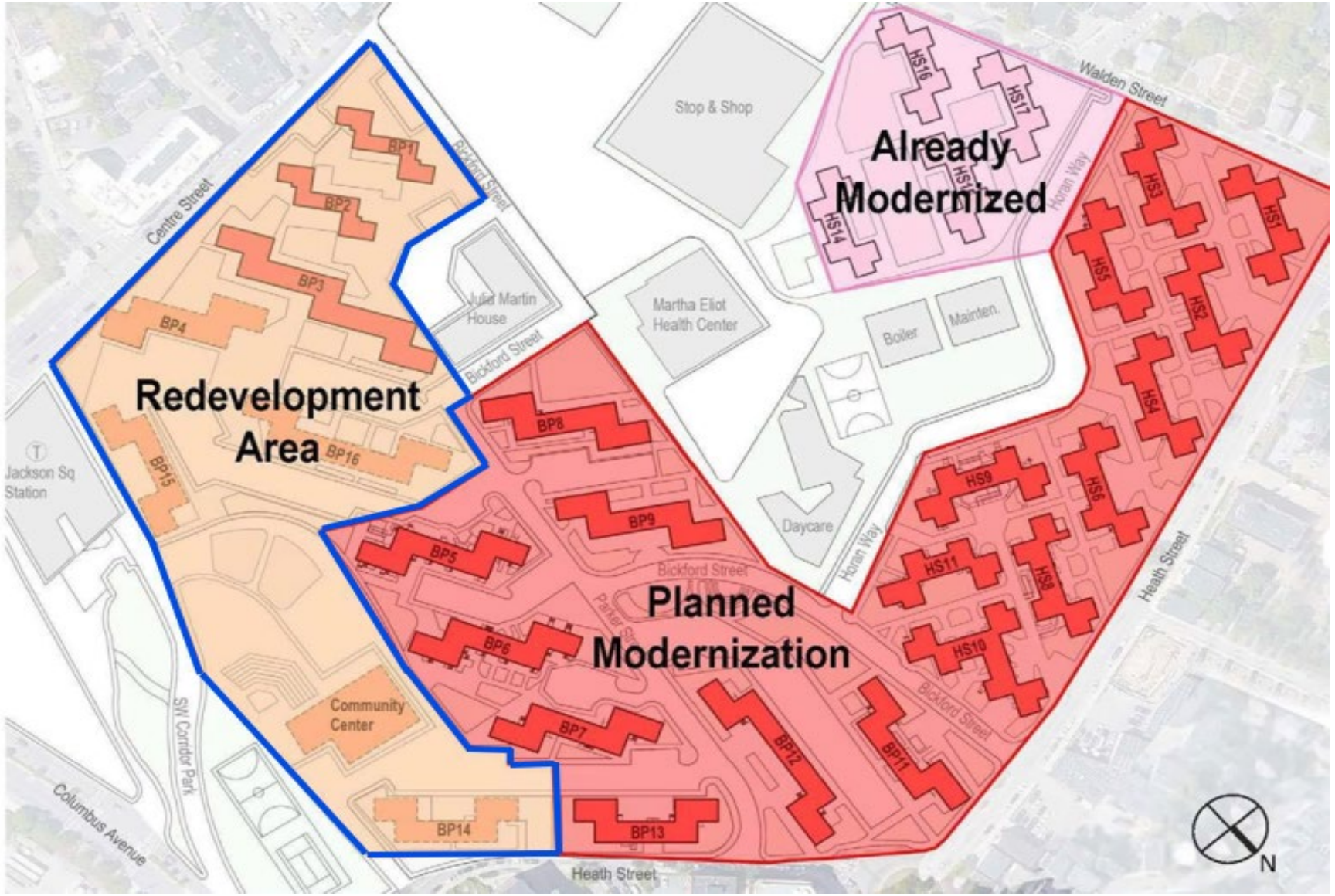


Location	11 Lamartine Street, Jamaica Plain
Sponsor	Urban Edge Housing Corporation
Transaction Type	Production (4%)
Funding Type	Conduit
Execution Type	Conduit (TE)
Credit Enhancement	None
Total Rental Units	60
Affordability Mix	60 Affordable

Deal Team Members	
Origination	Sarah Hall, Josh Combs
Underwriting	Caroline Dylag
Asset Management	Lee Ann Fiorenza, Patricia Dravinskas

MassHousing

Mildred Hailey Building 3 | Jamaica Plain



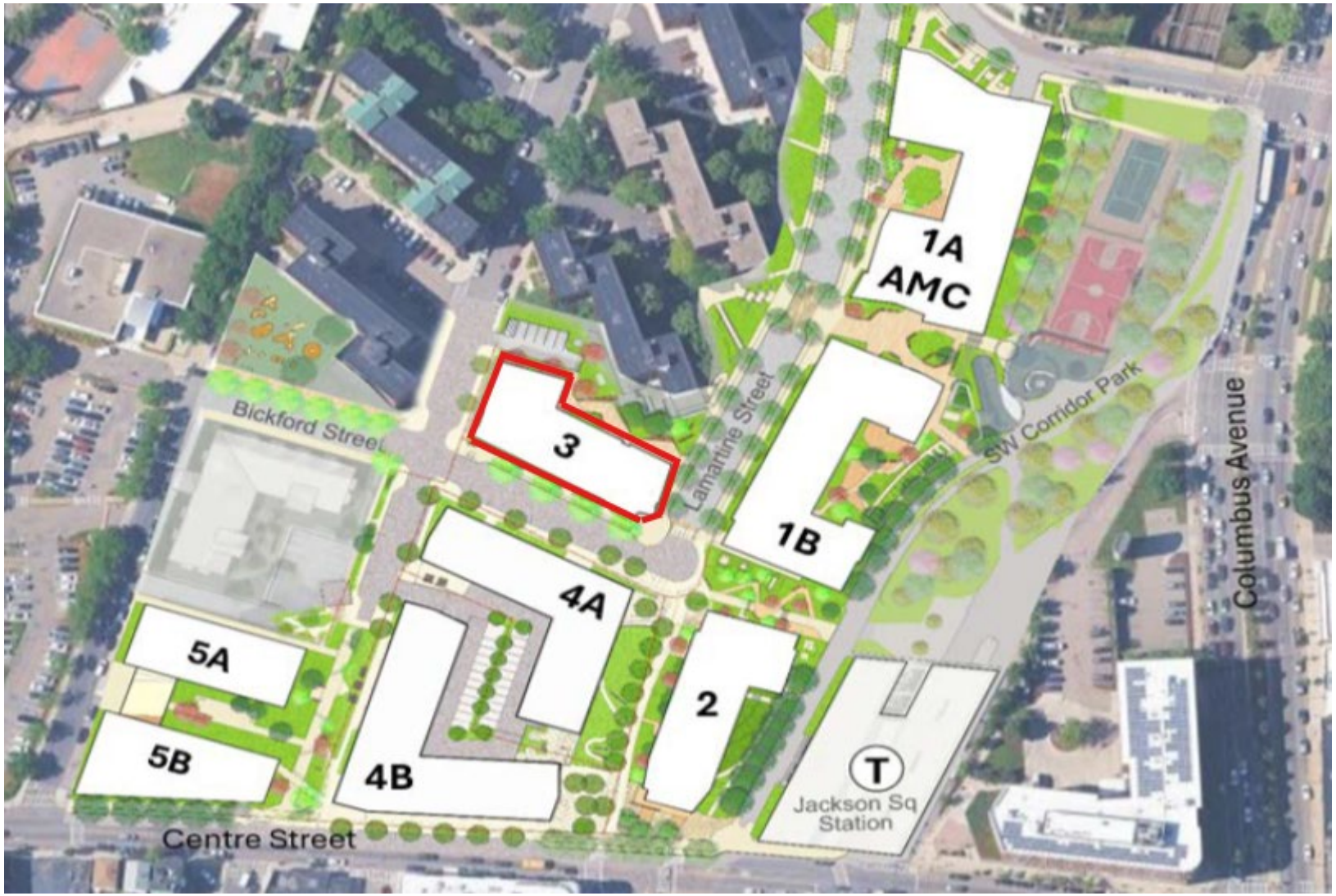
Redevelopment Overview

Buildings**	1A	1B	2B*	3*
Site Area (Acres)	1.16	0.82	0.76	0.49
Number of Buildings	1	1	1	1
Units				
0BR	10	22	-	14
1BR	24	36	23	22
2BR	37	47	20	16
3BR	11	18	16	5
4BR	13	-	4	3
5BR	5	-	2	-
TOTAL	**100**	**123**	**65**	**60**
Volume Cap	$50,791,000	$42,601,000	$18,510,000	$17,225,000
Permanent Loan	$14,040,000	$16,020,000	$11,850,000	$12,310,000
Workforce Housing Loan	$2,400,000	$3,000,000	-	-
			*Conduit	*Conduit

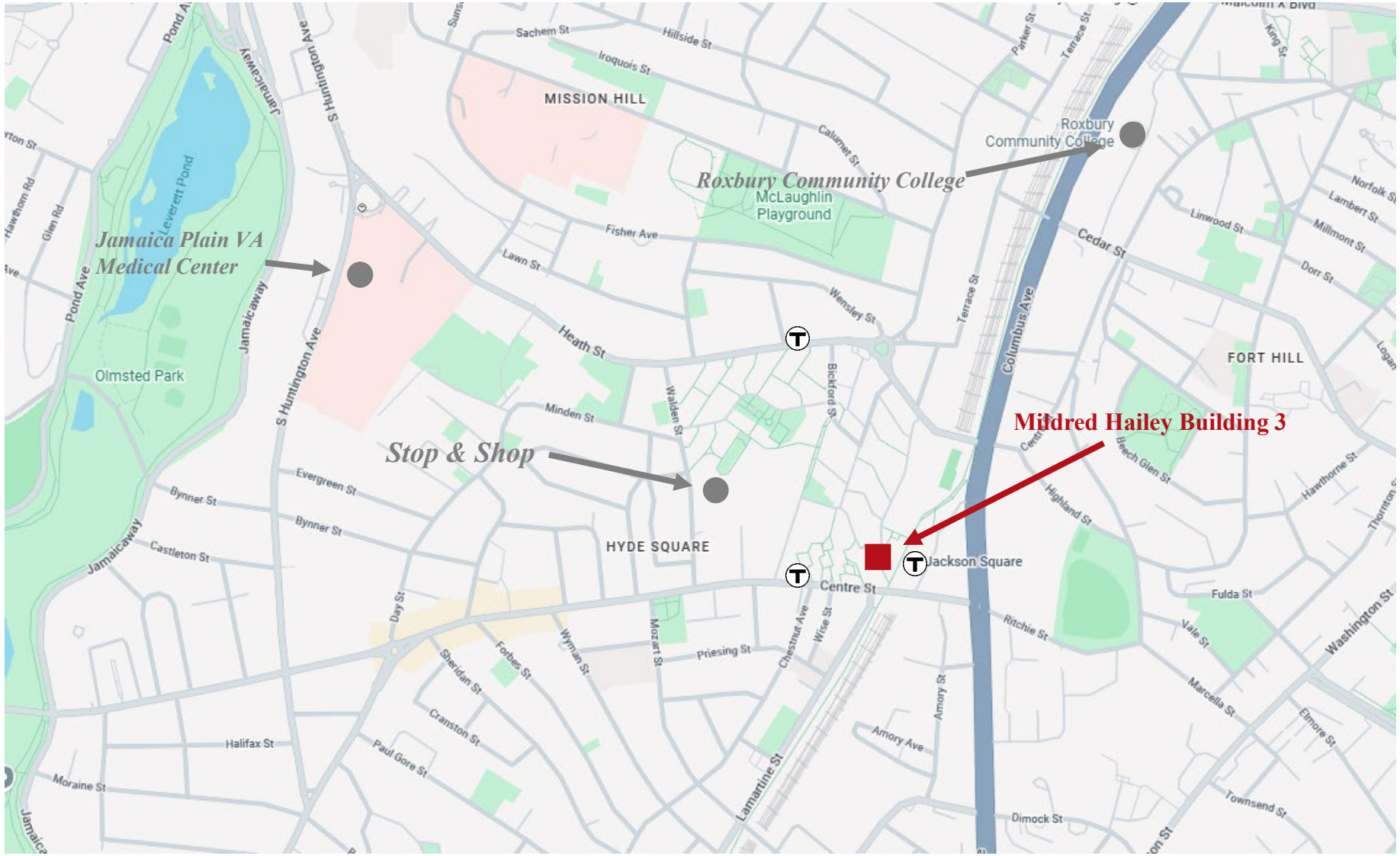
***Buildings 4A,4B, 5A, and 5B forthcoming.*

MassHousing

Mildred Hailey Building 3 | Jamaica Plain



Mildred Hailey Building 3 | Jamaica Plain



Borrower Team

Mortgagor Entity	Mildred Hailey 3 Limited Partnership
Developer / Sponsor	Urban Edge Housing Corporation
General Partner / Managing Member	MHA B3 GP LLC
Construction Lender and Cash Collateral Provider	Bank of America, N.A.
Consultant	Dave Aiken Development Advisors LLC
Bond Underwriter	Stifel, Nicolaus & Company, Inc.
Trustee	TBD
Syndicator	Massachusetts Housing Investment Corporation
Management Company	The Community Builders
Architect	J. Garland Enterprises LLC
General Contractor	Colantonio, Inc.

Unit Mix

		LIHTC-Eligible								
Unit Size	Total Units	30% of AMI MRVP		30% of AMI Section 8		50% of AMI Section 8 PBV		60% of AMI LIHTC		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*	*Count*	*Rent*	
0 BR	14	4	$2,476	1	$2,736	-	-	9	$1,768	$2,800
1 BR	22	1	$2,941	2	$3,250	5	$3,250	14	$2,121	$3,500
2 BR	16	1	$3,526	1	$3,899	7	$3,899	7	$2,451	$4,450
3 BR	5	2	$3,894	-	-	3	$4,299	-	-	$4,850
4 BR	3	-	-	-	-	3	$4,943	-	-	$5,150
Total	**60**	**8**		**4**		**18**		**30**		

**All rents are net of utility allowances.*

Project Costs

Core Residential Costs	
Base	$35,441,525
Extraordinary	$10,483,423
Total	$45,924,948
Commercial and Non-Residential Costs	
Commercial Costs	-
Site and Other Non-Residential Costs	$14,691,578
Total	$14,691,578
Total Development Cost	
Total	$60,616,525

Project Construction Costs	
Total Construction Cost	$42,751,899
Construction per Square Foot	$559

Sources and Uses

Sources of Funds			Uses of Funds	
MHP Tax Exempt (MHFA Conduit)	$12,310,000		Acquisition	$99
Federal Tax Credit Equity	$26,388,951		Construction	$30,036,626
State Tax Credit Loan	$4,837,500		Construction Contingency	$1,501,832
EOHLC	$6,400,000		General Development	$10,264,069
City HOME & NHT	$4,500,000		Operating Reserves	$742,745
BHA Sponsor Loan	$1,038,289		Overhead	$1,689,789
MassWorks Sponsor Loan	$2,399,387		Fee	$1,689,789
Passive House	$205,000		Site & Non-Residential	$14,691,578
Bond Reinvestment Income	$1,377,947			
Deferred Developer Fee	$1,159,451			
Total Sources	**$60,616,525**		**Total Uses**	**$60,616,525**

Underwriting Notes

1. Financing Structure
2. Infrastructure Scope of Work and Funding
3. Shared Use Agreements
4. Relocation
5. Management Documents
6. Conduit Appraisal

Recommended Votes

- Official Action Status
- Commitment of a Conduit Loan
- Approval for the Use of 4% Low-Income Housing Tax Credits
- Authorizing Subordinate Loans
- Permit the use of the City of Boston's AFHMP & TSP

Loan Commitment Proposal | September 8, 2026

Turtle Woods

1. General Project Information	
Project Name	Turtle Woods
Project ID	25-023
Associated Projects	N/A
Address	399 Essex Street, Beverly
Sponsor	Harborlight Community Partners, Inc.
Transaction Type	Preservation (4%)
Funding Type	Forward Commitment of Permanent Loan
Execution Type	Portfolio (TE)
Credit Enhancement	HUD/HFA Risk-Sharing with 50% credit risk
Approval Type	Board
Total Rental Units	67
Affordability Mix	67 Affordable

2. Recommended Actions

- Official Action Status
- Commitment of Permanent Tax-Exempt Loan
- Commitment of Tax-Exempt Bridge Loan
- Approval for the use of Low-Income Housing Tax Credits

3. Background

The proposed financing will support the rehabilitation of Turtle Woods (the "Development"), an existing 67-unit development for low-income seniors in Beverly. Built in 1996 and financed with a HUD Section 202 mortgage, Turtle Woods was part of a long-term affordable housing initiative created by the First Baptist Church in Beverly ("First Baptist Church"). First Baptist Church is the sole member of the Development's current owner entity and the founding member of Harborlight Community Partners, Inc. ("Harborlight" or the "Sponsor"). The Sponsor will undertake a moderate rehabilitation that will include electrification of the heating and cooling systems, new bathrooms and kitchens, installation of a new elevator, creation of a second laundry room, and upgrades to other building systems.

The Sponsor has received conditional approval to convert the existing HUD Project Rental Assistance Contract ("PRAC") to a Project-Based Rental Assistance ("PBRA") Section 8 HAP contract under the Rental Assistance Demonstration ("RAD") program administered by HUD's Office of Recapitalization. The conversion will result in increased rental assistance payments that allow the Sponsor to position the Development for long-term physical and financial stability while maintaining the existing affordability restrictions.

4. MassHousing Financing	
First Loan	
Type	Tax-Exempt Permanent Forward
Loan Amount	$4,000,000
Interest Rate	30-Year MMD plus 225 basis points (bps) to be locked at Construction Loan Closing (processing rate of 7.00% assumed for underwriting)
Loan Term / Amortization	40 y / 40 y
Term of Fwd Commitment	Up to 30 mo
Year 1 DSCR	1.32 projected (1.10 minimum)
LTV	90% projected (90% maximum)
Equity Bridge Loan	
Type	Tax-Exempt Equity Bridge Loan
Loan Amount	$5,100,000
Interest Rate	4.82% projected
Loan Term/Amortization	Up to 12 mo / interest only
Junior Loan	
Type	Capital Magnet Funds (“CMF”)
Loan Amount	$1,000,000
Interest Rate	0%
Loan Term/Amortization	Coterminous with the First Loan
Terms of Cash Flow Sharing	None

5. Development Plan

Description of Site. The Development is located on a 6.3-acre parcel at 399 Essex Street in Beverly (the "Site"). The Sponsor's Turtle Creek Apartments, a 109-unit senior development, is adjacent to the Development. The surrounding area includes residential and commercial uses, with a grocery store, a library, Beverly Hospital, the North Shore Music Theater, and access to Route 128 within two miles of the Site.

Description of Existing Building. The Development is a four-story wood frame building with 67 one-bedroom units, one elevator, and 58 surface parking spaces. Common areas include a community room, a library, and outdoor patios.

The scope of work includes electrification of the building, replacement of current electrical systems, solar installation, addition of a new elevator and accessible entrance, the creation of a new laundry room on the third floor above the existing laundry room, siding replacement, office reconfiguration, improved package and mail room space, and upgrades to kitchens and bathrooms.

Description of Affordability Mix. All 67 units will be subject to income restrictions with set-asides ranging from 30% of Area Median Income ("AMI") to 50% of AMI.

All 67 units will benefit from the PBRA contract, subject to HUD's final approval of the RAD conversion application.

Site Control. Fee simple. The borrower entity will acquire the Development from the current owner entity, the sole member of which is the First Baptist Church, at construction closing. The transaction will allow the Sponsor to take direct ownership of the Development.

6. Borrower Team

Mortgagor Entity: Turtle Woods Housing LLC

Turtle Woods Housing LLC is a sole-asset, single-purpose entity formed for the purpose of owning and operating Turtle Woods.

Developer / Sponsor: Harborlight Community Partners, Inc.

Harborlight Community Partners, Inc. is a nonprofit community development corporation founded in 2009 by the First Baptist Church in Beverly as part of the church's affordable housing mission. Harborlight owns and manages over 760 units in 11 developments on the North Shore. While Turtle Woods will be Harborlight's first solo development with an Agency loan, the organization holds 20% ownership of MassHousing-financed Beverly Village as a development partner of Beacon Communities. Additionally, MassHousing administers the HAP contract of the Sponsor's adjacent Turtle Creek development.

General Partner / Managing Member: Turtle Woods Housing MM LLC

Construction Lender: Rockland Trust

Founded in 1907, Rockland Trust currently operates 120 branches located in Massachusetts as a subsidiary of Independent Bank Corp. Rockland Trust offers a wide range of banking, investment, and insurance services to businesses and individuals through retail branches, commercial lending offices, investment management offices, and residential lending centers. Rockland Trust is also the construction lender on Ticcoma Green, Meshacket Commons, and Tackenash Knoll.

Federal LIHTC Syndicator: National Equity Fund, Inc.

Founded in 1987, National Equity Fund ("NEF") is one of the largest non-profit Tax Syndicators committed to expanding, diversifying and preserving affordable housing in almost all 50 states. As of 2025, NEF has invested $30 billion in affordable housing for approximately 274,000 homes. National Equity fund was also the syndicator on Brockton South TOD (formerly known as Campello) in MassHousing's portfolio.

NEF will utilize a multi-investor fund for this transaction.

State LIHTC Investor: Rockland Trust

Management Company: Harborlight Community Partners, Inc.

Harborlight is an experienced property manager with several North Shore properties in its portfolio. Harborlight currently owns and manages 438 units and manages an additional 87 units on behalf of other owners. These developments house elders, families, and individuals with disabilities in housing that will maintain affordability in perpetuity. While this is Harborlight's first development as a management company in MassHousing's lending portfolio, Rental Management has completed its review and approved Harborlight as a management company.

Architect: SV Design

Established in 1987, SV Design is a full-service architecture, interior design, and landscape architecture firm based in Beverly, Massachusetts. SV Design and Harborlight have previous working experience as SV Design was the architect on Beverly Village.

General Contractor: Keith Construction, Inc.

Keith Construction, Inc. is a general contractor and construction manager specializing in multifamily residential construction for clients throughout the Northeast and Mid-Atlantic United States. For over three decades, the company has gained extensive experience in residential rehabilitation, adaptive reuse, historic renovations, and new construction. Keith Construction has acted as general contractor on multiple MassHousing transactions, including The Aurora Hotel, Fitchburg Arts Community, and Treehouse Easthampton.

7. Summary of MassHousing-Sponsor Relationship			
	Recorded	*Committed*	*Total*
Number of Projects with MassHousing Debt	0	0	0
Total Units with MassHousing Debt	0	0	0
Outstanding MassHousing Principal Debt	0	0	0
Number of Projects with MassHousing Conduit Financing	None		
MassHousing Conduit Loans are Compliant with Program Rules	N/A		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	N/A		
Property Management Affiliate	Yes, Harborlight manages properties in its portfolio and offers management services to properties outside of its portfolio.		

MassHousing Staff	
Origination	Jeff Geller, Originator Danielle Casavant, Analyst
Underwriting	Mitch Printz, Underwriter
Asset Management	Nick Pepe, Portfolio Manager Kristy Prince, Asset Manager

8. Unit Mix

Unit Size	Total Units	LIHTC Eligible				
		Section 8 PBRA 30% of AMI		Section 8 PBRA 50% of AMI		Market
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	67	17	$1,923	50	$1,923	TBD
Total	**67**	**17**		**50**		

Project-Based Rental Subsidy	
Type	Project Based Rental Assistance
Term	20 y
Administrator	HUD
Lesser of contract or market rents	

9. Operating Overview

Underwritten Operating Expenses	$1,066,190 (approximately $15,900 per unit)

Basis of Operating Costs. Operating expense assumptions were based on the review of historical operating expenses, borrower-proposed budget, MassHousing selected property comparables and borrower supporting documentation.

The Development will include a rooftop solar array, which will be owned, operated, and maintained by the Development. Preliminary system design and output estimates were completed by Resonant Energy, indicating that the system is expected to offset approximately 13% of the Development's owner-paid common area electrical consumption. The cost of the PV system is included in the development budget and will be completed under a separate contract through Resonant Energy.

The Development offers a robust resident services plan ($1,973/unit), inclusive of a full-time resident service coordinator on site. The expense includes payroll, full benefits, and program coordination and is partially supported by the $27 supportive service portion of the rent increase under the RAD for PRAC conversion (further explained under Section 13 of the Underwriting Notes). The coordinator is exclusive to Turtle Woods, other than bimonthly shared transportation to grocery stores for the residents of Turtle Woods and Turtle Creek.

10. Project Costs

Core Residential Costs	
Base	$35,503,024
Extraordinary	$0
Total	$35,503,024
Commercial, Site and Other Non-Residential Costs	
Commercial Costs	$0
Site and Other Non-Residential Costs	$0
Total	$0
Total Development Cost	
Total	$35,503,024

Project Construction Costs	
Total Construction Cost	$17,571,540
Construction per Square Foot	$318

Background on Extraordinary Residential Costs. N/A

11. Sources and Uses

Sources of Funds	Total
MH Perm Loan	$4,000,000
Capital Magnet Fund	$1,000,000
Federal Tax Credit Equity	$10,871,848
State LIHTC Loan	$3,601,356
EOHLC - HSF	$1,000,000
EOHLC - HIF	$1,000,000
Beverly AHTF	$160,000
MA DOER	$2,680,000
Seller Note A[1]	$7,599,887
Seller Note B[2]	$1,364,933
Total Sources	$35,503,024

LIHTC Pricing	
Federal LIHTC	$0.935
State LIHTC	$0.80

Core Residential Uses of Funds	Total	*Per Unit*
Acquisition	$7,650,000	$114,179
Construction	$15,688,875	$234,162
Construction Contingency	$1,882,665	$28,099
General Development	$6,245,295	$93,213
Replacement Reserves	$650,000	$9,701
Operating Reserves	$679,805	$10,146
Developer Overhead	$1,353,192	$20,197
Developer Fee	$1,353,192	$20,197
Total Residential Uses	$35,503,024	$529,896

Commercial Uses*	$0

Site and Other Nonresidential Uses*	$0

Total Uses	$35,503,024

**Includes applicable hard costs, contingency, soft costs, overhead and fee*

1. Seller Note A: the difference between the acquisition cost and an existing Sponsor Note. See Section 13.4 for details.
2. Seller Note B: existing replacement reserves that will be used as a source in the transaction.

12. First Year Income and Expenses

Income		
Rental Income – Project-Based Rental Subsidy		$1,546,092
Gross Potential Residential Income		$1,546,092
Vacancy – Project-Based Rental Subsidy	5.0%	($77,305)
Gross Residential Income		$1,468,787
Other Income – Laundry		$6,995
Effective Gross Income		$1,475,782

Expenses	
Residential Operating Expenses	$1,066,940
Net Operating Income	$408,842
Debt Service	($309,478)
Cash Flow	$99,364

Debt Service Coverage	1.32

Residential Operating Expense Detail			*Per Unit*
Management Fee	6.0%	$90,866	$1,356
Administrative Costs		$282,496	$4,216
Maintenance Costs		$245,230	$3,660
Resident Services		$132,208	$1,973
Security		$6,000	$90
Utilities (electricity, gas, water and sewer)		$129,401	$1,931
Insurance		$72,886	$1,088
Taxes		$65,922	$984
Replacement Reserves		$33,500	$500
Mortgage Insurance Premium		$10,000	$149
Total		$1,069,259	$15,959

Operating Expenses as a Percent of EGI	72.5%

13. Underwriting

1. **Loan Sizing.** The Sources and Uses in this commitment proposal reflect a Projected Loan amount of $4,000,000. The MassHousing Votes below allow for an "Up To" Loan amount of $4,300,000. The final loan amount will be set when the interest rate is locked at construction closing, such that MassHousing's debt service coverage ratio and loan to value benchmarks will be met.

   To the extent that the final loan amount is greater or less than $4,000,000, MassHousing will confirm that other sources will be adjusted as necessary to maintain a balanced sources and uses.

2. **Capital Magnet Funds.** MassHousing will provide a $1,000,000 subordinate loan funded with Capital Magnet Funds ("CMF"). This is a non-amortizing loan due upon sale or refinancing of the Development. Approval of CMF loans is delegated to the Staff level, and therefore no votes associated with this loan are included in this package.

3. **Relocation.** The development budget includes $715,254 ($10,675 per unit) in relocation costs. These costs are supported by a relocation plan and budget prepared by HousingtoHome, LLC ("HTH").

   The rehabilitation will require temporary off-site relocation for residents while their units are being renovated. HTH will have on-site staff who will work closely with residents throughout the relocation process. There is no permanent relocation anticipated.

4. **Acquisition.** The budget includes an acquisition line of $7,650,000, which is supported by an appraisal commissioned by the Sponsor. Of that amount, $7,599,887 will go back into the deal in the form of a seller note. The approximately $50,000 difference between the acquisition cost and seller note is due to a note payable to Harborlight that was approved by HUD as part of the RAD conversion application.

   The existing HUD Section 202 mortgage will be terminated at closing of the proposed transaction.

5. **Project-Based Rental Assistance Contract.** The Sponsor received conditional approval from HUD to convert the Development's existing Project Rental Assistance Contract to a Project-Based Rental Assistance Section 8 HAP contract under the so-called RAD for PRAC program administered by HUD's Office of Recapitalization. The proposed PBRA rents include a $377 per unit increase over the current PRAC rents, $350 of which is a Preservation Rent Increase and $27 of which is for the supportive services provided at the Development. The HAP contract term will be for twenty (20) years with annual rent increases determined by HUD through OCAF (Operating Cost Adjustment Factors).

6. **Third-Party Reports.** The MassHousing "as proposed" appraisal, inclusive of a land cost analysis, is currently in progress expected to be complete by the end of August. To the extent the appraisal changes underwritten rents and/or loan-to-value, the loan amount will be adjusted accordingly. The MassHousing-commissioned capital needs assessment is complete and the recommended reserve deposits are included in the development budget.

Underwriting Criteria and Loan Terms	Turtle Woods	Underwriting Standards
1. DSCR	1.32	Minimum of 1.10
2. Term/Amortization	40 y / 40 y	30-40 y, fully-amortizing
3. Loan to Value	90%	Maximum of 90% based on third party "as-proposed" investment value
4. Underwriting Rents	Lesser of PB-Rental Subsidy contract or market supported rents	Lesser of: • PB-Rental Subsidy contract or market supported rents • Programmatic rent cap or rents supported by MassHousing market review.
5. Vacancy Allowance	5.0%	Minimum of: • 2.5% for PB – Rental Subsidy • 3.0% for LIHTC • 5.0% for unrestricted or workforce housing
6. Affordability	40% at 60% of AMI	Minimum of: • 20% at 80% of AMI for MassHousing Statute • 40% at 60% or 20% at 50% of AMI for loans with FHA Insurance, HUD/FFB, Tax-Exempt Bond, and/or Federal LIHTC
7. Annual Deposits to Replacement Reserves	$500 unit / year	Minimum of: • $360 unit / year (new construction) • $500 unit / year (rehab) Note: Additional initial deposit to reserves are required by the third party CNA to fund twenty-year capital needs.
8. Operating Expenses	Approximately $15,900 unit / year	Typically, between $11,000 and $15,000 per unit.

14. Low-Income Housing Tax Credits

The Developer has included in its financing proposal a request for the use of 4% Low-Income Housing Tax Credits (the "4% Credits"). The 4% Credits may be utilized as a result of the funding of a portion of the financing with tax-exempt bonds or notes of MassHousing, which are to be issued under Section 142 of the Internal Revenue Code of 1986, as amended (the "Code") and are subject to a volume capacity allocation under Section 146 of the Code.

Use of the 4% Credits must be approved by EOHLC as the "housing credit agency" under Section 42 of the Code who must make the determination required under Section 42(m)(1)(D) of the Code that the Development and financing proposal meets the requirements of the Commonwealth's Qualified Allocation Plan. In addition, MassHousing, as the issuer of tax-exempt obligations which generate the 4% Credits must determine under Section 42(m)(2)(D) of the Code that the amount of 4% Credits does not exceed the amount necessary for the financial feasibility and long-term viability of the Development. Such determination shall be made applying the standards set forth in the proposed Board vote herein, as required by Section 42(m)(2)(B) of the Code.

Turtle Woods

VOTES AND FINDINGS

PROPOSALS AND VOTES

Official Action Status

RECOMMENDATION

Staff has reviewed the development experience and creditworthiness of the mortgagor and sponsor and found them to be acceptable. Staff has also determined that the mortgagor, sponsor, or an affiliate under common control has demonstrated evidence of site control, that the proposed site is acceptable for the intended housing, and that there is a need for the proposed housing in the community where the site is located. Therefore, staff recommends the following votes for approval:

VOTED**:** To approve the findings and determinations set forth immediately following this vote and to authorize (i) the Agency to grant Official Action Status and consider the application for a loan commitment for the multifamily development known as "Turtle Woods" (the "Development") at such time as it is submitted; (ii) this vote to serve as a declaration of official intent under Treasury Regulations Section 1.150-2 that such loan (a) be funded with proceeds of tax-exempt debt issued in the future and (b) reimburse, in accordance with Treasury Regulations Section 1.150-2, up to $9,400,000 of costs of the Development paid prior to the issuance of such debt or the making of such loan; provided that this vote does not require the Agency to make any expenditure, incur any indebtedness or proceed with the Development.

Official Action Status Findings

In accordance with the vote of the Members of MassHousing dated October 10, 2023, staff makes the following Official Action Status findings for the Development:

1. The mortgagor or sponsor has acceptable multifamily housing development experience and acceptable credit history.

2. The mortgagor, sponsor or an affiliate under common control has demonstrated evidence of site control, which may include a deed, a ground lease, a purchase option, a contract of sale, or designation under a public land disposition process.

3. The site is acceptable for the proposed housing.

4. There is a need for the proposed housing in the community where the site is located.

First & Bridge Mortgage Loans

VOTED: To approve the findings and determinations set forth below and to authorize a (a) construction/permanent first mortgage loan in a principal amount of up to $4,300,000, such first loan to be insured under the HUD HFA Risk Sharing Program, and (b) a subordinate equity bridge mortgage loan in a principal amount of $5,100,000 in each case to be made to Turtle Woods Housing LLC or another single-purpose entity controlled by Harborlight Community Partners, Inc. or an affiliate (the "Borrower") as owner of the multifamily residential development known as "Turtle Woods" (the "Development") and located in Beverly, Massachusetts, and in accordance with the applicable general closing standards and delegations of authority previously approved, and further subject to (1) compliance with all applicable laws and all regulations and requirements of applicable financing programs, and (2) the following special conditions: None.

4% Low-Income Housing Tax Credits

VOTED: That the amount of 4% Credits, as set by the Chief Executive Officer, the Chief Legal and Operating Officer, the Vice President of Multifamily Programs, the Senior Director of Multifamily Production, the Director (or Senior Director) of Rental Underwriting, the General Counsel or the designee of any of the foregoing, prior to loan closing, to be used in connection with the multifamily development located in Beverly, Massachusetts and known as "Turtle Woods" (the "Development") will not exceed the amount which is necessary for the financial feasibility of the Development and its viability as a qualified low-income housing project throughout the credit period, having taken into consideration:

(a) the sources and uses of funds and the total financing planned for the Development;
(b) any proceeds or receipts expected to be generated by reason of tax benefits;
(c) the percentage of the tax credit amount used for Development costs other than the cost of intermediaries; and
(d) the reasonableness of the developmental and operational costs of the Development, provided, however, that such determination shall not be construed to be a representation or warranty as to the feasibility or viability of the Development.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer, the Vice President of Multifamily Programs, the Senior Director of Multifamily Production, the Director (or Senior Director) of Rental Underwriting, the General Counsel or the designee of any of the foregoing, each acting singly, to set the amount of 4% Credits to be used in connection with the Development applying the standards set forth in the immediately preceding vote.

Third-Party Subordinate Mortgage Loans

VOTED**:** To authorize the Chief Executive Officer, the Chief Legal and Operating Officer and the Vice President of Multifamily Programs, and their respective designees, each acting singly, to permit the Borrower to enter into, or assume, mortgage loans with third parties with respect to the Development, provided that (1) any such mortgage loans shall be subordinated to MassHousing's first mortgage loan, and other MassHousing debt as determined by the Chief Executive Officer, the Chief Legal and Operating Officer or the Vice President of Multifamily Programs, and (2) such subordinate mortgage loans shall be subject to MassHousing's requirements pertaining to subordinate mortgages, in a manner acceptable to MassHousing's General Counsel or their designee.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
All 67 units (100%) in the Development will be affordable to low-income persons and families, as specified in the Act, at the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
The market needs data reflects the information available to Appraisal and Marketing staff as of the date of collection August 6, 2026. Further, the reader is cautioned and reminded that any observations, comparisons, and/or conclusions are based on the data as of the collection date.

In-house data for larger market and mixed-income complexes (approximately 899 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged approximately 99%, and range between 85% and 100%. One of the comparables was offering a rental concession of one month free.

3rd Qtr. 2026 CoStar data for the subject's North Shore Multi-Family Submarket (15,516 units) have an overall vacancy rate at 3.8% YTD, which is a decrease of 1.46% from one year ago. CoStar data for the Boston market (302,550 units) has an overall vacancy rate of 5.7% YTD, which is a decrease of .57 % from one year ago. The North Shore Submarket vacancy rate is projected to increase to 4.1% over the next five years, while the Boston market is projected to increase to 5.8%.

CoStar, submarket data for the North Shore Multi-Family Submarket 4-5 Star building type (4,696 units) indicates a 3rd Qtr. 2026 vacancy rate of 6.4% and an average asking rent of $2,949, while submarket data for the subject's 3 Star building type (6,099 units) indicates a 3rd Qtr. 2026 vacancy rate of 2.7% at an average asking rent of $2,464 and 1-2 Star buildings (4,721 units) indicates a 3rd Qtr. 2026 vacancy rate of 2.5% at an average asking rent of $2,103. The Development, with its amenities, more closely reflects the 3 Star building type, and is reflected in both the vacancy rate and market rent potential.

Further, the Beverly Housing Authority (BHA) owns/operates 168 units of Federal public housing (50 – family and 118 – elderly/disabled) and 470 units of State public housing (132 family, 333 elderly/disabled and 12 congregate). Per the Beverly Housing Authority, they maintain 4,477 households on their public housing wait lists (10,090 – elderly; 38,371 – family; 835 – congregate). The Beverly Housing Authority also administers 420 Housing Choice Vouchers. Per the representative there are 49,194 applicants on the wait list.

According to the Department of Housing and Community Development's (DHCD) Chapter 40B Subsidized Housing Inventory (09/30/25), the City of Beverly has 17,754 year-round housing units, 2,017 (11.36%) of which are subsidized for low/moderate income household.

U.S. Census data from the 2020-2024 American Community Survey ("ACS") indicates that of the 16,980 households in the City of Beverly approximately 82.0% earned less than the HUD published 2026 AMI (164,600), approximately 41.8% earned less than 50% of 2026 AMI, approximately 41% earned less than 60% of the 2026 AMI, and approximately 50.5% earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing
MassHousing staff has completed an analysis of the market rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households
The financing herein proposed does not lead to the undue concentration of low-income households.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units
As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

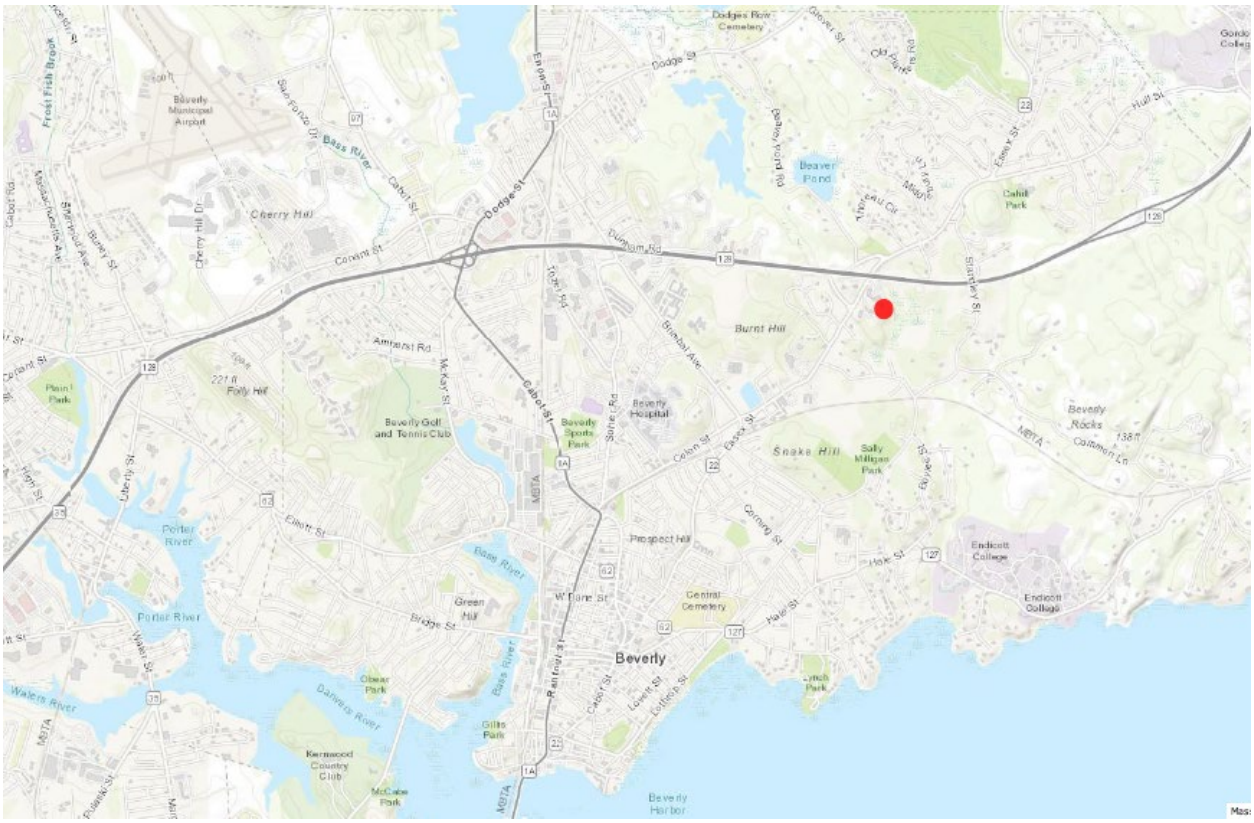
Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

Rent Schedule:

Number of Bedrooms	1	
Number of Units	67	
Net SF/Unit	525	
Elev./Non-Elev.	Y	
Market Rate Rent (10% Rate 20 Year Term)	$3,723	
MHFA Below Market Rent (Cost-Based Rent)	$2,896	
MHFA Adjusted Rent		30% of 60% AMI
Underwriting Rents		
Low-Income Rental Assisted	$1,923	

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES





Loan Commitment Proposal | September 8, 2026

Turtle Woods

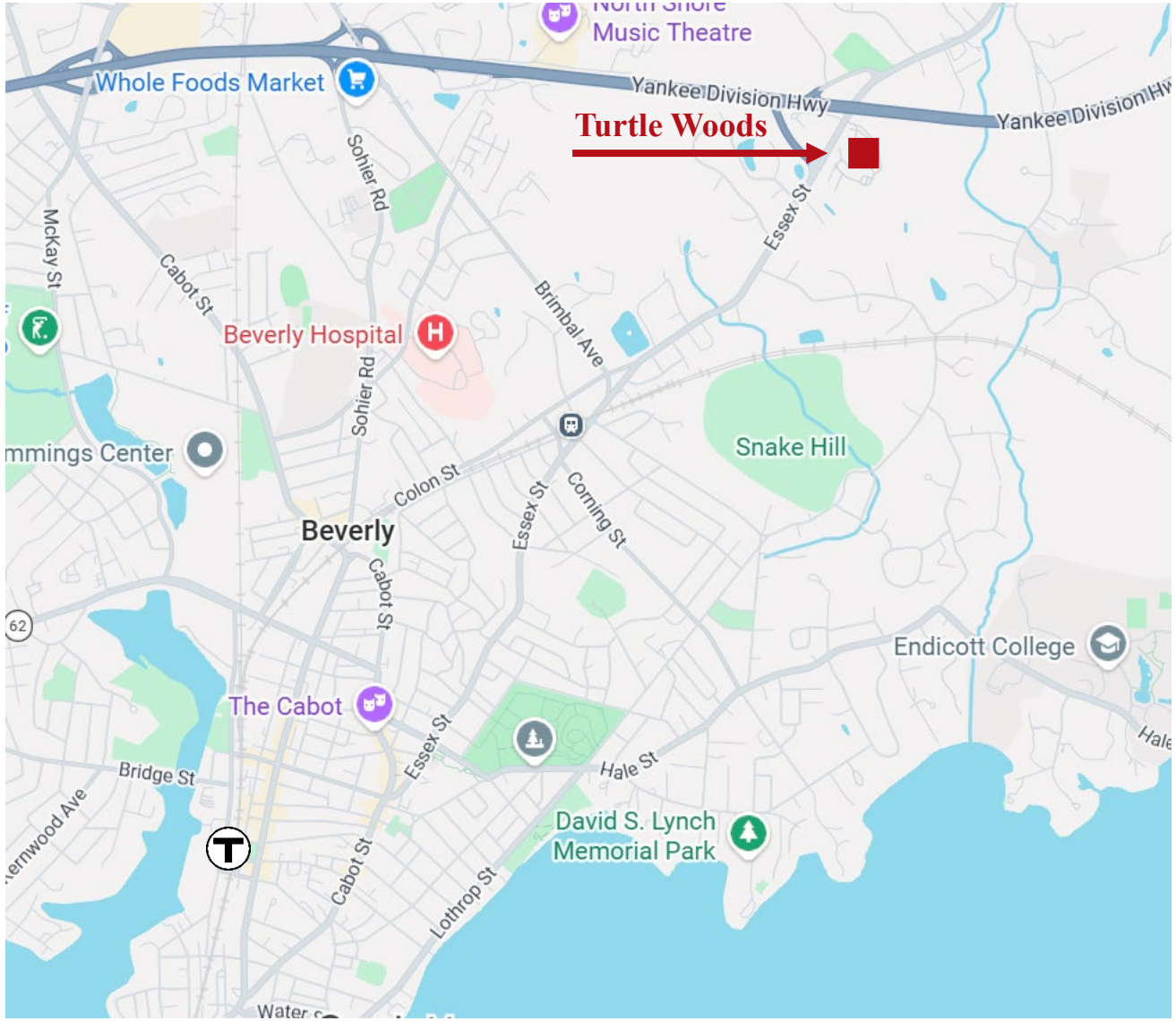


Location	339 Essex Street, Beverly
Sponsor	Harborlight Community Partners, Inc.
Transaction Type	Preservation (4%)
Funding Type	Forward Commitment of Permanent Loan
Execution Type	Portfolio (TE)
Credit Enhancement	HUD/HFA Risk-Sharing with 50% credit risk
Total Rental Units	67
Affordability Mix	67 Affordable

Deal Team Members	
Origination	Jeff Geller, Danielle Casavant
Underwriting	Mitch Printz
Asset Management	Nick Pepe, Kristy Prince

MassHousing

Turtle Woods | Beverly



Borrower Team

Mortgagor Entity	Turtle Woods Housing LLC
Developer / Sponsor	Harborlight Community Partners, Inc.
General Partner / Managing Member	Turtle Woods Housing MM LLC
Construction Lender	Rockland Trust
Federal LIHTC Syndicator	National Equity Fund, Inc.
State LIHTC Investor	Rockland Trust
Management Company	Harborlight Community Partners, Inc.
Architect	SV Design
General Contractor	Keith Construction, Inc.

Unit Mix

Unit Size	Total Units	LIHTC-Eligible				Market Comparison
		Section 8 PBRA 30% of AMI		Section 8 PBRA 50% of AMI		
		Count	*Rent*	*Count*	*Rent*	
1 BR	67	17	$1,923	50	$1,923	TBD
Total	**67**	**17**		**50**		

Project Costs

Core Residential Costs	
Base	$35,503,024
Extraordinary	$0
Total	$35,503,024
Commercial and Non-Residential Costs	
Commercial Costs	$0
Site and Other Non-Residential Costs	$0
Total	$0
Total Development Cost	
Total	$35,503,024

Project Construction Costs	
Total Construction Cost	$17,571,540
Construction per Square Foot	$318

Sources and Uses

Sources of Funds			Uses of Funds	
MH Perm Loan	$4,000,000		Acquisition	$7,650,000
Capital Magnet Funds	$1,000,000		Construction	$15,688,875
Federal Tax Credit Equity	$10,871,848		Construction Contingency	$1,882,665
State LIHTC Loan	$3,601,356		General Development	$6,245,295
EOHLC - HSF	$1,000,000		Replacement Reserves	$650,000
EOHLC - HIF	$1,000,000		Operating Reserves	$679,805
Beverly AHTF	$160,000		Overhead	$1,353,192
MA DOER	$2,680,000		Fee	$1,353,192
Seller Note	$7,599,887			
Seller Reserve Note	$1,364,933			
Total Sources	**$35,503,024**		**Total Uses**	**$35,503,024**

Underwriting Notes

1. Loan Sizing
2. Capital Magnet Funds
3. Relocation
4. Acquisition
5. Project-Based Rental Assistance Contract
6. Third-Party Reports

Recommended Votes

- Official Action Status
- Commitment of a Permanent Tax-Exempt Loan
- Commitment of a Tax-Exempt Bridge Loans
- Approval for the Use of 4% Low-Income Housing Tax Credits
- Approval for the Use of Third-Party Subordinate Mortgage Loans

Loan Commitment Proposal | September 8, 2026

Covenant House III

1. General Project Information	
Project Name	Covenant House III
Project ID	01-119
Associated Projects	Covenant House I & II
Address	30 Washington Street, Brighton
Sponsor	Covenant Commonwealth Corporation
Transaction Type	Preservation (4%)
Funding Type	Current (Construction/Permanent)
Execution Type	Portfolio (TE)
Credit Enhancement	HUD/HFA Risk-Sharing with 50% credit risk
Approval Type	Board
Total Rental Units	42
Affordability Mix	42 Affordable

2. Recommended Actions

- Official Action Status
- Commitment of Construction/Permanent Tax-Exempt Loan
- Commitment of Tax-Exempt Bridge Loan
- Commitment of a Taxable Construction Loan
- Approval for the Use of Low-Income Housing Tax Credits

3. Background

The proposed financing will support the rehabilitation of Covenant House III (the "Development"), an existing nine-story 42-unit portion of the Sponsor's Covenant House, which consists of 242 senior housing units in three attached buildings (the "Property"). Covenant Commonwealth Corporation, the nonprofit entity that acts as the Sponsor for B'nai B'rith Housing New England's developments, will undertake a moderate rehabilitation that will include upgrades to the heating, cooling, and electrical systems, new kitchens, new bathrooms with walk-in showers, and roof repairs.

The Development was originally financed with a HUD Section 202 mortgage and operates under a HUD Project Rental Assistance Contract ("PRAC"). The Sponsor has received conditional approval to convert the existing PRAC to a Project-Based Rental Assistance ("PBRA") Section 8 HAP contract under the Rental Assistance Demonstration ("RAD") program administered by HUD's Office of Recapitalization. The conversion will result in increased rental assistance payments that allow the Sponsor to position the Development for long-term physical and financial stability while maintaining the existing affordability restrictions.

4. MassHousing Financing	
First Loan	
Type	Construction/Permanent Tax-Exempt Loan
Loan Amount	$3,220,000
Interest Rate	30-Year MMD plus 210 basis points (bps) to be locked at Construction Loan Closing (processing rate of 6.85% assumed for underwriting)
Loan Term / Amortization	Up to 42 y / 40 y; interest only for the development period, assuming 16 months based on Sponsor's projections.
Year 1 DSCR	1.17 projected (1.10 minimum)
LTV	90% projected (90% maximum)
Construction Equity Bridge Loan	
Type	Tax-Exempt Construction Equity Bridge Loan
Loan Amount	$1,596,000
Interest Rate	4.82% projected
Loan Term/Amortization	Up to 16 mo / interest only
Construction Equity Bridge Loan	
Type	Taxable Construction Equity Bridge Loan
Loan Amount	$5,834,000
Interest Rate	6.39% projected
Loan Term/Amortization	Up to 16 mo / interest only
Junior Loan	
Type	Capital Magnet Funds (the "CMF Loan")
Loan Amount	$1,000,000
Interest Rate	0%
Loan Term/Amortization	Coterminous with the First Loan
Terms of Cash Flow Sharing	None

5. Development Plan

Description of Site. The Property is located on a 1.36-acre parcel at 30 Washington Street in Brighton (the "Site"). A grocery store, pharmacy, several stores and restaurants, Green Line access, and several MBTA bus stops are located within one block of the Site. Boston Medical Center - Brighton is less than one mile away.

Description of Existing Building. Built in 2003, Covenant House III is an existing nine-story 42-unit portion of the Property. The Site was developed in three different phases beginning in 1982, but operates as a single building, with one lobby and shared amenities including a laundry room, community rooms, a library, a fitness center, and resident services space. There is also free surface level parking available on site for residents. The units are approximately 700 square feet, and two elevators service the Property.

The scope of work includes upgrades to the heating and cooling system, the electrical system, replacement of kitchens and bathrooms, and roof repairs.

Description of Affordability Mix. All 42 units will be subject to income restrictions with set-asides ranging from 30% of Area Median Income ("AMI") to 50% of AMI.

All 42 income restricted units benefit from project-based rental assistance from a HUD 202 Project Rental Assistance Contract ("PRAC") that will convert to a Project Based Rental Assistance ("PBRA") contract.

Site Control. B'nai B'rith Senior Citizens Housing Corp. ("Landowner") owns the Site. B'nai B'rith III. Inc. ("Development Owner") has a fee interest in the improvements on the Property ("Improvements"). Landowner will enter into a 99-year ground lease with the borrower entity for the Property with annual rent at $1 per year. B'nai B'rith III, Inc. will convey the Improvements in the Property to the borrower entity for $5,700,000, which shall be entirely paid via assumed debt and a new seller note.

6. Borrower Team

Mortgagor Entity: CCC Washington III LLC

CCC Washington III, LLC. is a sole-asset, single-purpose entity formed for the purpose of owning and operating Covenant House III.

Developer / Sponsor: Covenant Commonwealth Corporation

Covenant Commonwealth Corporation is a 501(c)(3) supporting organization that holds the general partner interests in B'nai B'rith Housing New England, Inc.'s ("BBH") developments. BBH is a regional nonprofit housing developer whose mission is to ease the housing crisis in the Greater Boston area. BBH works with cities and towns to create economically viable affordable housing options which respond to the needs and aspirations of each community. The organization's most recent development with MassHousing financing is Cambridge Blanchard, which is currently under construction.

GP/Managing Member: CCC Washington III MM LLC

Syndicator: Massachusetts Housing Investment Corporation

Massachusetts Housing Investment Corporation ("MHIC") was founded in 1990 as a private non-profit by a consortium of banks to with the aim of meeting the credit needs of affordable housing developers. To date, MHIC has provided over $3.8 billion in financing for 736 projects and has raised funds from over 175 investors to support community development financing throughout New England. The most recent MassHousing transaction in which MHIC was the tax credit syndicator was Curtis Apartments Phase 1.

MHIC will utilize a multi-investor fund for this transaction.

Management Company: Barkan Management Company, Inc.

Barkan Management Company was formed in 1981 to provide management services to both Barkan-owned and third-party client properties. Barkan Management Company manages properties throughout the Northeast Corridor from its corporate office in Newton, Massachusetts, and has experience managing a wide range of property types and affordability tiers. Barkan Management Company also manages Anchorage Apartments within MassHousing's portfolio.

Architect: BWA Architecture, Inc.

Established in 1995, BWA Architecture, Inc. ("BWA") is a full-service architecture firm headquartered in Boston. The firm is a team of over 20 professionals, that provides full architectural services ranging from initial assessments through completion for various public housing agencies and private entities and has extensive experience in affordable housing. BWA has also been the architect on multiple MassHousing transactions, including St. Botolph Apartments, 900 Morrissey, Campello Phase 1, Jackson Place, and Clifton Place.

General Contractor: Keith Construction, Inc.

Keith Construction, Inc. is a general contractor and construction manager specializing in multifamily residential construction for clients throughout the Northeast and Mid-Atlantic United States. For over three decades, the company has gained extensive experience in residential rehabilitation, adaptive reuse, historic renovations, and new construction. Keith Construction has been the general contractor on multiple MassHousing transactions, including Chicopee Village Townhomes and Loring Towers most recently.

7. Summary of MassHousing-Sponsor Relationship			
	Recorded	*Committed*	*Total*
Number of Projects with MassHousing Debt	2	1	3
Total Units with MassHousing Debt	260	65	325
Outstanding MassHousing Principal Debt	$48,187,541	$12,560,000	$60,747,541
Number of Projects with MassHousing Conduit Financing	1		
MassHousing Conduit Loans are Compliant with Program Rules	Yes		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	Yes		
Property Management Affiliate	No		

MassHousing Staff	
Origination	Jeff Geller, Originator Danielle Casavant, Analyst
Underwriting	Matt Schoenberg, Underwriter Brian Hsieh, Underwriting Analyst
Asset Management	Daniel Barbanell, Portfolio Manager Leah Grannum, Asset Manager

8. Unit Mix

Unit Size	Total Units	LIHTC Eligible				
		Section 8 PBRA 30% of AMI		Section 8 PBRA 50% of AMI		Market
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	42	7	$1,797	35	$1,797	$3,130
Total	**42**	**7**		**35**		

Project-Based Rental Subsidy	
Type	Project Based Rental Assistance
Term	20 y
Administrator	HUD
Lesser of contract or market rents	

9. Operating Overview

Underwritten Operating Expenses	$608,000 (approximately $14,475 per unit)

Basis of Operating Costs. Operating expense assumptions were based on the review of comparable properties, borrower-proposed budget, and borrower supporting documentation. The Development's audited operating expenses for the last three years averaged $13,226 per unit.

While the Property presents as a single operating structure, there are shared costs and costs attributable solely to the Development. The Development's building systems are independent of the other Covenant House phases. As such, utility costs are paid directly by the Development and include electricity, gas, and water and sewer services. Costs such as resident services, insurance, security, and administrative and maintenance costs are proportionally shared based on the unit count (42 of 242 units), with the Development contributing 17% of the total cost.

The Property contracts with a security company for one front desk security guard outside of normal business hours. The Development contributes 17% of the total cost, equal to $782 per unit.

10. Project Costs

Core Residential Costs	
Base	$17,042,302
Extraordinary	$0
Total	$17,042,302
Commercial, Site and Other Non-Residential Costs	
Commercial Costs	$0
Site and Other Non-Residential Costs	$0
Total	$0
Total Development Cost	
Total	$17,042,302

Project Construction Costs	
Total Construction Cost	$6,596,807
Construction per Square Foot	$222

Background on Extraordinary Residential Costs. N/A

11. Sources and Uses

Sources of Funds	Total
MH Perm Loan	$3,220,000
Capital Magnet Funds	$1,000,000
Tax Credit Equity	$6,718,302
Resubordinated AHTF	$995,869
Resubordinated DND	$750,000
Existing Reserves Note	$404,000
Seller Note	$3,954,131
Total Sources	$17,042,302

LIHTC Pricing	
Federal LIHTC	$0.90

Core Residential Uses of Funds	Total	*Per Unit*
Acquisition	$5,700,000	$135,714
Construction	$5,997,097	$142,788
Construction Contingency	$599,709	$14,279
General Development	$2,407,469	$57,321
Replacement Reserves	$560,000	$13,333
Operating Reserves	$415,137	$9,884
Developer Overhead	$681,445	$16,225
Developer Fee	$681,445	$16,225
Total Residential Uses	$17,042,302	$405,769

Commercial Uses*	$0

Site and Other Nonresidential Uses*	$0

Total Uses	$17,042,302

**Includes applicable hard costs, contingency, soft costs, overhead and fee*

12. First Year Income and Expenses

Income		
Rental Income – Project-Based Rental Subsidy		$905,688
Gross Potential Residential Income		$905,688
Vacancy – Project-Based Rental Subsidy	2.5%	($22,642)
Gross Residential Income		$883,046
Other Income – Laundry/Vending		$5,000
Effective Gross Income		$888,046

Expenses	
Residential Operating Expenses	$586,955
Net Operating Income	$280,091
Debt Service	($233,137)
Cash Flow	$46,953

Debt Service Coverage	1.17

Residential Operating Expense Detail			*Per Unit*
Management Fee	5.0%	$44,402	$1,057
Administrative Costs		$142,010	$ 3,381
Maintenance Costs		$113,728	$2,708
Resident Services		$22,450	$535
Security		$38,069	$906
Utilities (Electricity, Gas, Water & Sewer)		$91,660	$2,182
Insurance		$43,373	$1,033
Taxes		$83,213	$1,981
Replacement Reserves		$21,000	$500
Mortgage Insurance Premium		$8,050	$192
Total		$607,955	$14,475

Operating Expenses as a Percent of EGI	68.5%

13. Underwriting

1. **Loan Sizing**. The Sources and Uses in this commitment proposal reflect a Projected Loan amount of $3,220,000. The MassHousing Votes below allow for an "Up To" Loan amount of $3,390,000. The final loan amount will be set when the interest rate is locked at construction closing, such that MassHousing's debt service coverage ratio and loan to value benchmarks will be met.

   To the extent that the final loan amount is greater or less than $3,220,000 MassHousing will confirm that other sources will be adjusted as necessary to maintain balanced sources and uses.

2. **Capital Magnet Funds.** MassHousing will provide a $1,000,000 subordinate loan funded with Capital Magnet Funds ("CMF"). This is a non-amortizing loan due upon sale or refinancing of the Development. Approval of CMF loans is delegated to the Staff level, and therefore no votes associated with this loan are included in this package.

3. **Relocation.** The development budget includes $349,325 ($8,317 per unit) in relocation costs. These costs are supported by a relocation plan and budget prepared by the Sponsor and Barkan, who will jointly manage the relocation of tenants. The Sponsor and Barkan will have on-site staff who will work closely with residents throughout the relocation process. There is no permanent relocation anticipated.

   The Sponsor is holding six units vacant for daytime relocation of tenants during construction. There is a possibility that the plumbing or flooring upgrades could temporarily relocate tenants to a hotel overnight. In that case, funds from the relocation budget will cover the costs.

4. **Acquisition.** The budget includes an acquisition line of $5,700,000, which is supported by an appraisal commissioned by the Sponsor. Of that amount, $750,000 is existing DND City debt and $995,869 is existing AHTF debt. The sponsor has requested deferral and resubordination of that debt and approval of that request is a condition to close. The remaining $3,954,131 will go back into the deal in the form of a seller note.

   The existing HUD Section 202 mortgage will be terminated at closing of the proposed transaction.

5. **Project-Based Rental Assistance Contract**. The Sponsor received conditional approval from HUD to convert the Development's existing Project Rental Assistance Contract to a Project-Based Rental Assistance Section 8 HAP contract under the so-called RAD for PRAC program administered by HUD's Office of Recapitalization. The proposed PBRA rents include a $377 per unit increase over the current PRAC rents, $350 of which is a Preservation Rent Increase and $27 of which is for the supportive services provided at the

Development. The HAP contract term will be for twenty (20) years with annual rent increases determined by HUD through OCAF (Operating Cost Adjustment Factors).

6. **Third-Party Reports.** The MassHousing "as proposed" appraisal, inclusive of a land cost analysis, is currently in progress expected to be complete by the end of August. To the extent the appraisal changes underwritten rents and/or loan-to-value, the loan amount will be adjusted accordingly. The MassHousing-commissioned capital needs assessment is complete and the recommended reserve deposits are included in the development budget.

Underwriting Criteria and Loan Terms	Covenant House III	Underwriting Standards
1. DSCR	1.17x	Minimum of 1.10x
2. Term/Amortization	Up to 42 y / 40 y	30-40 y, fully-amortizing
3. Loan to Value	TBD	Maximum of 90% based on third party "as-proposed" investment value
4. Underwriting Rents	Lesser of PB-Rental Subsidy contract or market supported rents	Lesser of: • PB-Rental Subsidy contract or market supported rents • Programmatic rent cap or rents supported by MassHousing market review.
5. Vacancy Allowance	PBRA: 2.5%	Minimum of: • 2.5% for PB – Rental Subsidy • 3.0% for LIHTC • 5.0% for unrestricted or workforce housing
6. Affordability	40% at 60% of AMI	Minimum of: • 20% at 80% of AMI for MassHousing Statute • 40% at 60% or 20% at 50% of AMI for loans with FHA Insurance, HUD/FFB, Tax-Exempt Bond, and/or Federal LIHTC
7. Annual Deposits to Replacement Reserves	$500 unit / year	Minimum of: • $360 unit / year (new construction) • $500 unit / year (rehab) Note: Additional initial deposit to reserves may be required by the third party CNA to fund twenty-year capital needs.
8. Operating Expenses	Approximately $14,500 unit / year	Typically, between $11,000 and $15,000 per unit.

14. Low-Income Housing Tax Credits

The Developer has included in its financing proposal a request for the use of 4% Low-Income Housing Tax Credits (the "4% Credits"). The 4% Credits may be utilized as a result of the funding of a portion of the financing with tax-exempt bonds or notes of MassHousing, which are to be issued under Section 142 of the Internal Revenue Code of 1986, as amended (the "Code") and are subject to a volume capacity allocation under Section 146 of the Code.

Use of the 4% Credits must be approved by EOHLC as the "housing credit agency" under Section 42 of the Code who must make the determination required under Section 42(m)(1)(D) of the Code that the Development and financing proposal meets the requirements of the Commonwealth's Qualified Allocation Plan. In addition, MassHousing, as the issuer of tax-exempt obligations which generate the 4% Credits must determine under Section 42(m)(2)(D) of the Code that the amount of 4% Credits does not exceed the amount necessary for the financial feasibility and long-term viability of the Development. Such determination shall be made applying the standards set forth in the proposed Board vote herein, as required by Section 42(m)(2)(B) of the Code.

Covenant House III

VOTES AND FINDINGS

PROPOSALS AND VOTES

Official Action Status

RECOMMENDATION

Staff has reviewed the development experience and creditworthiness of the mortgagor and sponsor and found them to be acceptable. Staff has also determined that the mortgagor, sponsor, or an affiliate under common control has demonstrated evidence of site control, that the proposed site is acceptable for the intended housing, and that there is a need for the proposed housing in the community where the site is located. Therefore, staff recommends the following votes for approval:

VOTED**:** To approve the findings and determinations set forth immediately following this vote and to authorize (i) the Agency to grant Official Action Status and consider the application for a loan commitment for the multifamily development known as "Covenant House III" (the "Development") at such time as it is submitted; (ii) this vote to serve as a declaration of official intent under Treasury Regulations Section 1.150-2 that such loan (a) be funded with proceeds of tax-exempt debt issued in the future and (b) reimburse, in accordance with Treasury Regulations Section 1.150-2, up to $4,986,000 of costs of the Development paid prior to the issuance of such debt or the making of such loan; provided that this vote does not require the Agency to make any expenditure, incur any indebtedness or proceed with the Development.

Official Action Status Findings

In accordance with the vote of the Members of MassHousing dated October 10, 2023, staff makes the following Official Action Status findings for the Development:

1. The mortgagor or sponsor has acceptable multifamily housing development experience and acceptable credit history.

2. The mortgagor, sponsor or an affiliate under common control has demonstrated evidence of site control, which may include a deed, a ground lease, a purchase option, a contract of sale, or designation under a public land disposition process.

3. The site is acceptable for the proposed housing.

4. There is a need for the proposed housing in the community where the site is located.

First & Bridge Mortgage Loans

VOTED: To approve the findings and determinations set forth below and to authorize a (a) construction/permanent tax-exempt first mortgage loan in a principal amount of up to $3,390,000, such first loan to be insured under the HUD HFA Risk Sharing Program; (b) a subordinate tax-exempt equity bridge mortgage loan in a principal amount of up to $1,596,000; and (c) a subordinate taxable equity bridge mortgage loan in a principal amount of up to $5,834,000 in each case to be made to CCC Washington III, LLC. or another single-purpose entity controlled by Covenant Commonwealth Corporation or an affiliate (the "Borrower") as owner of the multifamily residential development known as "Covenant House III" (the "Development") and located in Boston, Massachusetts, and in accordance with the applicable general closing standards and delegations of authority previously approved, and further subject to (1) compliance with all applicable laws and all regulations and requirements of applicable financing programs, and (2) the following special conditions: None.

4% Low-Income Housing Tax Credits

VOTED: That the amount of 4% Credits, as set by the Chief Executive Officer, the Chief Legal and Operating Officer, the Vice President of Multifamily Programs, the Senior Director of Multifamily Production, the Director (or Senior Director) of Rental Underwriting, the General Counsel or the designee of any of the foregoing, prior to loan closing, to be used in connection with the multifamily development located in Boston, Massachusetts and known as "Covenant House III" (the "Development") will not exceed the amount which is necessary for the financial feasibility of the Development and its viability as a qualified low-income housing project throughout the credit period, having taken into consideration:

(a) the sources and uses of funds and the total financing planned for the Development;
(b) any proceeds or receipts expected to be generated by reason of tax benefits;
(c) the percentage of the tax credit amount used for Development costs other than the cost of intermediaries; and
(d) the reasonableness of the developmental and operational costs of the Development, provided, however, that such determination shall

not be construed to be a representation or warranty as to the feasibility or viability of the Development.

FURTHER VOTED: To authorize the Chief Executive Officer, the Chief Legal and Operating Officer, the Vice President of Multifamily Programs, the Senior Director of Multifamily Production, the Director (or Senior Director) of Rental Underwriting, the General Counsel or the designee of any of the foregoing, each acting singly, to set the amount of 4% Credits to be used in connection with the Development applying the standards set forth in the immediately preceding vote.

Third-Party Subordinate Mortgage Loans

VOTED**:** To authorize the Chief Executive Officer, the Chief Legal and Operating Officer and the Vice President of Multifamily Programs, and their respective designees, each acting singly, to permit the Borrower to enter into, or assume, mortgage loans with third parties with respect to the Development, provided that (1) any such mortgage loans shall be subordinated to MassHousing's first mortgage loan, and other MassHousing debt as determined by the Chief Executive Officer, the Chief Legal and Operating Officer or the Vice President of Multifamily Programs, and (2) such subordinate mortgage loans shall be subject to MassHousing's requirements pertaining to subordinate mortgages, in a manner acceptable to MassHousing's General Counsel or their designee.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
All 42 units (100%) in the Development will be affordable to low-income persons and families, as specified in the Act, at the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
The market needs data reflects the information available to Appraisal and Marketing staff as of the date of collection August 11, 2026. Further, the reader is cautioned and reminded that any observations, comparisons, and/or conclusions are based on the data as of the collection date.

In-house data for larger market and mixed-income complexes (approximately 1,199 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged approximately 92.5 %, and range between 90% and 95%. Three of the five comparables were offering rental concessions ranging from one month's free rent to two month's free rent.

3rd Qtr. 2026 CoStar data for the subject's Allston/Brighton Submarket (12,680 units) have an overall vacancy rate at 6.8% YTD, which is a decrease of .66% from one year ago. CoStar data for the Boston market (302,561 units) has an overall vacancy rate of 5.76% YTD, which is a decrease of .59% from one year ago. The Allston/Brighton submarket vacancy rate is projected to increase to 7.2% over the next five years, while the Boston market is projected to decrease to 5.8%.

CoStar, submarket data for the 4-5 Star building type (4,568 units) indicates a 3rd Qtr. 2026 vacancy rate of 9.8% and an average asking rent of $3,577, while submarket data for the subject's 3 Star building type (4,023 units) indicates a 3rd Qtr. 2026 vacancy rate of 7.6% at an average asking rent of $2,631 and 1-2 Star buildings (4,089 units) indicates a 3rd Qtr. 2026 vacancy rate of 2.7% at an average asking rent of $2,467. The Development with its amenities, more closely reflects the 3 Star building type, and is reflected in both the vacancy rate and market rent potential.

According to the Executive Office of Housing and Livable Communities' (EOHLC) Chapter 40B Subsidized Housing Inventory (09/30/2025), the City of Boston 299,238 year-round housing units, 66,446 (21.54%) of which are subsidized for low/moderate income households.

Per the Five-Year Consolidated Plan (2025-2029), the Boston Housing Authority (BHA) owns and operates 27 family and 36 elderly/disabled developments with a total of 12,501 units. The

BHA also administers 17,676 units of Leased Housing, consisting of 16,651 Housing Choice Vouchers, 1,441 Project Based and 198 Moderate Rehab. In addition, the City of Boston's Annual Plan effective (updated 4/2026) indicated that the BHA maintains the following wait lists: There are 7,724 households on the Leased Housing waiting list. This is broken down by families with children, families with disabilities and elderly families. The BHA also had Single applicants on the waiting list. There were also instances of families that fit into more than one category. This waiting list has been closed since November 2008 and there are no plans to reopen at this time. The BHA also maintains a Public Housing Wait list with 28,703 applicants.

U.S. Census data from the 2020-2024 American Community Survey (ACS) indicates that of the 283,374 households in the City of Boston approximately 83.5% earned less than the HUD published 2026 AMI, approximately 46.1% earned less than 50% of 2026 AMI, approximately 54.2% earned less than 60% of the 2026 AMI, and approximately 70.4% earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing
MassHousing staff has completed an analysis of the market rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households
The financing herein proposed does not lead to the undue concentration of low-income households.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units
As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

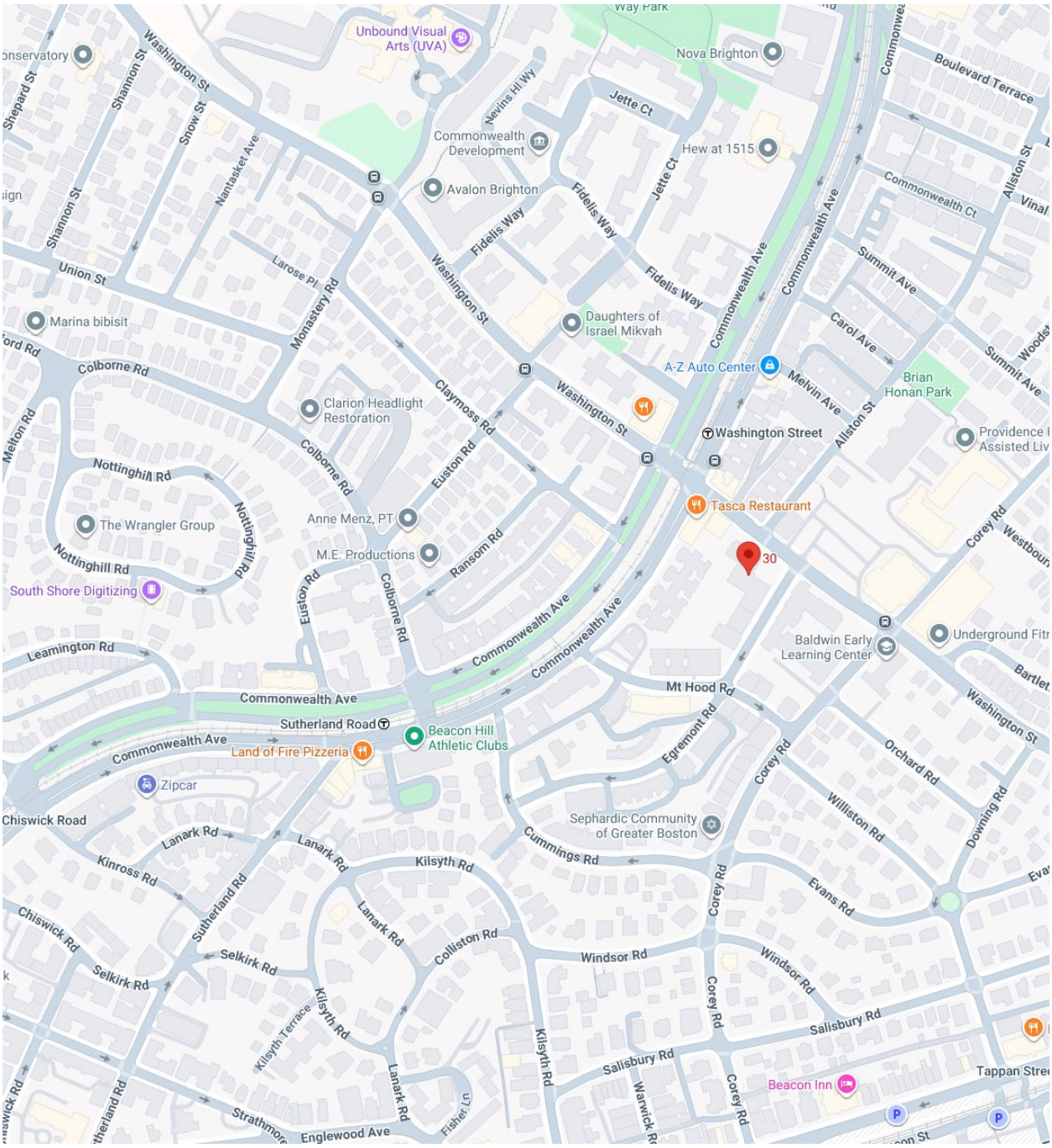
Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

Rent Schedule:

Number of Bedrooms	1	
Number of Units	42	
Net SF/Unit	706	
Elev./Non-Elev.	Y	
Market Rate Rent (10% Rate 20 Year Term)	$3,644	
MHFA Below Market Rent (Cost-Based Rent)	$1,797	
MHFA Adjusted Rent		30% of 60% AMI
Underwriting Rents		
Low-Income Rental Assisted	$1,797	

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES




IRVING B. MATROSS
COVENANT HOUSE
30



Loan Commitment Proposal | September 8, 2026

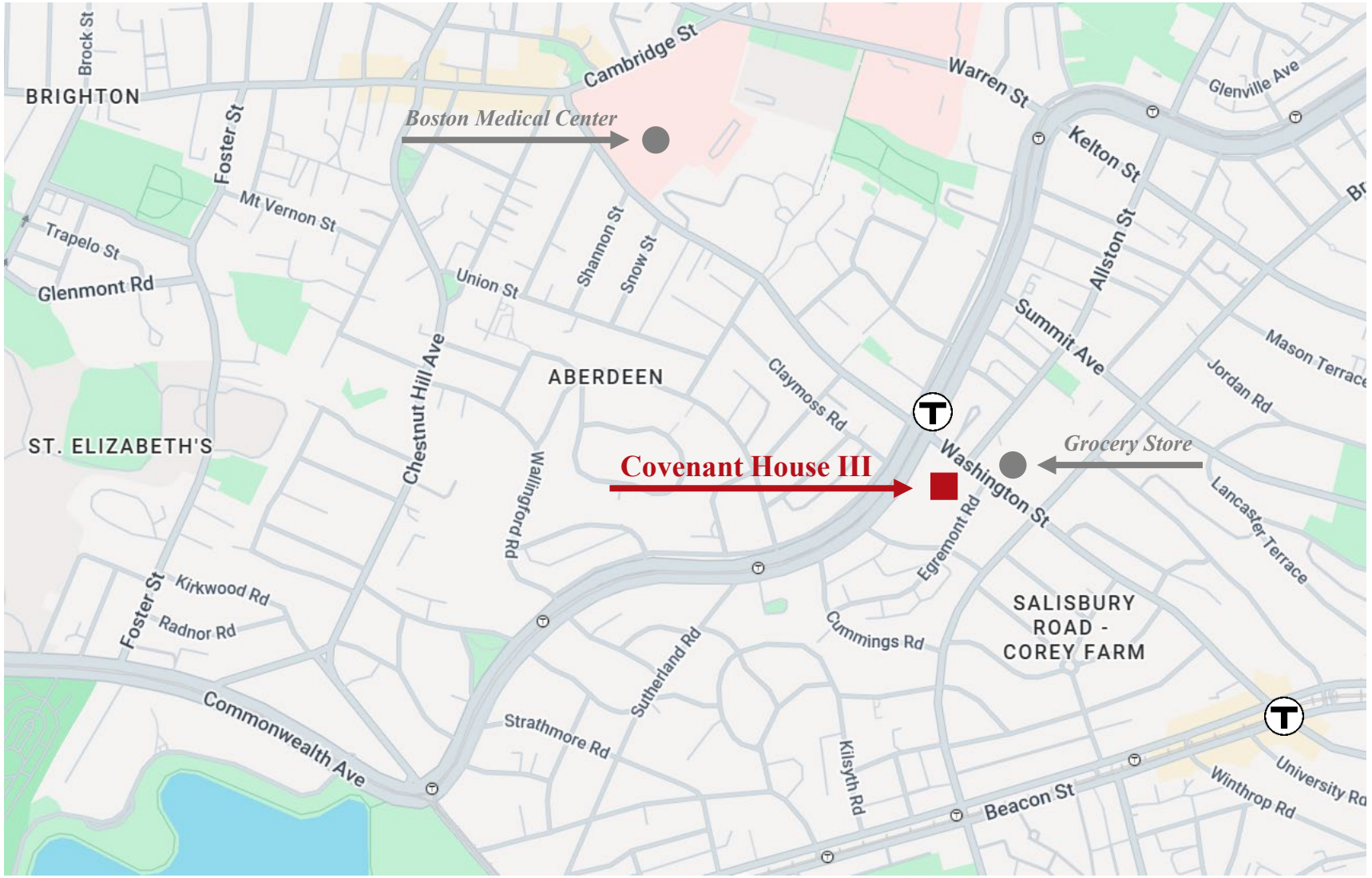
Covenant House III

Location	30 Washington Street, Brighton
Sponsor	Covenant Commonwealth Corporation
Transaction Type	Preservation (4%)
Funding Type	Current (Construction/Permanent)
Execution Type	Portfolio (TE)
Credit Enhancement	HUD/HFA Risk-Sharing with 50% credit risk
Total Rental Units	42
Affordability Mix	42 Affordable

Deal Team Members	
Origination	Jeff Geller, Danielle Casavant
Underwriting	Matt Schoenberg, Brian Hsieh
Asset Management	Daniel Barbanell, Leah Grannum

MassHousing

Covenant House III | Boston - Brighton



Borrower Team

Mortgagor Entity	CCC Washington III LLC
Developer / Sponsor	Covenant Commonwealth Corporation
General Partner / Managing Member	CCC Washington III MM LLC
Construction Lender	MassHousing
Syndicator	Massachusetts Housing Investment Corporation
Management Company	Barkan Management Company, Inc.
Architect	BWA Architecture, Inc.
General Contractor	Keith Construction, Inc.

Unit Mix

Unit Size	Total Units	LIHTC-Eligible				Market Comparison
		Section 8 PBRA 30% of AMI		Section 8 PBRA 50% of AMI		
		Count	*Rent*	*Count*	*Rent*	
1 BR	42	7	$1,797	35	$1,797	$3,130
Total	**42**	**7**		**35**		

Project Costs

Core Residential Costs	
Base	$17,042,302
Extraordinary	$0
Total	$17,042,302
Commercial and Non-Residential Costs	
Commercial Costs	$0
Site and Other Non-Residential Costs	$0
Total	$0
Total Development Cost	
Total	$17,042,302

Project Construction Costs	
Total Construction Cost	$6,595,807
Construction per Square Foot	$222

Sources and Uses

Sources of Funds			Uses of Funds	
MH Perm Loan	$3,220,000		Acquisition	$5,700,000
Capital Magnet Funds	$1,000,000		Construction	$5,997,097
Tax Credit Equity	$6,718,302		Construction Contingency	$599,709
Resubordinated AHTF	$985,869		General Development	$2,407,469
Resubordinated DND	$750,000		Replacement Reserves	$560,000
Existing Reserves Note	$404,000		Operating Reserves	$415,137
Seller Note	$3,954,131		Overhead	$681,445
			Fee	$681,445
Total Sources	**$17,042,302**		**Total Uses**	**$17,042,302**

Underwriting Notes

1. Loan Sizing
2. Capital Magnet Funds
3. Relocation
4. Acquisition
5. Project-Based Rental Assistance Contract
6. Third-Party Reports

Recommended Votes

- Official Action Status
- Commitment of a Construction/ Permanent Tax-Exempt Loan
- Commitment of a Tax-Exempt Bridge Loan
- Commitment of a Taxable Bridge Loan
- Approval for the Use of 4% Low-Income Housing Tax Credits
- Approval for the Use of Third-Party Subordinate Mortgage Loans

Loan Commitment Proposal | September 8, 2026

Lamplighter Village

1. General Project Information	
Project Name	Lamplighter Village
Project ID	80-076
Associated Projects	N/A
Address(es)	1 Stagecoach Road, Canton, MA 02021
Sponsor	The Edward A. Fish Marital B Trust
Transaction Type	Preservation
Funding Type	Current (Permanent Only)
Execution Type	Taxable MAP JV 223(f)
Credit Enhancement	HUD-Insured with 1% credit risk
Approval Type	Board
Current MH Risk Rating	Financial: A Physical Condition: B Compliance: A
Post-Closing/Post-Rehab MH Risk Rating	Financial: A Physical Condition: A Compliance: A
Total Rental Units	81
Affordability Mix	80 Affordable 1 Employee

2. Recommended Actions

- Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance
- Commitment of a first mortgage loan (the "New Loan")
- Approval to finance the New Loan through the issuance of a Ginnie Mae MBS

Lamplighter Village (the "Development") consists of 81 units in five buildings in Canton. The proposed loan will provide funds to repay the existing MassHousing debt, complete repairs, capitalize replacement reserves, pay transaction costs and provide equity to the owner.

3. MassHousing Financing	
First Loan	
Type	Permanent
Loan Amount	$15,840,500
Interest Rate	5.75% projected
Loan Term/Amortization	35 y / 35 y
Year 1 DSCR	1.11 projected (1.11 minimum)
LTV	72% projected (80% maximum)

4. Development Plan

Description of Site. The Development is located on an approximately five-acre site at 1 Stagecoach Road in Canton (the "Site"). The Site provides close access to major highways as well as public transportation, with the Stoughton MBTA Commuter Rail station approximately one mile away.

The Development is within one mile of local restaurants, cafes, retail storefronts, banks, pharmacies, grocery stores, and personal service providers.

Description of Existing or Proposed Building. Originally constructed in 1982, the Development consists of five two-story apartment buildings, a single-story maintenance garage, and a single-story community building. The Development consists of a mix of one- and two-bedroom units for seniors and individuals with disabilities. Amenities include a community building with a management office, community kitchen, and laundry facilities. The Development includes approximately 100 surface parking spaces.

Description of Affordability Mix. The Development benefits from a project-based Section 8 HAP Contract (the "Contract") covering 80 of the 81 units, that was most recently renewed in October 2012 and remains in effect through September 2032. In connection with the proposed refinancing, the Borrower will terminate the existing Contract and execute a new contract for 20 years pursuant to Option One, Mark-Up-To-Market of the Section 8 Renewal Policy Guidebook. The new Contract will include a preservation tail equal to the remaining number of years on the current Contract (six), thus extending the total affordability term to 26 years.

One two-bedroom unit is rented to a live-in maintenance employee.

At closing, the MassHousing Disposition Agreement will be recorded ahead of the mortgage and will require 20% (17) units to be set aside for households earning up to 80% of AMI. The Disposition Agreement will survive foreclosure with a minimum term of 15 years.

Site Control. The Borrower holds a fee simple interest in the Development.

Transaction Overview. Rockport Mortgage Corporation ("Rockport") is requesting FHA mortgage insurance in the amount of $15,840,500. Loan proceeds will be used to repay the outstanding MassHousing loan, fund repairs, fully fund the replacement reserves, pay transaction costs and fund equity to the owner.

MassHousing Debt. The Development is currently in the MassHousing portfolio with the following debt:

Loan	Maturity Date	Interest Rate	Estimated Unpaid Balance at Closing
80-076-04	8/1/2051	4.95%	$5,884,387

5. Borrower Team

Mortgagor Entity: National Union Properties

A sole-asset, single-purpose entity formed for the purpose of owning and operating the Development.

Developer / Sponsor: The Edward A. Fish Marital B Trust and Matthew Mittelstadt

Properties in the Edward A. Fish Marital B Trust (the "Trust") are overseen by EAF Associates, Inc. ("EAF Associates"). EAF Associates actively refinances properties already under ownership and does not seek out new development opportunities. Matthew Mittelstadt is the President of EAF Associates as well as Trustee of the Trust.

General Partner / Managing Member: Fish-Canton Acquisitions Limited Partnership

The General Partner of Fish-Canton Acquisitions Limited Partnership is Fish-Canton Housing Corporation. Fish-Canton Housing Corporation is 100% owned by the Trust, and Matthew Mittelstadt serves as the President.

MAP Lender Partner: Rockport Mortgage Corporation

MassHousing and Rockport Mortgage Corporation (the "MAP Lender Partner") have entered into a Consultant Agreement (the "Agreement") defining the relationship between MassHousing and the MAP Lender Partner regarding the origination, underwriting, and closing of FHA-insured loans.

To date, MassHousing and Rockport have closed 98 transactions since 2015 under the Agreement.

Management Company: Peabody Properties, Inc.

Peabody Properties, Inc. ("Peabody") manages approximately 96 communities, providing more than 15,000 residences in Massachusetts, Rhode Island, New Jersey, and Florida. Peabody's management team consists of over 277 on-site professionals.

6. Summary of MassHousing-Sponsor Relationship			
	Recorded	*Committed*	*Total*
Number of Projects with MassHousing Debt*	26	0	26
Total Units with MassHousing Debt	3,014	0	3,014
Outstanding MassHousing Principal Debt	$343,937,009	$0	$343,937,009
Number of Projects with MassHousing Conduit Financing	0		
MassHousing Conduit Loans are Compliant with Program Rules	N/A		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	Yes		
Property Management Affiliate	No		

* Consists of all EAF affiliated developments, which includes Edward A. Fish Marital Trust A and Edward A. Fish Marital Trust B. Four of the listed projects are in Marital Trust B.

MassHousing Staff	
Origination	Mike Carthas, Originator Matt Deych, Analyst
Underwriting	John Collins, Underwriter
Asset Management	Kate Joyce, Portfolio Manager Maureen Carey, Asset Manager

7. Unit Mix

Unit Size	Total Units	Project-Based Section 8*		Employee		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Rent*
1 BR	76	76	$2,450	-	-	$2,400
2 BR	5	4	$2,800	1	$2,620	$2,800
Total	**81**	**80**		**1**		

*Project-Based Section 8 rents are underwritten at the lower of the contract rents or the appraiser's market rents.

8. Operating Overview

See Section 11. First Year Income and Expenses

9. Project Costs

N/A

10. Sources and Uses

The Sources and Uses set forth in this memorandum are estimates based on the MAP Lender Partner application to HUD. HUD reserves the right to change these amounts prior to issuing its Firm Commitment, and the final Sources and Uses (including the final loan amount) will be determined by HUD and the MAP Lender Partner, subject to the limitation that the final amount of the New Loan shall not be more than $21,384,675 nor less than $10,296,325.

Sources	
New First Mortgage	$15,840,500
Existing Reserves	$63,556
Total:	$15,904,056

Uses	
Existing Indebtedness – Including Prepayment Fee	$5,884,387
Repairs	$73,759
General Development	$556,204
Initial Deposit to Replacement Reserve	$2,200,000
Assurance of Completion Escrow	$2,559
Equity Takeout	$7,187,147
Total:	$15,904,056

11. First Year Income and Expenses

Income		
Rental Income – Units with Rental Subsidy		$2,323,200
Rental Income – Units without Rental Subsidy		$31,440
Gross Potential Residential Income		$2,354,640
Vacancy – Units with Rental Subsidy	3.0%	($69,696)
Vacancy – Units without Rental Subsidy	3.0%	($943)
Gross Residential Income		$2,284,001
Other Income – Laundry		$1,358
Effective Gross Income		$2,285,359

Expenses	
Residential Operating Expenses	$1,072,323
Net Operating Income	$1,213,035
Debt Service	($1,091,729)
Cash Flow	$121,307

Debt Service Coverage	1.11
Operating Expenses Per Unit	$13,239

12. Analysis of Lender Narrative

- **Valuation:** The appraiser's concluded market value estimate of $22,100,000 ($272,840 per unit) represents a reconciliation between the income approach value of $21,650,000 and the sales comparison value of $22,600,000. The cost approach was determined not applicable due to the age and type of this property.

  The income approach to value is based on the appraiser's concluded capitalization rate of 5.25% and NOI of $1,136,803. The requested loan amount of $15,840,500 results in a 72% LTV against the concluded market value of $22,100,000.

- **Repairs:** Repairs total $73,759 ($911 per unit) and include accessibility modifications for parking, common areas and within units, repair and re-sealing of roads and parking surfaces, and pressure washing of building exterior.

- **Resident Services:** The Development employs a Resident Service Coordinator ("RSC") who is on-site 16 hours per week. In addition to the RSC, the Development also employs a Regional Wellness Nurse who is on site one day per week. Resident services include a range of social, wellness and supportive services intended to enhance quality of life, encourage community engagement, and support aging in place.

- **Equity Holdback:** The MAP Lender Partner has requested an equity holdback of $100,000 in lieu of a 50% holdback, which will be held until the completion of repairs, at which time it will be released to the Borrower.

- **Capitalized Reserves:**

  - Assurance of Completion Escrow in the amount of $2,559 is equal to 10% of the non-critical repairs. MassHousing will monitor the non-critical repair work and administer the escrow on behalf of HUD. The Assurance of Completion Escrow will be released to the Borrower upon completion of the escrowed repair work. Completion of work is expected within 12 months of closing.

  - Initial Deposit to Replacement Reserves is in the amount of $2,200,000, the amount needed to fully fund the replacement reserve in accordance with MAP Guide requirements.

13. Low-Income Housing Tax Credits

N/A

Lamplighter Village

VOTES AND FINDINGS

PROPOSALS AND VOTES

Staff proposed the following votes for approval:

VOTED: To approve the findings and determinations set forth below and to authorize the Massachusetts Housing Finance Agency ("MassHousing") (1) to accept the assignment from Rockport Mortgage Corporation of a HUD Firm Commitment to provide mortgage insurance through the Federal Housing Administration pursuant to Section 223(f) of the National Housing Act for a first mortgage loan in the approximate amount of $15,840,500 or such other amount as evidenced in the HUD Firm Commitment, subject to the limitation that the final amount of such loan shall not be more than $21,384,675 nor less than $10,296,325 to National Union Properties (the "Borrower") for Lamplighter Village and (2) to make the FHA-insured first mortgage loan to the Borrower in the approximate amount of $15,840,500 (the "New Loan"), subject to the limitation that the final amount of such loan shall not be more than $21,384,675 nor less than $10,296,325 on terms acceptable to MassHousing, and subject to MassHousing's General Closing Conditions for loans made under MassHousing's MAP/Ginnie Mae Multifamily Joint Venture Lending Initiative approved by the Board on November 12, 2014.

FURTHER VOTED: That the Massachusetts Housing Finance Agency, acting through its officers duly authorized pursuant to the Government National Mortgage Association Resolution of Board of Directors and Certificate of Authorized Signatories approved by the Agency, is hereby authorized and directed to do all acts and things, and to execute and deliver any and all documents, certificates, securities and instruments necessary or desirable to effectuate the funding of a first mortgage loan insured by the U.S. Department of Housing and Urban Development, acting through the Federal Housing Commissioner, under Section 223(f) of the National Housing Act, to the Borrower for Lamplighter Village.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
80 units (99%) in the Development will be affordable to low-income persons and families, as specified in the Act, at the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
The market needs data reflects the information available to Appraisal and Marketing staff as of the August 12, 2026, collection date. Further, the reader is cautioned and reminded that any observations, comparisons, and/or conclusions are based on the data as of the collection date.

In-house data for larger market and mixed-income complexes (approximately 1,129 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged 92.5 %, with a range between 85% and 95%. Two of the five comparables were offering rental concessions ranging from one-to-two month's free rent.

Third quarter 2026 CoStar data for the subject's Route 1 South submarket (9,990 units) has an overall vacancy rate at 7.5% YTD, which is 2% less from last year. CoStar data for the Boston market (303.190 units) has an overall vacancy rate of 5.8% YTD, which is 0.5% less from last year. The Route 1 South Submarket vacancy rate is projected to decrease to 6.1% over the next five years, while the Boston market is projected to remain at 5.8%.

CoStar submarket data for the 4-5 Star building type (3,589 units) indicates a third quarter 2026 vacancy rate of 4.7% and an average asking rent of $3,070. Submarket data for the subject's 3 Star building type (4,649 units) indicates a third quarter 2026 vacancy rate of 11.2% at an average asking rent of $2,650, and 1-2 Star buildings (1,752 units) indicates a third quarter 2026 vacancy rate of 3.3% at an average asking rent of $2,112. The development, with its amenities, more closely reflects the 3 Star building type, and is reflected in both the vacancy rate and market rent potential.

According to the Canton Housing Authority, the Authority has 249 state public housing units. Of those, 204 are set aside for elderly housing and 45 are family and barrier-free units. The authority also administers eight MRVP vouchers (Massachusetts Rental Voucher Program) and 20 Section 8 vouchers. The family units are scattered throughout Canton. The wait list for families can be several years, while the wait for local applicants is roughly one to two years. The same applies for non-elderly/ handicap applicants (under 60). However, the wait for elderly local applicants is only one to two months.

According to the EOHLC's Chapter 40B Subsidized Housing Inventory (09/30/25), the Town of Canton has 9,875 year-round housing units, 1197 (12.12%) of which are subsidized for low/moderate income households.

U.S. Census data from the 2020-2024 American Community Survey ("ACS") indicates that of the 9,630 households in the Town of Canton, approximately 80.2% earned less than the HUD published 2026 AMI, approximately 35.4% earned less than 50% of 2026 AMI, approximately 45.1% earned less than 60% of the 2026 AMI, and approximately 64.5% earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing

MassHousing staff has completed an analysis of the market rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households

The financing herein proposed will change neither the current income mix of the Development nor that of its surrounding locality.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units

As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

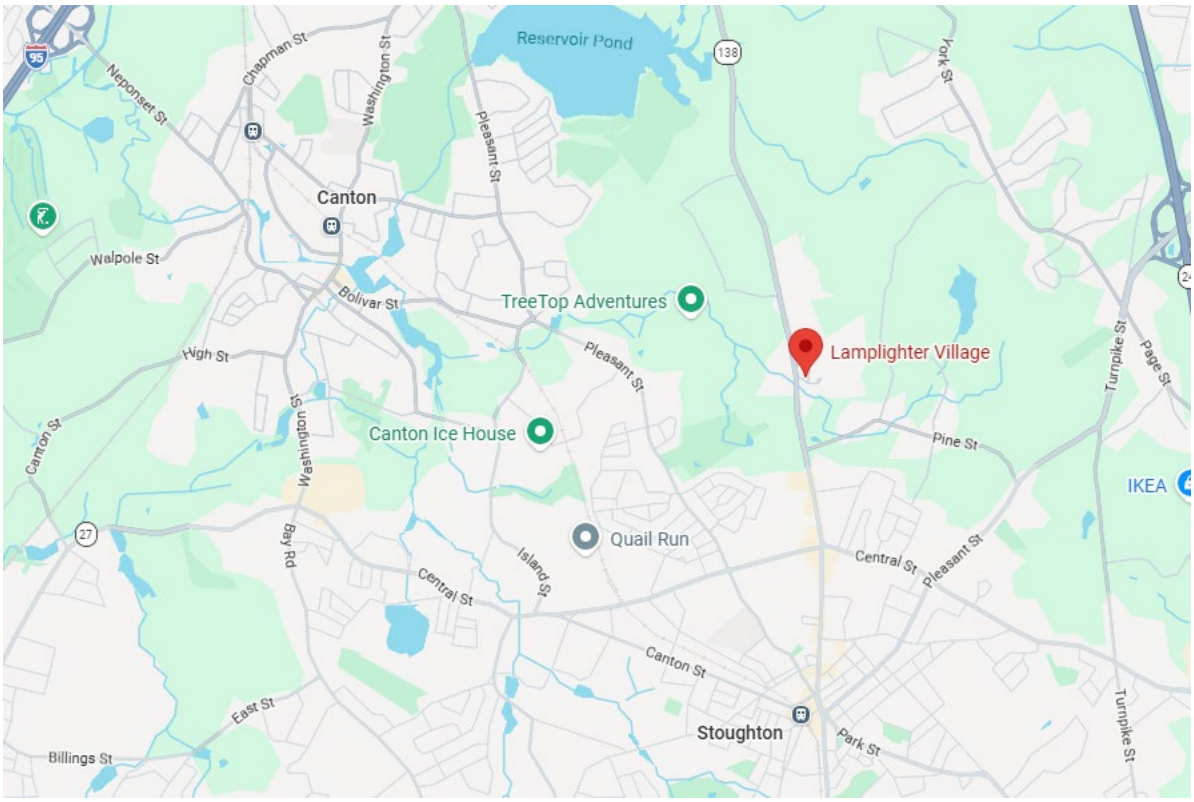
Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

Rent Schedule:

Number of Bedrooms	1	2
Number of Units	76	5
Net SF/Unit	575	713
Elev./Non-Elev.	Non-Elev.	Non-Elev.
Market Rate Rent (10% Rate 20 Yr. Term)	$3,201	$3,565
MHFA Below Market Rent (Cost-Based Rent)	$2,400	$2,764
MHFA Adjusted Rent	30% of 80% of AMI	
Underwriting Rents		
Section 8	$2,400	$2,800
Employee Unit		$2,620

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES







Loan Commitment Proposal | September 8, 2026

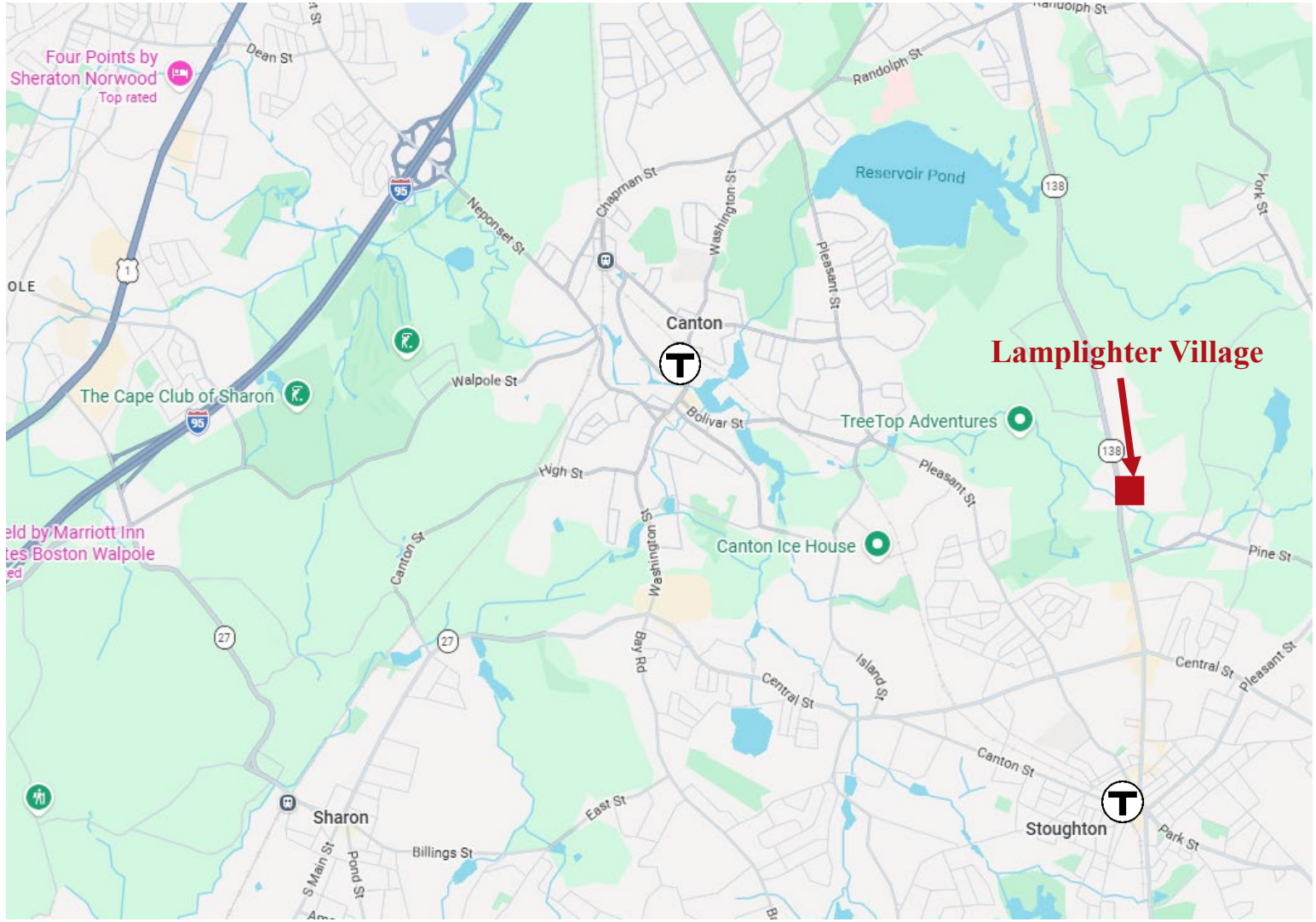
Lamplighter Village

Location	1 Stagecoach Road, Canton, MA
Sponsor	The Edward A. Fish Marital B Trust
Transaction Type	Preservation
Funding Type	Current (Permanent Only)
Execution Type	Taxable MAP JV 223(f)
Credit Enhancement	HUD-Insured with 1% credit risk
MH Risk Rating	Financial: A Physical Condition: A Compliance: A
Total Rental Units	81
Affordability Mix	80 Affordable 1 Employee

Deal Team Members	
Origination	Mike Carthas
Underwriting	John Collins
Asset Management	Kate Joyce, Maureen Carey

MassHousing

Lamplighter Village | Canton



Borrower Team

Mortgagor Entity	National Union Properties
Developer / Sponsor	The Edward A. Fish Marital B Trust and Matthew Mittelstadt
General Partner / Managing Member	Fish-Canton Acquisitions Limited Partnership
Management Company	Peabody Properties, Inc.

Unit Mix

Unit Size	Total Units	Project-Based Section 8*		Employee		Market Comparison
		Count	*Rent*	*Count*	*Rent*	
1 BR	76	76	$2,450	-		$2,400
2 BR	5	4	$2,800	1	$2,620	$2,800
Total	**81**	**80**		**1**		

** Project-Based Section 8 rents are underwritten at the lower of the contract rents or the appraiser's market rents.*

Sources and Uses

Sources	
New First Mortgage	$15,840,500
Existing Reserves	$63,556
Total:	$15,904,056

Uses	
Existing Indebtedness – Including Prepayment Fee	$5,884,387
Repairs	$73,759
General Development	$556,204
Initial Deposit to Replacement Reserve	$2,200,000
Assurance of Completion Escrow	$2,559
Equity Takeout	$7,187,147
Total:	$15,904,056

Lender Narrative Analysis

- Valuation
- Repairs
- Resident Services
- Equity Holdback
- Capitalized Reserves

Recommended Votes

- Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance
- Commitment of a first mortgage loan (the “New Loan”)
- Approval to finance the New Loan through the issuance of a Ginnie Mae MBS

Loan Commitment Proposal | September 8, 2026

Framingham Green

1. General Project Information	
Project Name	Framingham Green
Project ID	82-044
Associated Projects	N/A
Address(es)	136 Maynard Road, Framingham, MA 01701
Sponsor	The Edward A. Fish Marital B Trust
Transaction Type	Preservation
Funding Type	Current (Permanent Only)
Execution Type	Taxable MAP JV 223(f)
Credit Enhancement	HUD-Insured with 1% credit risk
Approval Type	Board
Current MH Risk Rating	Financial: A Physical Condition: B Compliance: A
Post-Closing/Post-Rehab MH Risk Rating	Financial: A Physical Condition: A Compliance: A
Total Rental Units	111
Affordability Mix	110 Affordable 1 Employee

2. Recommended Actions

- Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance
- Commitment of a first mortgage loan (the "New Loan")
- Approval to finance the New Loan through the issuance of a Ginnie Mae MBS

Framingham Green (the "Development") consists of 111 units in five buildings in Framingham. The proposed loan will provide funds to repay the existing MassHousing debt, complete repairs, capitalize replacement reserves, pay transaction costs and provide equity to the owner.

3. MassHousing Financing	
First Loan	
Type	Permanent
Loan Amount	$17,593,200
Interest Rate	5.75% projected
Loan Term/Amortization	35 y / 35 y
Year 1 DSCR	1.11 projected (1.11 minimum)
LTV	66% projected (80% maximum)

4. Development Plan

Description of Site. The Development is located on an approximately seven-acre site at 136 Maynard Road in Framingham (the "Site"). The Site is located in a residential neighborhood approximately one block north of Route 9 with easy access to Interstate 90. The Framingham MBTA Commuter Rail station is approximately three miles away.

The Development also provides close access to local restaurants, banks, pharmacies, grocery stores, hospitals and medical offices located along Route 9.

Description of Existing or Proposed Building. Originally constructed in 1984, the Development consists of five two-story walk-up apartment buildings and a single-story community building. The Development consists of a mix of studio and one-bedroom units for seniors and individuals with disabilities. Amenities include a management office, community space and laundry facilities. There is surface parking throughout the site for 110 vehicles.

Description of Affordability Mix. The Development benefits from a project-based Section 8 HAP Contract (the "Contract") covering 110 of the 111 units, that was most recently renewed in March 2014 and remains in effect through February 2034. In connection with the proposed refinancing, the Borrower will terminate the existing Contract and execute a new contract for 20 years pursuant to Option One, Mark-Up-To-Market of the Section 8 Renewal Policy Guidebook. The new Contract will include a preservation tail equal to the remaining number of years on the current Contract (eight), thus extending the total affordability term to 28 years.

One one-bedroom unit is occupied by a live-in maintenance employee.

At closing, the MassHousing Disposition Agreement will be recorded ahead of the mortgage and will require 20% (23) units to be set aside for households earning up to 80% of AMI. The Disposition Agreement will survive foreclosure with a minimum term of 15 years.

Site Control. The Borrower holds a fee simple interest in the Development.

Transaction Overview. Rockport Mortgage Corporation ("Rockport") is requesting FHA mortgage insurance in the amount of $17,593,200. Loan proceeds will be used to repay the outstanding MassHousing loan, fund repairs, fully fund the replacement reserves, pay transaction costs and fund equity to the owner.

MassHousing Debt. The Development is currently in the MassHousing portfolio with the following debt:

Loan	Maturity Date	Interest Rate	Estimated Unpaid Balance at Closing
82-044-02	4/1/2051	4.85%	$5,005,667

5. Borrower Team

Mortgagor Entity: National Union Properties II Limited Partnership

A sole-asset, single-purpose entity formed for the purpose of owning and operating the Development.

Developer / Sponsor: The Edward A. Fish Marital B Trust and Matthew Mittelstadt

Properties in the Edward A. Fish Marital B Trust (the "Trust") are overseen by EAF Associates, Inc. ("EAF Associates"). EAF Associates actively refinances properties already under ownership and does not seek out new development opportunities. Matthew Mittelstadt is the President of EAF Associates as well as Trustee of the Trust.

General Partner / Managing Member: Fish-Framingham Acquisitions Limited Partnership

The General Partner of Fish-Framingham Acquisitions Limited Partnership is Fish-Framingham Housing Corporation. Fish-Framingham Housing Corporation is 100% owned by the Trust, and Matthew Mittelstadt serves as the President.

MAP Lender Partner: Rockport Mortgage Corporation

MassHousing and Rockport Mortgage Corporation (the "MAP Lender Partner") have entered into a Consultant Agreement (the "Agreement") defining the relationship between MassHousing and the MAP Lender Partner regarding the origination, underwriting, and closing of FHA-insured loans.

To date, MassHousing and Rockport have closed 98 transactions since 2015 under the Agreement.

Management Company: Peabody Properties, Inc.

Peabody Properties, Inc. ("Peabody") manages approximately 96 communities, providing more than 15,000 residences in Massachusetts, Rhode Island, New Jersey, and Florida. Peabody's management team consists of over 277 on-site professionals.

6. Summary of MassHousing-Sponsor Relationship			
	Recorded	*Committed*	*Total*
Number of Projects with MassHousing Debt*	26	0	26
Total Units with MassHousing Debt	3,014	0	3,014
Outstanding MassHousing Principal Debt	$343,937,009	$0	$343,937,009
Number of Projects with MassHousing Conduit Financing	0		
MassHousing Conduit Loans are Compliant with Program Rules	N/A		
Adverse Actions Against the Borrower Team	No		
Current on Obligations with MassHousing	Yes		
Property Management Affiliate	No		

* Consists of all EAF affiliated developments, which includes Edward A. Fish Marital Trust A and Edward A. Fish Marital Trust B. Four of the listed projects are in Marital Trust B.

MassHousing Staff	
Origination	Mike Carthas, Originator Matt Deych, Analyst
Underwriting	John Collins, Underwriter
Asset Management	Tina Attachi, Portfolio Manager Natalia Gonchar, Asset Manager

7. Unit Mix

Unit Size	Total Units	Project-Based Section 8*		Employee		Market Comparison
		Count	*Rent*	*Count*	*Rent*	*Rent*
0 BR	28	28	$2,280	-	-	$2,060
1 BR	83	82	$2,450	1	-	$2,250
Total	**111**	**110**		**1**		

*Project-Based Section 8 rents are underwritten at the lower of the contract rents or the appraiser's market rents.

8. Operating Overview

See Section 11. First Year Income and Expenses

9. Project Costs

N/A

10. Sources and Uses

The Sources and Uses set forth in this memorandum are estimates based on the MAP Lender Partner application to HUD. HUD reserves the right to change these amounts prior to issuing its Firm Commitment, and the final Sources and Uses (including the final loan amount) will be determined by HUD and the MAP Lender Partner, subject to the limitation that the final amount of the New Loan shall not be more than $23,750,820 nor less than $11,435,580.

Sources	
New First Mortgage	$17,593,200
Existing Reserves	$539,548
Total:	$18,132,748

Uses	
Existing Indebtedness – Including Prepayment Fee	$5,005,667
Repairs	$59,370
General Development	$643,507
Initial Deposit to Replacement Reserve	$2,130,000
Assurance of Completion Escrow	$3,500
Equity Takeout	$10,290,704
Total:	$18,132,748

11. First Year Income and Expenses

Income		
Rental Income – Project-Based Rental Subsidy		$2,906,160
Gross Potential Residential Income		$2,906,160
Vacancy – Project-Based Rental Subsidy	3.0%	($87,185)
Gross Residential Income		$2,818,975
Other Income – Laundry		$3,395
Effective Gross Income		$2,822,370

Expenses	
Residential Operating Expenses	$1,475,113
Net Operating Income	$1,347,257
Debt Service	($1,212,525)
Cash Flow	$134,732

Debt Service Coverage	1.11
Operating Expenses Per Unit	$13,289

12. Analysis of Lender Narrative

- **Valuation**: The appraiser's concluded market value estimate of $26,700,000 ($240,541 per unit) represents a reconciliation between the income approach value of $26,400,000 and the sales comparison value of $27,000,000. The cost approach was determined not applicable due to the age and type of this property.

  The income approach to value is based on the appraiser's concluded capitalization rate of 5.10% and NOI of $1,345,531. The requested loan amount of $17,593,000 results in a 66% LTV against the concluded market value of $26,700,000

- **Repairs**: Repairs total $59,370 ($535 per unit) and include accessibility modifications for parking, common areas and within units, as well as the installation of five radon mitigation systems.

- **Resident Services**: The Development employs a Resident Service Coordinator ("RSC") who is on-site 40 hours per week. In addition to the RSC, the Development also employs a Regional Wellness Nurse who is on site one day per week. Resident services include a schedule of programs and social activities, assistance connecting residents with outside resources, healthcare and supportive services, transportation and other services to enhance quality of life and support aging in place.

- **Equity Holdback**: The MAP Lender Partner has requested an equity holdback of $35,000 in lieu of a 50% holdback, which will be held until the completion of repairs, at which time it will be released to the Borrower.

- **Capitalized Reserves**:

  - Assurance of Completion Escrow in the amount of $3,500 is equal to 10% of the non-critical repairs. MassHousing will monitor the non-critical repair escrow work and administer the escrow on behalf of HUD. The Assurance of Completion Escrow will be released to the Borrower upon completion of the escrowed repair work. Completion of work is expected within 12 months of closing.

  - Initial Deposit to Replacement Reserves in the amount of $2,130,000, the amount needed to fully fund the replacement reserve in accordance with the MAP Guide requirements.

13. Low-Income Housing Tax Credits

N/A

Framingham Green

VOTES AND FINDINGS

PROPOSALS AND VOTES

Staff proposed the following votes for approval:

VOTED: To approve the findings and determinations set forth below and to authorize the Massachusetts Housing Finance Agency ("MassHousing") (1) to accept the assignment from Rockport Mortgage Corporation of a HUD Firm Commitment to provide mortgage insurance through the Federal Housing Administration pursuant to Section 223(f) of the National Housing Act for a first mortgage loan in the approximate amount of $17,593,200 or such other amount as evidenced in the HUD Firm Commitment, subject to the limitation that the final amount of such loan shall not be more than $23,750,820 nor less than $11,435,580 to National Union Properties II Limited Partnership (the "Borrower") for Framingham Green and (2) to make the FHA-insured first mortgage loan to the Borrower in the approximate amount of $17,593,200 (the "New Loan"), subject to the limitation that the final amount of such loan shall not be more than $23,750,820 nor less than $11,435,580 on terms acceptable to MassHousing, and subject to MassHousing's General Closing Conditions for loans made under MassHousing's MAP/Ginnie Mae Multifamily Joint Venture Lending Initiative approved by the Board on November 12, 2014.

FURTHER VOTED: That the Massachusetts Housing Finance Agency, acting through its officers duly authorized pursuant to the Government National Mortgage Association Resolution of Board of Directors and Certificate of Authorized Signatories approved by the Agency, is hereby authorized and directed to do all acts and things, and to execute and deliver any and all documents, certificates, securities and instruments necessary or desirable to effectuate the funding of a first mortgage loan insured by the U.S. Department of Housing and Urban Development, acting through the Federal Housing Commissioner, under Section 223(f) of the National Housing Act, to the Borrower for Framingham Green.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
110 units (99%) in the Development will be affordable to low-income persons and families, as specified in the Act, at the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
The market needs data reflects the information available to Appraisal and Marketing staff as of the August 21, 2026, collection date. Further, the reader is cautioned and reminded that any observations, comparisons, and/or conclusions are based on the data as of the collection date.

In-house data for larger market and mixed-income complexes (approximately 1,470 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged approximately 96%, with a range between 95% and 97%. Two of the five comparables were offering rental concessions ranging from $500 off the first month's rent to half-month's free rent.

Third quarter 2026 CoStar data for the subject's Metro West Submarket (15,139 units) has an overall vacancy rate at 5.35% YTD, which is 1.26% less than last year. CoStar data for the Boston market (303.190 units) has an overall vacancy rate of 5.8% YTD, which is 0.5% less from last year. The Metro West Submarket vacancy rate is projected to decrease to 5.0% over the next five years, while the Boston market is projected to stay the same at 5.8%.

CoStar submarket data for the 4-5 Star building type (7,455 units) indicates a third quarter 2026 vacancy rate of 6.4% and an average asking rent of $3,257. Submarket data for the subject's 3 Star building type (3,148 units) indicates a third quarter 2026 vacancy rate of 4.7% at an average asking rent of $2,463 and 1-2 Star buildings (4,536 units) indicates a third quarter 2026 vacancy rate of 3.8% at an average asking rent of $2,101. The development, with its amenities, more closely reflects the 3 Star building type, and is reflected in both the vacancy rate and market rent potential.
The Framingham Housing Authority (FHA) owns and operates 809 units of state subsidized housing, consisting of 540 units of elderly/disabled units and 269 family units. They own and operate 237 units of federal public housing consisting of 110 units of elderly units and 379 family units. They also oversee approximately 983 Housing Choice Vouchers (HCV). Per the most recent information available, FHA maintains the following public housing wait lists: 902 households for the state elderly/disabled units, 962 for the federal elderly/disabled units, 3,871

for the state family units, and 4,015 HH for the federally family units. The Framingham Housing Authority tenant-based assistance programs (e.g. HCV) draw applicants from the centralized waitlist, and per the latest information available, there are approximately 194,590 applicants on the centralized waiting list.

According to the EOHLC's Chapter 40B Subsidized Housing Inventory (09/30/25), the City of Framingham has 28,957 year-round housing units, 3,053 (10.53%) of which are subsidized for low/moderate income households.

U.S. Census data from the 2020-2024 American Community Survey (ACS) indicates that of the 27,786 households in the City of Framingham approximately 82.1% earned less than the HUD published 2026 AMI, approximately 41.7% earned less than 50% of 2026 AMI, approximately 50.5% earned less than 60% of the 2026 AMI, and approximately 67.9% earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing

MassHousing staff has completed an analysis of the market rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households

The financing herein proposed will change neither the current income mix of the Development nor that of its surrounding locality.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units

As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

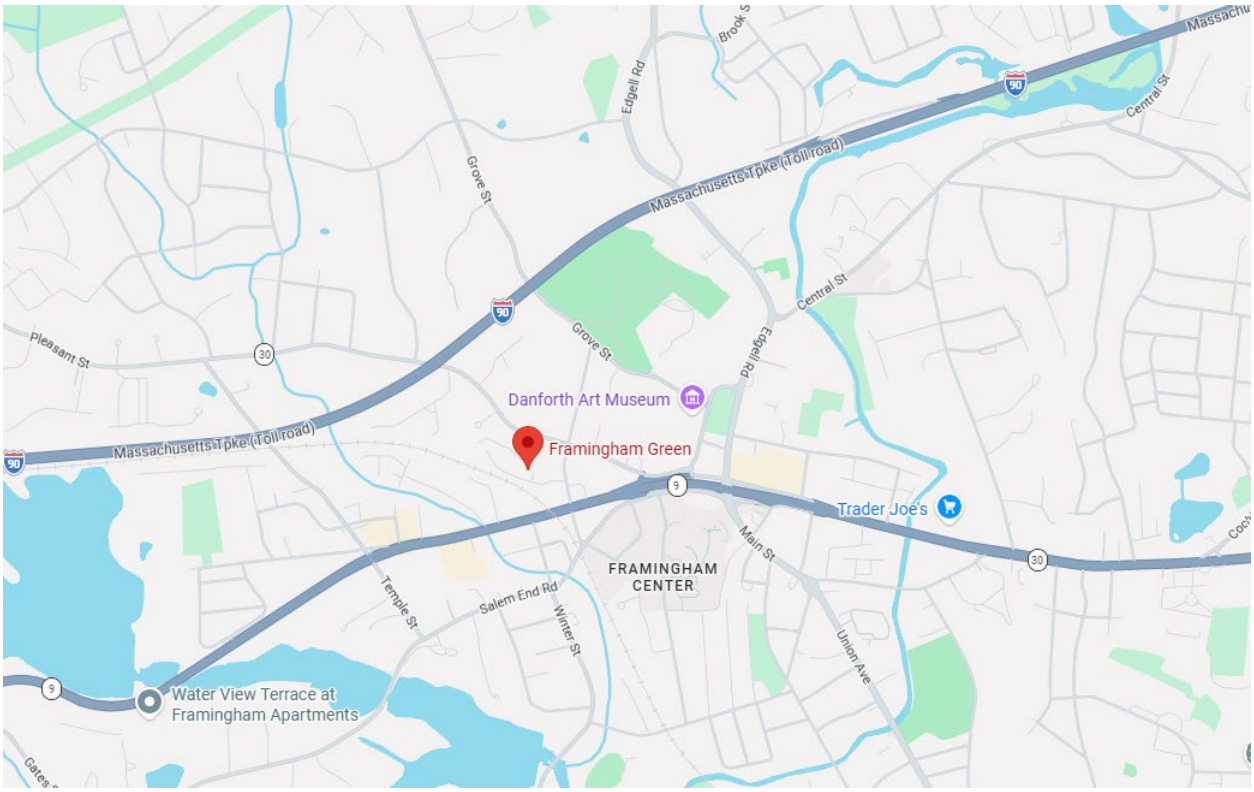
Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

Rent Schedule:

Number of Bedrooms	0	1
Number of Units	28	83
Net SF/Unit	400	528
Elev./Non-Elev.	Non-Elev.	Non-Elev.
Market Rate Rent (10% Rate 20 Yr. Term)	$2,709	$2,872
MHFA Below Market Rent (Cost-Based Rent)	$2,060	$2,223
MHFA Adjusted Rent	30% of 80% of AMI	
Underwriting Rents		
Section 8	$2,060	$2,250
Employee Unit		$0

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

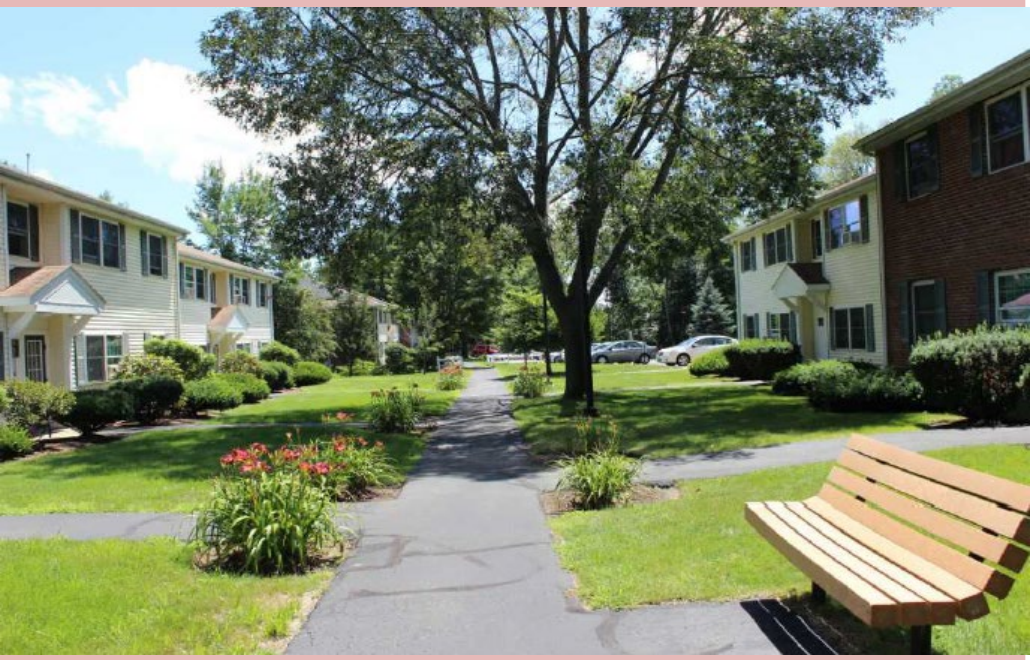
MAP AND PICTURES





Loan Commitment Proposal | September 8, 2026

Framingham Green

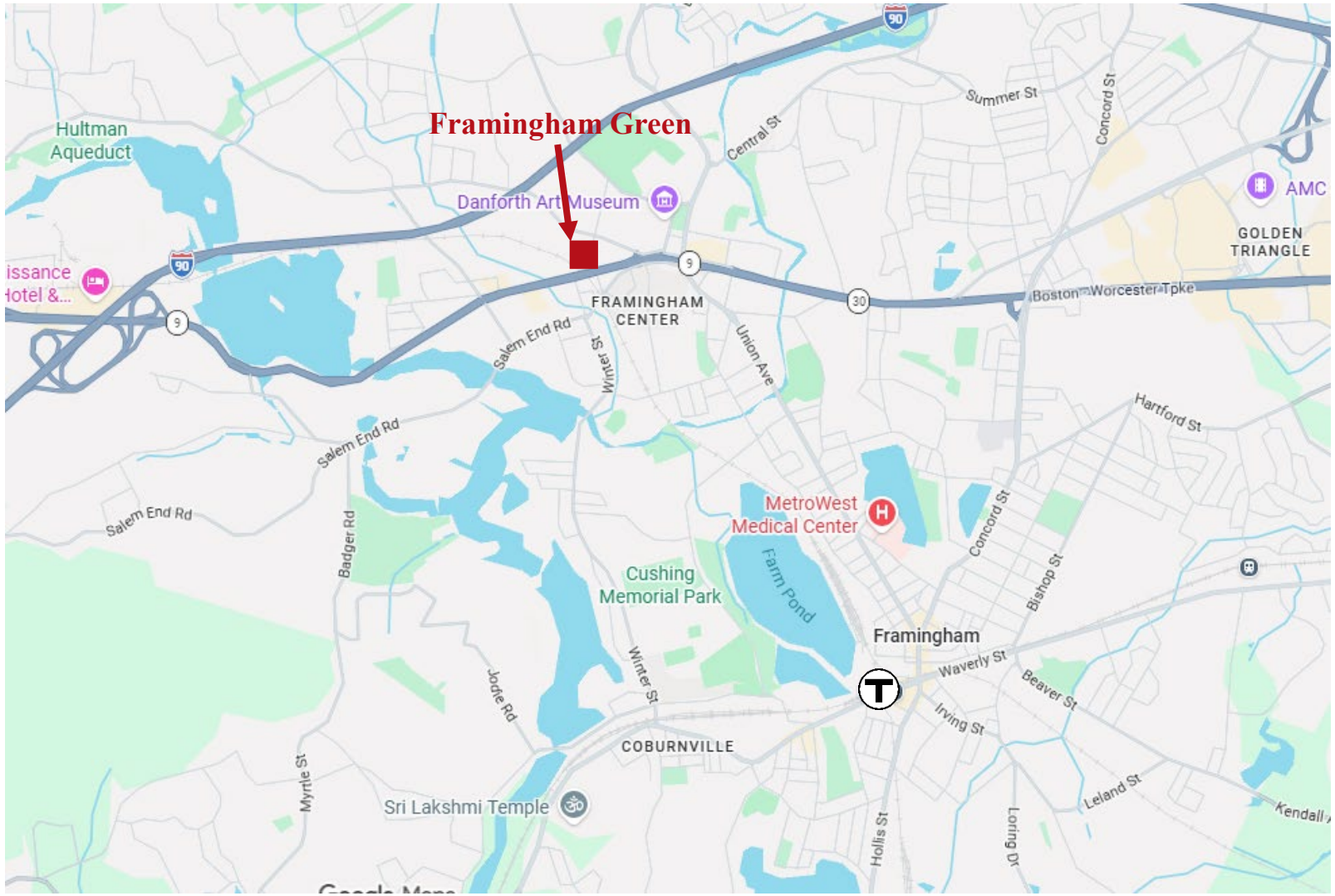


Location	136 Maynard Road, Framingham, MA
Sponsor	The Edward A. Fish Marital B Trust
Transaction Type	Preservation
Funding Type	Current (Permanent Only)
Execution Type	Taxable MAP JV 223(f)
Credit Enhancement	HUD-Insured with 1% credit risk
MH Risk Rating	Financial: A Physical Condition: A Compliance: A
Total Rental Units	111
Affordability Mix	110 Affordable 1 Employee

Deal Team Members	
Origination	Mike Carthas
Underwriting	John Collins
Asset Management	Natalia Gonchar, Tina Attachi

MassHousing

Framingham Green | Framingham



Borrower Team

Mortgagor Entity	National Union Properties II Limited Partnership
Developer / Sponsor	The Edward A. Fish Marital B Trust and Matthew Mittelstadt
General Partner / Managing Member	Fish-Framingham Acquisitions Limited Partnership
Management Company	Peabody Properties, Inc.

Unit Mix

Unit Size	Total Units	Project-Based Section 8		Employee		Market Comparison
		Count	*Rent*	*Count*	*Rent*	
0 BR	28	28	$2,280	-		$2,060
1 BR	83	82	$2,450	1	-	$2,250
Total	**111**	**110**		**1**		

** Project-Based Section 8 rents are underwritten at the lower of the contract rents or the appraiser's market rents.*

Sources and Uses

Sources		
New First Mortgage		$17,593,200
Existing Reserves		$539,548
	Total:	$18,132,748

Uses		
Existing Indebtedness – Including Prepayment Fee		$5,005,667
Repairs		$59,370
General Development		$643,507
Initial Deposit to Replacement Reserve		$2,130,000
Assurance of Completion Escrow		$3,500
Equity Takeout		$10,290,704
	Total:	$18,132,748

Lender Narrative Analysis

- Valuation
- Repairs
- Resident Services
- Equity Holdback
- Capitalized Reserves

Recommended Votes

- Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance
- Commitment of a first mortgage loan (the “New Loan”)
- Approval to finance the New Loan through the issuance of a Ginnie Mae MBS

Loan Commitment Proposal | September 8, 2026

Casa Maria Apartments

1. General Project Information	
Project Name	Casa Maria Apartments
Project ID	01-343
Associated Projects	N/A
Address(es)	130 Endicott Street, Boston (North End), MA 02113
Sponsor	The Community Builders, Inc.
Transaction Type	Preservation
Funding Type	Current (Permanent Only)
Execution Type	Taxable MAP JV 223(f)
Credit Enhancement	HUD-Insured with 1% credit risk
Approval Type	Board
Current MH Risk Rating	Financial: A Physical Condition: B Compliance: A
Post-Closing/Post-Rehab MH Risk Rating	Financial: A Physical Condition: A Compliance: A
Total Rental Units	85
Affordability Mix	84 Affordable 1 Employee

2. Recommended Actions

- Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance
- Commitment of a first mortgage loan (the "New Loan")
- Approval to finance the New Loan through the issuance of a Ginnie Mae MBS

Casa Maria Apartments (the "Development") consists of 85 units in a six-story, age-restricted elevator building in Boston's North End. The proposed loan will refinance existing debt, repay related party debt, complete critical and non-critical repairs, recapitalize replacement reserves, pay transaction costs, and provide equity to the owner.

3. MassHousing Financing	
First Loan	
Type	Permanent
Loan Amount	$30,902,800
Interest Rate	5.85% projected
Loan Term/Amortization	35 y / 35 y
Year 1 DSCR	1.11 projected (1.11 minimum)
LTV	72% projected (80% maximum)

4. Development Plan

Description of Site. Casa Maria Apartments is located on a 0.55- acre parcel in Boston's North End (the "Site"). The immediate neighborhood is mixed-use, with small restaurants, local retail, and multifamily housing. The Development benefits from access to public transportation and is within walking distance to the Haymarket MBTA Station (Orange/Green Lines) and North Station (commuter rail). Nearby amenities include Quincy Market, Faneuil Hall, Boston Common, the Waterfront, and healthcare institutions such as Massachusetts General Hospital.

Description of Existing Building. Originally constructed in 1980 under HUD's Section 202 program, the Development was substantially rehabilitated in 2008 via a LIHTC syndication. The Development consists of one six-story, elevator-served building containing 85 units. One two-bedroom unit is occupied by a maintenance employee. The Development was designed and operated for elderly residents, and amenities include two community rooms, central elevators, pull-cord emergency systems in bathrooms and bedrooms, and continuous hallway handrails.

Description of Affordability Mix. The Development benefits from a project-based Section 8 HAP Contract (the "Contract") covering 100% of the units, that was most recently renewed in May 2025 and remains in effect through April 2045. The Contract was renewed under Option 1 (Mark-Up-To-Market) with rents at market comparability levels. Further, the LIHTC Regulatory Agreement remains in effect through 2038, restricting all units to households to households at or below 60% of Area Median Income ("AMI").

At closing, the MassHousing Disposition Agreement will be recorded ahead of the mortgage and will require 20% (17 units) units to be set aside for households earning up to 80% of AMI.

Site Control. The Borrower holds a leasehold interest under a 99-year triple-net Ground Lease with Casa Maria Housing Corporation, the Lessor. The Ground Lease was executed in 2008, requires $100 annual rent and complies with HUD MAP requirements.

Transaction Overview. Rockport Mortgage Corporation ("Rockport") is requesting FHA mortgage insurance in the amount of $30,902,800. Loan proceeds will be used to refinance existing debt, complete critical and non-critical repairs totaling $423,430, fully fund the replacement reserves with an initial deposit of $1,950,000, pay transaction costs, and provide equity to the owner.

MassHousing Debt. The Development is currently in the MassHousing portfolio with the following debt:

Loan	Maturity Date	Interest Rate	Estimated Unpaid Balance at Closing
01-343-01	12/01/2048	5.50%	$3,542,500

5. Borrower Team

Mortgagor Entity: Casa Maria Apartments Limited Partnership

A sole-asset, single-purpose entity formed for the purpose of owning and operating the Development.

Developer / Sponsor: The Community Builders, Inc.

The Community Builders, Inc. ("TCB") was founded in 1964 and is a leading nonprofit real estate developer that owns and manages more than 11,000 quality apartments in 14 states and Washington D.C. The Agency's most recent experience with TCB was Province Post and Mildred Hailey 1A and 1B.

General Partner / Managing Member: Casa Maria Apartments, Inc.

MAP Lender Partner: Rockport Mortgage Corporation

MassHousing and Rockport Mortgage Corporation (the "MAP Lender Partner") have entered into a Consultant Agreement (the "Agreement") defining the relationship between MassHousing and the MAP Lender Partner regarding the origination, underwriting, and closing of FHA-insured loans.

To date, MassHousing and Rockport have closed 98 transactions since 2015 under the Agreement.

Management Company: The Community Builders, Inc.

TCB is a management agent with over 2,100 units under management in MassHousing's debt portfolio and manages over 15,600 HUD subsidized and unsubsidized units through 214 developments across fourteen states and Washington, D.C.

6. Summary of MassHousing-Sponsor Relationship	
Number of Projects with MassHousing Debt	20
Total Units with MassHousing Debt	1,974
Outstanding MassHousing Principal Debt	$236,672,406
Adverse Actions Against the Borrower Team	No
Current on Obligations with MassHousing	Yes
Property Management Affiliate	Yes, The Community Builders, Inc. manages the properties in the Sponsor' portfolio and offers fee management services to properties outside of TCB's portfolio.

MassHousing Staff	
Origination	Amanda Melick, Originator Sim Montrond, Analyst
Underwriting	John Collins, Underwriter
Asset Management	Nicholas Pepe, Portfolio Manager Kristy Prince, Asset Manager

7. Unit Mix

Unit Size	Total Units	Project Based Section 8		Employee Non-revenue		Market Comparison	
		Count	*Rent*	*Count*	*Rent*	*Count*	*Rent*
0 BR	3	3	$3,132				$3,150
1 BR	72	72	$3,654				$3,680
2 BR	10	9	$4,541	1	$0		$4,300
Total	**85**	**84**		**1**			

*Project-Based Section 8 rents are underwritten at the lower of the contract rents or the appraiser's market rents.

8. Operating Overview

See Section 11. First Year Income and Expenses

9. Project Costs

N/A

10. Sources and Uses

The Sources and Uses set forth in this memorandum are estimates based on the MAP Lender Partner application to HUD. HUD reserves the right to change these amounts prior to issuing its Firm Commitment, and the final Sources and Uses (including the final loan amount) will be determined by HUD and the MAP Lender Partner, subject to the limitation that the final amount of the New Loan shall not be more than $41,718,780 nor less than $20,086,820.

Sources		
New First Mortgage		$30,902,800
Existing Replacement Reserves		$474,196
	Total:	$31,376,996

Uses		
Existing Indebtedness – Including Prepayment Fee		$3,542,500
Retirement of Related Party Debt		$22,503,618
Repairs		$423,430
General Development		$332,028
Capitalized Reserves		$1,950,000
HUD Fees (Mortgage Insurance, Exam Fee, Inspection)		$174,199
Title, Survey, Legal & Third-Party Reports		$192,264
Assurance of Completion Escrow		$41,543
Equity Takeout		$2,217,413
	Total:	$31,376,996

11. First Year Income and Expenses

Income		
Rental Income – Units with Rental Subsidy		$3,757,320
Gross Potential Residential Income		$3,757,320
Vacancy – Units with Rental Subsidy	3.0%	($112,720)
Gross Residential Income		$3,644,600
Other Income – Laundry & Misc		$7,707
Effective Gross Income		$3,652,308

Expenses	
Residential Operating Expenses	$1,258,430
Net Operating Income	$2,393,878
Debt Service	($2,154,489)
Cash Flow	$239,388

Debt Service Coverage	1.11
Operating Expenses Per Unit	$14,805

12. Analysis of Lender Narrative

- **Valuation:** The appraiser's concluded market value estimate of $43,200,000 ($508,235 per unit) represents a reconciliation between the Income Capitalization Approach value of $43,100,000 and the Sales Comparison Approach value of $43,400,000. The Cost Approach was determined not applicable due to the age and depreciation of the property.

  The income approach to value is based on the appraiser's concluded capitalization rate of 4.6% and a market-rate NOI of $2,027,907. The requested loan amount of $30,902,800 results in a 72% LTV against the concluded market value of $43,200,000.

  Repairs: Repairs total $423,430 ($4,982 per unit) and include modernization of both elevators, accessibility upgrades required for Section 504 compliance, installation of a new wireless pendant emergency call system, parking lot sealcoat and restriping, radon mitigation in one unit, drywall replacement, and electrical panel repairs. City of Boston Building Emissions Reduction and Disclosure Ordinance (BERDO) requirements were reviewed during underwriting, and the Development is below the emissions threshold.

- **Resident Services:** The Development benefits from a senior focused resident services model administered by TCB. The program includes on-site support three days per week from a Community Life Service Coordinator and partnerships providing medical screenings, oral health clinics, food security programs, wellness activities, and social events. These services promote health, engagement, and aging in place within a highly supported environment.

- **Equity Holdback:** The MAP Lender Partner has requested an equity holdback of $1,000,000 in lieu of a 50% holdback. The holdback will remain in place until completion of all critical and non-critical repairs, at which time it will be released to the Borrower.

- **Retirement of Related Party Debt:** As part of the 2007 LIHTC syndication, the Sponsor contributed $10,278,756 as a Seller Note to the transaction. The Seller Note bears interest at 5.2% and is payable from cashflow with any unpaid interest accruing. As of December 31, 2025, accrued interest totaled $11,959,208. As part of this transaction, the Seller Note and all accrued interest will be paid to the Sponsor.

- **Capitalized Reserves:**

  - Assurance of Completion Escrow in the amount of $41,543 is equal to 10% of the non-critical repairs. MassHousing will monitor the non-critical repair work and administer the escrow on behalf of HUD. The escrow will be released upon

verified completion of all non-critical repairs, which are expected within 12 months of closing.

- Initial Deposit to Replacement Reserves is in the amount of $1,950,000 ($22,941 per unit), the amount required to fully fund the replacement reserve in accordance with MAP Guide requirements.

13. Low-Income Housing Tax Credits

N/A

Casa Maria Apartments

VOTES AND FINDINGS

PROPOSALS AND VOTES

Staff proposes the following votes for approval:

VOTED: To approve the findings and determinations set forth below and to authorize the Massachusetts Housing Finance Agency ("MassHousing") (1) to accept the assignment from Rockport Mortgage Corporation of a HUD Firm Commitment to provide mortgage insurance through the Federal Housing Administration pursuant to Section 223(f) of the National Housing Act for a first mortgage loan in the approximate amount of $30,902,800 or such other amount as evidenced in the HUD Firm Commitment, subject to the limitation that the final amount of such loan shall not be more than $41,718,780 nor less than $20,086,820 to Casa Maria Apartments Limited Partnership (the "Borrower") for Casa Maria Apartments and (2) to make the FHA-insured first mortgage loan to the Borrower in the approximate amount of $30,902,800 (the "New Loan"), subject to the limitation that the final amount of such loan shall not be more than $41,718,780 not less than $20,086,820 on terms acceptable to MassHousing and subject to MassHousing's General Closing Conditions for loans made under MassHousing's MAP/Ginnie Mae Multifamily Joint Venture Lending Initiative approved by the Board on November 12, 2014.

FURTHER VOTED: That the Massachusetts Housing Finance Agency, acting through its officers duly authorized pursuant to the Government National Mortgage Association Resolution of Board of Directors and Certificate of Authorized Signatories approved by the Agency, is hereby authorized and directed to do all acts and things, and to execute and deliver any and all documents, certificates, securities and instruments necessary or desirable to effectuate the funding of a first mortgage loan insured by the U.S. Department of Housing and Urban Development, acting through the Federal Housing Commissioner, under Section 223(f) of the National Housing Act, to the Borrower for Casa Maria Apartments.

STATUTORY FINDINGS AND DETERMINATIONS

Statutory Findings:

The Loan(s) will be financed under the provisions of Section 5 of MassHousing's enabling act, Chapter 708 of the Acts of 1966, as amended (the "Act"). Pursuant to Section 5(g) of the Act, staff makes the following findings for the proposed Development:

1. The affordability of rents for 20% of the units:
84 units (98%) in the Development will be affordable to low-income persons and families, as specified in the Act, at the adjusted rentals shown in the rent schedule below.

2. Shortage of Affordable Housing Units in the Market Area
In-house data for larger market and mixed-income complexes (approximately 976 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged approximately 97.4%, and range between 94% and 100%. None of the comparables reviewed were offering rental concessions.

3rd Qtr. 2026 CoStar data for the subject's Downtown Boston Submarket (12,291 units) have an overall vacancy rate at 3.0% YTD, which is a decrease of 0.41% from one year ago. CoStar data for the Boston market (304,140) has an overall vacancy rate of 5.6% YTD, which is a decrease of 0.59% from one year ago. The Downtown Boston submarket vacancy rate is projected to increase to 3.2% over the next five years, while the Boston market is projected to stay at 5.6%.

CoStar submarket data for the 4-5 Star building type (6,627 units), indicated a 3rd Qtr. Vacancy rate of 3.4% and an average asking rent of $4,613 while submarket data for the subject's 3 Star building type (2,944 units) indicates a 3rd Qtr. 2026 vacancy rate of 2.0% at an average asking rent of $3,413 and 1-2 Star Buildings (2,720 units) indicates a 3rd Qtr. 2026 vacancy rate of 3.0% at an average asking rent of $2,982. The development with its amenities, more closely reflects the 3 Star building type, and is reflected in both the vacancy rate and market rent potential.

According to the EOHLC's Chapter 40B Subsidized Housing Inventory (09/30/25), the City of Boston has 299,238 year-round housing units, 66,446 (21.54%) of which are subsidized for low/moderate income households.

Per the Five-Year Consolidated Plan (2025-2029), the Boston Housing Authority ("BHA") owns and operates 27 family and 36 elderly/disabled developments with a total of 12,501 units of which 2,606 are designated elderly/disabled and the rest are designated for families. The BHA also administers 17,676 units of Leased Housing, consisting of 16,651 Housing Choice Vouchers, 1,441 Project Based and 198 Moderate Rehab. In addition, the City of Boston's Annual Plan (updated 4/2026) indicated that the BHA maintains the following wait lists: There are 7,724 households on the Leased Housing waiting list. This is broken down by families with children, families with disabilities and elderly families. The BHA also had Single applicants on the waiting list. There were also instances of families that fit into more than one category. This waiting list

has been closed since November 2008 and there are no plans to reopen at this time. The BHA also maintains a Public Housing Wait list with 28,703 applicants.

U.S. Census data from the 2020-2024 American Community Survey (ACS) indicates that of the 283,374 households in the City of Boston approximately 83.5% earned less than the HUD published 2026 AMI, approximately 46.1% earned less than 50% of 2026 AMI, approximately 54.2% earned less than 60% of the 2026 AMI, and approximately 70.4 % earned less than 80% of the 2026 AMI.

3. Inability of Private Enterprise Alone to Supply Affordable Housing

MassHousing staff has completed an analysis of the market rate rents, as defined by Agency statute, which absent MassHousing financing, would be required to support the development and operations of the Development. Based on the substantial difference between these market rents (shown in the Rent Schedule below) and the rents for this project, MassHousing staff finds that private enterprise alone cannot supply such housing.

4. No Undue Concentration of Low-income Households

The financing herein proposed will change neither the current income mix of the Development nor that of its surrounding locality.

5. Elimination or Repair of Unsafe or Unsanitary Dwelling Units

As evidenced by data cited in Finding No. 2 above, there is an acute shortage of decent, safe, and sanitary housing available to low-income persons and families in the general housing market area of the Development. Although staff is not aware of units within the same market area that require demolition or compulsory repair, by preserving the affordable housing proposed here, those in need of affordable housing will not be forced to accept residence in substandard units. So long as the acute shortage of affordable housing persists, actions of public agencies to increase the supply of affordable housing will reduce the market forces that allow unsafe and unsanitary units to persist. In addition, MassHousing, through its administration of housing programs, and other public agencies (e.g., local enforcement of building codes), continue to require repair of substandard units as such units are identified.

Rental Determinations:

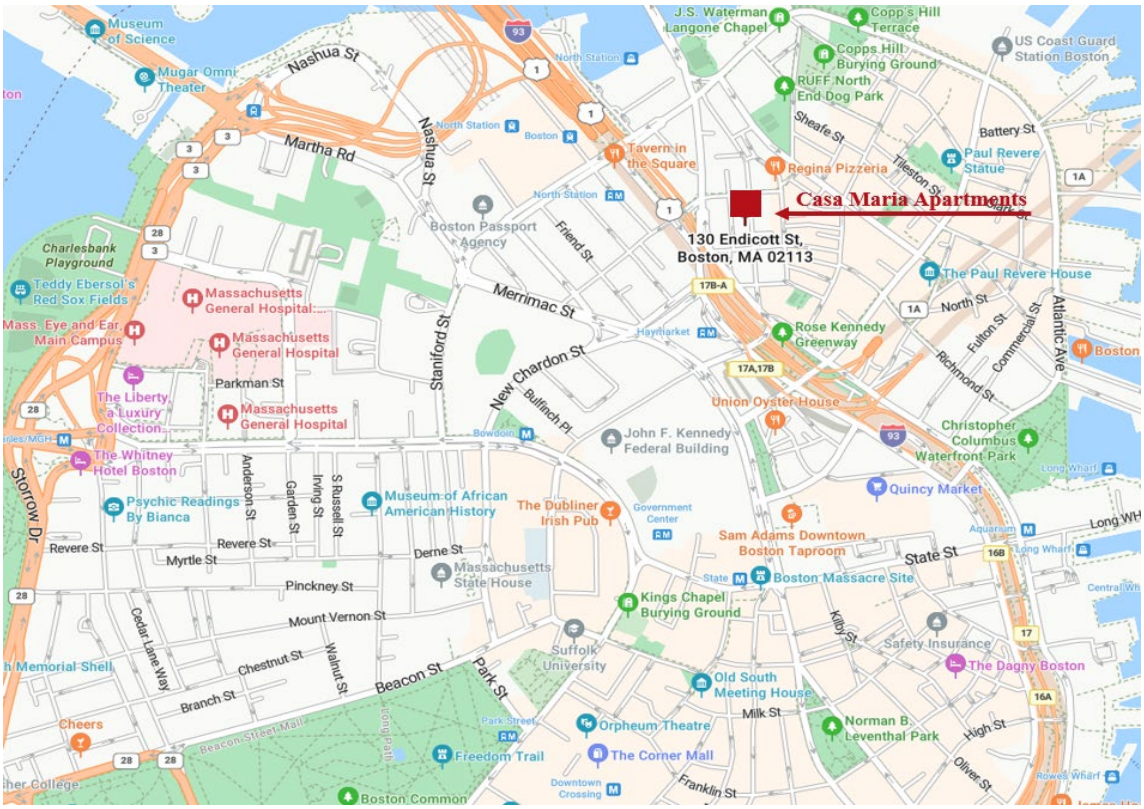
Pursuant to Section 6(a) of the Act, MassHousing makes the following rental determinations for units within the proposed Development:

Rent Schedule:

Number of Bedrooms	0	1	2
Number of Units	3	72	10
Net SF/Unit	404	611	633
Elev./Non-Elev.	Elev.	Elev.	Elev.
Market Rate Rent (10% Rate 20 Year Term)	$4,546	$5,076	$5,266
MHFA Below Market Rent (Cost-Based Rent)	$3,150	$3,680	$3,870
MHFA Adjusted Rent	30% of 80% of AMI		
Underwriting Rents			
Section 8	$3,150	$3,680	$4,300
Employee Unit			$0

Based on this information, MassHousing staff finds that a significant need exists for the type of development proposed here, that private enterprise alone cannot supply such housing, and that the financing of the Development will not create or contribute to an undue concentration of low-income persons or adversely impact other housing in the area.

MAP AND PICTURES







Loan Commitment Proposal | September 8, 2026

Casa Maria Apartments

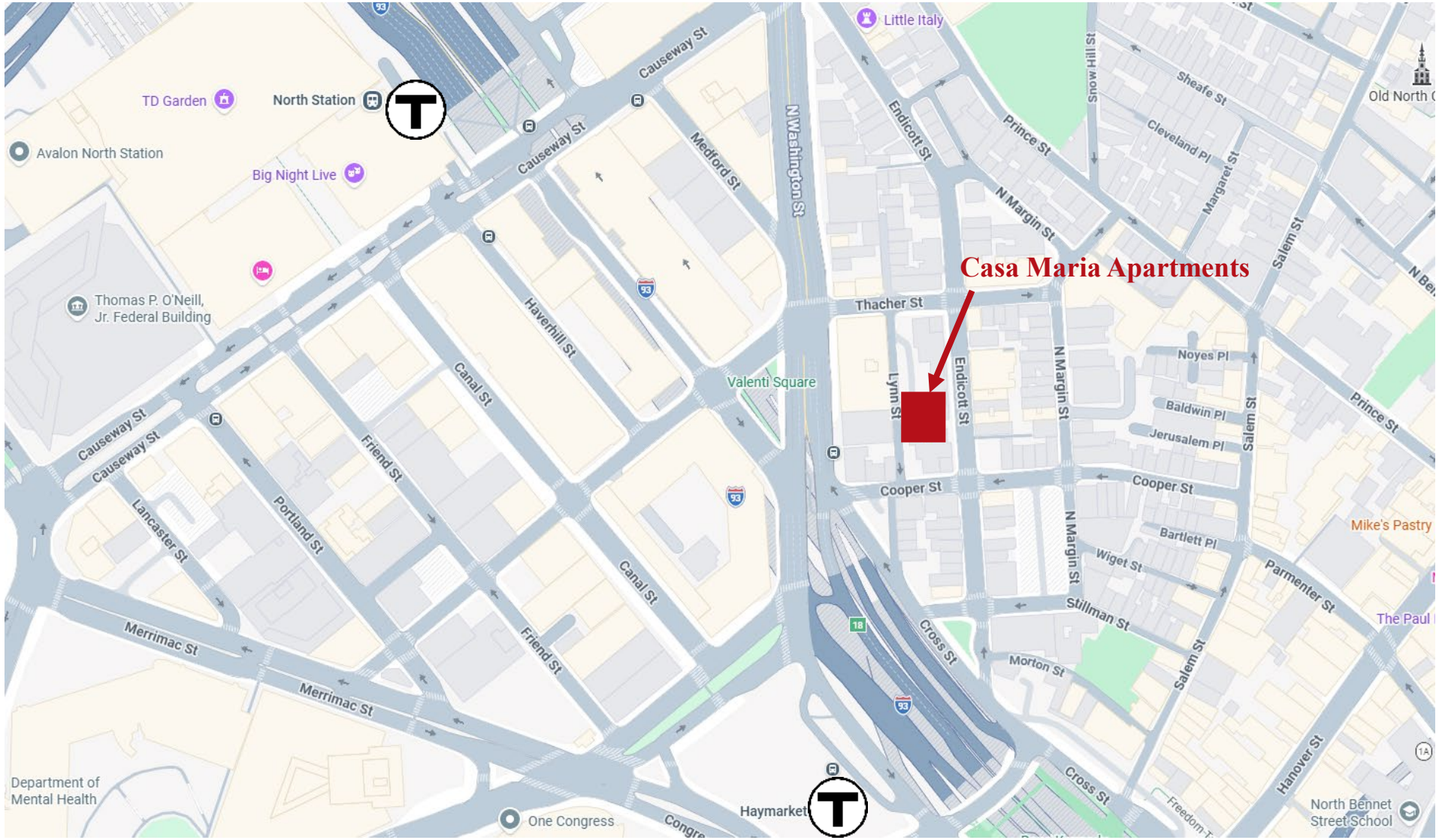


Location	130 Endicott Street, Boston (North End)
Sponsor	The Community Builders, Inc.
Transaction Type	Preservation
Funding Type	Current (Permanent Only)
Execution Type	Taxable MAP JV 223(f)
Credit Enhancement	HUD-Insured with 1% credit risk
MH Risk Rating	Financial: A Physical Condition: A Compliance: A
Total Rental Units	85
Affordability Mix	84 Affordable 1 Employee

Deal Team Members	
Origination	Amanda Melick, Sim Montrond
Underwriting	John Collins
Asset Management	Nicholas Pepe, Kristy Prince

MassHousing

Casa Maria Apartments | Boston (North End)



Borrower Team

Mortgagor Entity	Casa Maria Apartments Limited Partnership
Developer / Sponsor	The Community Builders, Inc.
General Partner / Managing Member	Casa Maria Apartments, Inc.
MAP Lender Partner	Rockport Mortgage Corporation
Management Company	The Community Builders, Inc.

Unit Mix

Unit Size	Total Units	Project-Based Section 8*		Employee Non-Revenue		Market Comparison
		Count	*Rent*	*Count*	*Rent*	
0 BR	3	3	$3,132	-	-	$3,150
1 BR	72	72	$3,654	-	-	$3,680
2 BR	10	9	$4,541	1	$0	$4,300
Total	**85**	**84**		**1**		

** Project-Based Section 8 rents are underwritten at the lower of the contract rents or the appraiser's market rents*

Sources and Uses

Sources		
New First Mortgage		$30,902,800
Existing Replacement Reserves		$474,196
	Total:	$31,376,996

Uses		
Existing Indebtedness – Including Prepayment Fee		$3,542,500
Retirement of Related Party Debt		$22,503,618
Repairs		$423,430
General Development		$332,028
Capitalized Reserves		$1,950,000
HUD Fees (Mortgage Insurance, Exam Fee, Inspection)		$174,199
Title, Survey, Legal & Third-Party Reports		$192,264
Assurance of Completion Escrow		$41,543
Equity Takeout		$2,217,413
	Total:	$31,376,996

Lender Narrative Analysis

- Valuation
- Repairs
- Resident Services
- Equity Holdback
- Retirement of Related Party Debt
- Capitalized Reserves

Recommended Votes

- Approval to accept assignment of a HUD-issued Firm Commitment for FHA insurance
- Commitment of a first mortgage loan (the “New Loan”)
- Approval to finance the New Loan through the issuance of a Ginnie Mae MBS