



40B Workshop- Western Massachusetts

September 19, 2016



Rita Farrell

Senior Advisor

Philip Crean

Program Assistant



Massachusetts
Housing
Partnership

160 Federal Street
Boston, MA 02110
617-330-9955
www.mhp.net

Massachusetts Housing Partnership

MISSION: Use private investment to bring more affordable housing to Massachusetts

Lending

- Permanent financing for affordable rental housing
- We have provided over \$1.1 billion for the financing of 22,000 rental units

ONE Mortgage

- First time homebuyer program
- Over 19,300 low- and moderate-income families have purchased their first homes with over \$3.1 billion in private financing

MHP's Community Assistance

OUR MISSION: To increase the supply of affordable housing by fostering local leadership and providing technical support to municipalities, non-profits and local housing authorities

OUR WORK:

- Direct Technical Assistance to municipalities, housing authorities and non-profits
- Grant Programs to support trainings, 3rd party technical assistance & non-profit collaboration
- Workshops & Trainings
- 40B Technical Assistance Grants
- Publications
- Special Initiatives & Policy



The Importance of Housing

Housing is crucial to the economic viability of our communities, our region, and the state overall.



The State's Perfect Storm

- Decades of local opposition to housing production
- Job opportunities increasing at both ends of income spectrum but not in middle
- Aging and retiring baby boomers
- Changing preferences for housing types
- Exodus of young workers to lower cost places



www.massgrowth.net

Rental Housing Crisis in Mass.

TOP 5 JOBS FOR MASSACHUSETTS'S DISTRESSED RENTERS

 25,929
food service
employees

 23,726
office and admin.
workers

 16,441
personal care and
child care workers

 16,058
building and
maintenance workers

 16,058
transportation
workers

- **249,000** households pay more than 50% of their income on housing
- **26%** of renters spend at least half of their income on rent
- **4** groups most affected: families, seniors, disabled adults, and veterans

Graphic Credit: Make Room USA

Source: Make Room Analysis of 2014 ACS, accessed via University of Minnesota, www.ipums.org, 2016

Technical Assistance

- MHP provides technical assistance to local Zoning Boards of Appeal
 - Grants up to \$10,000 to pay for qualified third-party consultants
 - To request an application for technical assistance contact Laura Shufelt at lshufelt@mhp.net or 857-317-8582



Rita Farrell

Senior Advisor, MHP

rfarrell@mhp.net

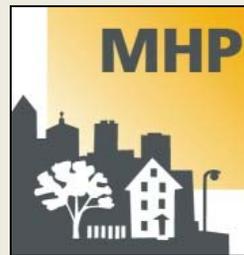
Direct line; 857-317-8581

Philip Crean

Program Assistant, MHP

pcrean@mhp.net

Direct line; 857-317-8517



Massachusetts Housing Partnership

www.mhp.net