Foreclosed Properties in Massachusetts

Early Responses

Prabal Chakrabarti
Federal Reserve Bank of Boston
October 20, 2008
Recovery, Renewal, Rebuilding Series
Foreclosure Rates for United States and Massachusetts (1979-2008 Q1)

Percent of loans with foreclosure initiation in quarter

Source: Mortgage Bankers Association/Haver Analytics
More complications

- National house price declines, not regional
- Subprime borrowers
- Multifamily problem, not condos
- Servicers handling properties, not FDIC or Resolution Trust Corporation

For a full discussion, see “Subprime Facts: What (We Think) We Know about the Subprime Crisis and What We Don’t” by Foote, Gerardi, Goette, and Willen at www.bos.frb.org
MA Foreclosed Property Task Force (Jan-Aug ’08)

- Convened by Urban Land Institute and Mass Assoc. of CDC’s
- Co-chaired by Citizen Housing and Planning Authority (CHAPA) and Mass Housing Partnership
- Funded by Mass Housing Partnership, The Boston Foundation, and MassHousing
- Five Subcommittees:
  - Funding ➔ Acquisition ➔ Holding ➔ Exit Strategy
  - Matching
Task Force Accomplishments

- Creation of $20 million revolving loan fund, including state commitment of $60,000 in rehab. Expected to finance acq. and rehab of 250-500 units.
- Guidelines and models for stabilization strategies
- Web-based clearinghouse and on-line property database
- Capacity-building grants for test communities
- Model to help locate foreclosure-trained brokers to assist with REO sales

Slow progress and major challenges

- As of September ‘08, 14 properties purchased by test communities
- Communities spending weeks identifying web of mortgage holders, lenders, and REO broker contacts
- Pooled sales (or short sales) not yet successful
- Unable to achieve sale due to high estimates of market value by the seller, given the rehab needs
Future Prospects

- Preliminary data in MA show some REO sales on the rise
- Without resolving access and price, difficult to use the HUD stabilization money. Further industry standardization or ASF guidelines could help here
- Code enforcement and receivership model may be more cost-effective
- Collaboration is key to be ready to apply for and use funds effectively
Massachusetts Foreclosure Data

Your property list includes properties from the following municipalities: Chelsea, Boston

View all distressed properties
Custom Search
View map of all properties

Target Area
View/Edit your target area
View all distressed properties in your target area
View map of your target properties

This online service is a collaboration of Citizens' Housing and Planning Association and The Warren Group. The data provided on this website is from The Warren Group and cannot be used for marketing products and services. Users should
Massachusetts Foreclosure Data

All Properties within your municipalities are shown below.

<table>
<thead>
<tr>
<th>Boston</th>
<th>Bedrooms</th>
<th>Property Use</th>
<th>Assessed Value</th>
<th>Foreclosure Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Avery St</td>
<td>2</td>
<td>Condominium</td>
<td>$729,400</td>
<td>Foreclosure Auction - Auction Status</td>
</tr>
<tr>
<td>22 Batchelder St</td>
<td>2</td>
<td>Condominium</td>
<td>$231,100</td>
<td>Foreclosure Auction - Auction Status</td>
</tr>
<tr>
<td>169 Beacon St</td>
<td>1</td>
<td>Condominium</td>
<td>$335,300</td>
<td>Foreclosure Auction - Auction Status</td>
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<td>341 Beacon St</td>
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<td>Condominium</td>
<td>$537,600</td>
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<td>396 Beacon St</td>
<td>1</td>
<td>Condominium</td>
<td>$398,200</td>
<td>Foreclosure Auction - Auction Status</td>
</tr>
<tr>
<td>103-107 Broad St</td>
<td>0</td>
<td>Gen Office</td>
<td>$2,619,500</td>
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<tr>
<td>46 Cedar Lane Way</td>
<td>4</td>
<td>3-Fam Res</td>
<td>$1,023,456</td>
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<tr>
<td>35 Channel Center St</td>
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<td>127 Charles St</td>
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<td>$481,700</td>
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<tr>
<td>47 Commercial Wharf</td>
<td>1</td>
<td>Condominium</td>
<td>$704,800</td>
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</tr>
<tr>
<td>41 Commonwealth Ave</td>
<td>1</td>
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<td>26 Dartmouth St</td>
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<td>Condominium</td>
<td>$391,500</td>
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<tr>
<td>57 Hancock St</td>
<td>3</td>
<td>3-Fam Res</td>
<td>$1,794,078</td>
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<tr>
<td>10 Huntington Ave</td>
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<td>Hotel</td>
<td>$189,441,500</td>
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</tr>
<tr>
<td>75 Montegomery St</td>
<td>1</td>
<td>Condominium</td>
<td>$237,000</td>
<td>Foreclosure Auction - Auction Status</td>
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</tbody>
</table>
### Massachusetts Foreclosure Data

<table>
<thead>
<tr>
<th>Drive-by Date</th>
<th>10/20/2008 format: mm/dd/yyyy</th>
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</thead>
<tbody>
<tr>
<td>Who did Drive By?</td>
<td></td>
</tr>
<tr>
<td>Pursue</td>
<td></td>
</tr>
<tr>
<td>Brief Description</td>
<td></td>
</tr>
</tbody>
</table>

**Notes (will be appended to those shown below)**

(No notes have been saved for this property yet)

**Existing Notes**

**Contacts (will be appended to those shown below)**