City of Boston
Planning Department

Boston Accelerator Rental Fund

An Overview for Developers

The City of Boston has created an approximately $50M Rental Housing Accelerator Fund to provide matching co-investment funding alongside MassHousing's Momentum Fund and BILD Program. The City and State are working collaboratively to place public investment equity that will reduce the cost of capital for new mixed-income housing construction, while advancing local and statewide housing production goals. The City will manage its share of the program in a coordinated effort between the Boston Housing Authority, the City of Boston's Planning Department and Treasury Department, and the Mayor's Office of Housing.

Accelerator Fund Program Goals

- Jumpstart mixed-income housing construction and create 750 to 1,000 new units in the City of Boston.
- Invest in shovel-ready projects with a manageable financial gap.
- Maximize the number of units the fund will support.
- Fund high quality and high impact housing projects aligned with City and State policy goals.

Process & Timeline for Investment

- Projects seeking support should first discuss their project with the Planning Department and review the BILD Program Guidelines.
- Participating sponsors must have secured all necessary Article 80 and zoning approvals and have a clear building permit pathway.
- Sponsors may submit a Statement of Interest Questionnaire to MassHousing for review and confirmation of a project's eligibility.
- At the invitation of MassHousing, the Sponsor may submit a BILD application and supporting documentation. The City will review criteria related to readiness, community impact, climate impact, and other factors.
- Please refer to the BILD Program Guidelines for further details about the overall process.

Program Criteria

- Rental only.
- Must demonstrate a "But-For" need.
- Shovel ready – fully entitled and building permits attainable within 6-12 months.
- Minimum 20% income-restricted at 80% AMI — can include a small share of voucher set-asides to reach 20%.
- Priority given for projects utilizing green, sustainable and climate resilient design standards.

Key Details

- The Momentum Equity / Boston Accelerator Rental Fund is only available when paired with MassHousing's FORGE Loan, a permanent debt financing package issued through Freddie Mac. Please refer to the BILD Program Guidelines for more details about the FORGE Loan.
- The equity investment of the Momentum Equity / Boston Accelerator Rental Fund has a target range of 25-35% of the total required project equity, and up to an amount of $12,000,000 per project.
- The term of the equity investment is co-terminous with the term of FORGE Loan, which is no greater than 10 years.
- Reasonable MassHousing and Freddie Mac fees apply. Please refer to the BILD Program Guidelines for more details.

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