

CITY *of* BOSTON

**FORECLOSURE
UPDATE: 2020**

2020 FORECLOSURE OVERVIEW

- Foreclosure petitions (the initiation of the foreclosure process) decreased by 69 percent, from 300 in 2019 to 92 in 2020.
- The percentage of petitions that were owner-occupant properties decreased by four percentage points from 61 percent in 2019 to 57 percent (52 total) in 2020.
- Fifty-eight percent of the petitions occurred in four neighborhoods, with 28 in Dorchester, ten in Hyde Park, and eight in Mattapan and Roxbury.
- Completed foreclosures (deeds) decreased by 15 percent, from 40 in 2019 to 34 in 2020.
- Twenty-five percent (8 total) of the 2020 foreclosure deeds were owner-occupants.
- Among the top ten most populous Massachusetts cities, Boston ranks 9th for the rate of foreclosure petitions and foreclosure deeds per 1,000 residential parcels, respectively.
- At year-end 2020, the City identified 75 real estate owned (REO) properties, down 64 percent from 213 at the end of 2013. Just 20 (9%) of the original 213 properties remain REO.¹

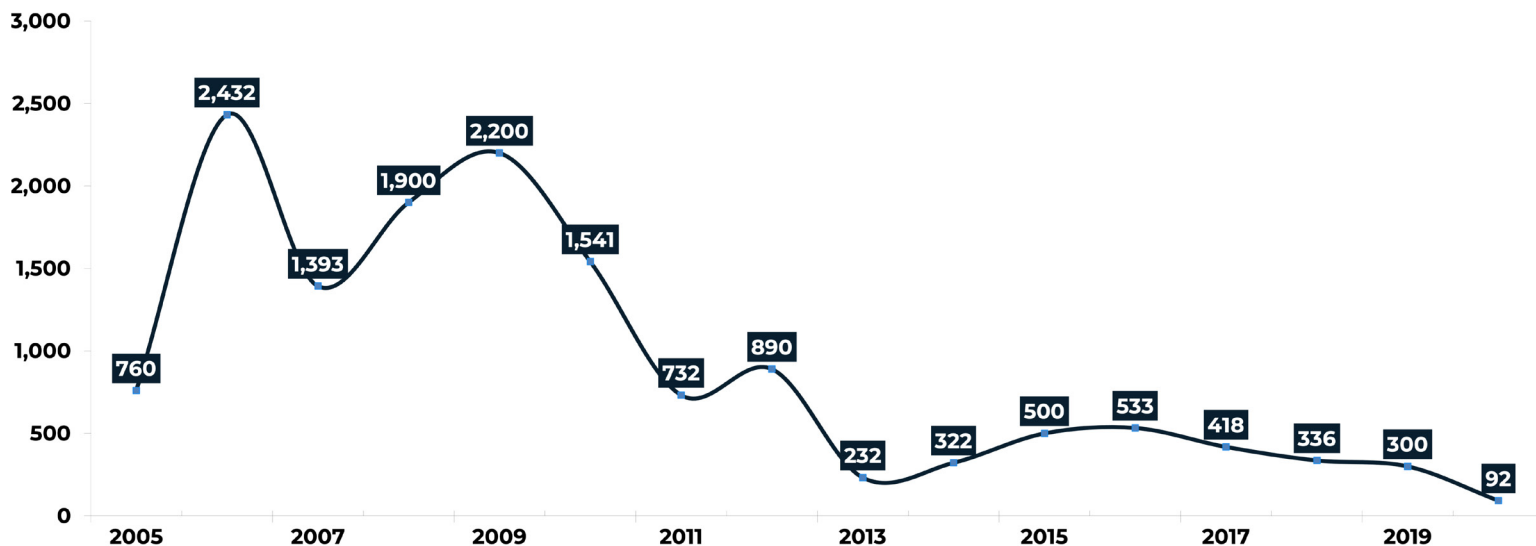
¹ The original REO count published in Boston 2030 was 224, a count of REOs in the mid-summer of 2013. By the end of 2013, REOs rose to 236. However, the 2013 year-end count was revised to 213 as a result of missed REO sales and rescinded foreclosure deeds.

2020 FORECLOSURE OVERVIEW

DEFINITIONS	
FORECLOSURE	A foreclosure is the taking possession of a property because of a default by the homeowner, typically for not meeting mortgage obligations.
FORECLOSURE PETITION	A lender must file a petition in Land Court to begin the foreclosure process.
FORECLOSURE DEED	Issued after the foreclosure process, including the auction. The deed represents the forced sale of the property back to the lender or a third party.
RESIDENTIAL PROPERTY	Condominiums, single, two-, and three-family homes as designated by the City of Boston Assessing Department.
NEIGHBORHOOD	For the 2020 Foreclosure Trends Reports (and reports in the future), DND will no longer use the Planning Districts (PD) to define neighborhood boundaries. Instead, DND will be using the same boundaries used by the BPDA, which are more contemporary. For example, the BPDA boundaries break the City of Boston into 26 neighborhoods. In contrast, the PDs divide the City into 15 more extensive neighborhood areas.
DATA SOURCES	Warren Group provided the Foreclosure Data for this report. The Department of Neighborhood Development (DND) conducted the analysis. Parcel Data is obtained from the Division of Local Services, MA Department of Revenue, Data Analytics and Resources Bureau.

FORECLOSURE PETITIONS

CHART 1. FORECLOSURE PETITIONS IN BOSTON, 2005-2020



Foreclosure petitions decreased from 300 in 2019 to 92 in 2020, a reduction of 208 (-69%) petitions. This drastic decline occurred primarily because the courts were closed due to COVID-19 related restrictions and foreclosure moratoriums. By March of 2020, when the State of Massachusetts began to shut down, there were 39 petitions, 28 fewer (-41%) than during the same time period in 2019. Fifty-eight percent of petitioned properties occurred in four neighborhoods: Dorchester (28), Mattapan (8), Roxbury (8), and Hyde Park (10), even though these four neighborhoods have only one-third of the total residential properties in Boston. The bulk of petitions have been concentrated in these four neighborhoods year over year. However, the concentration has decreased by 14 percent since 2018. Dorchester saw the most significant reduction with 63 fewer petitions since last year. With the exception of the South Boston Waterfront (Seaport), no neighborhood saw an increase in petitions.

FORECLOSURE PETITIONS

TABLE 1. FORECLOSURE PETITIONS BY NEIGHBORHOODS & PROPERTY TYPE

	FORECLOSURE PETITIONS - 2019					FORECLOSURE PETITIONS - 2020					CHANGE				
	CONDO	1-FAM	2-FAM	3-FAM	TOTAL	CONDO	1-FAM	2-FAM	3-FAM	TOTAL	CONDO	1-FAM	2-FAM	3-FAM	TOTAL
ALLSTON	2	0	2	0	4	0	0	0	0	0	-2	0	-2	0	-4
BACK BAY	1	4	0	0	5	0	1	0	0	1	-1	-3	0	0	-4
BAY VILLAGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BEACON HILL	2	2	0	0	4	0	1	0	0	1	-2	-1	0	0	-3
BRIGHTON	3	3	3	0	9	1	2	1	0	4	-2	-1	-2	0	-5
CHARLESTOWN	1	1	1	0	3	1	0	0	0	1	0	-1	-1	0	-2
CHINATOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DORCHESTER	23	16	25	27	91	11	7	5	5	28	-12	-9	-20	-22	-63
DOWNTOWN	0	2	0	0	2	0	1	0	0	1	0	-1	0	0	-1
EAST BOSTON	1	2	4	5	12	2	0	2	1	5	1	-2	-2	-4	-7
FENWAY	0	2	0	0	2	0	0	0	0	0	0	-2	0	0	-2
HYDE PARK	26	1	9	1	37	8	0	2	0	10	-18	-1	-7	-1	-27
JAMAICA PLAIN	5	6	4	1	16	0	1	2	0	3	-5	-5	-2	-1	-13
LEATHER DISTRICT	0	1	0	0	1	0	0	0	0	0	0	-1	0	0	-1
LONGWOOD MEDICAL AREA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MATTAPAN	22	3	6	5	36	4	0	2	2	8	-18	-3	-4	-3	-28
MISSION HILL	1	0	0	0	1	0	1	0	0	1	-1	1	0	0	0
NORTH END	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0
ROSLINDALE	5	3	4	0	12	3	0	1	0	4	-2	-3	-3	0	-8
ROXBURY	7	11	3	8	29	3	1	3	1	8	-4	-10	0	-7	-21
SOUTH BOSTON	2	8	1	1	12	1	3	0	1	5	-1	-5	-1	0	-7
SOUTH BOSTON WATERFRONT	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1
SOUTH END	0	2	0	0	2	0	1	0	0	1	0	-1	0	0	-1
WEST END	0	2	0	0	2	0	0	0	0	0	0	-2	0	0	-2
WEST ROXBURY	15	2	1	1	19	5	2	1	1	9	-10	0	0	0	-10
CITYWIDE	116	72	63	49	300	39	23	19	11	92	-77	-49	-44	-38	-208

Source: The Warren Group data, DND analysis

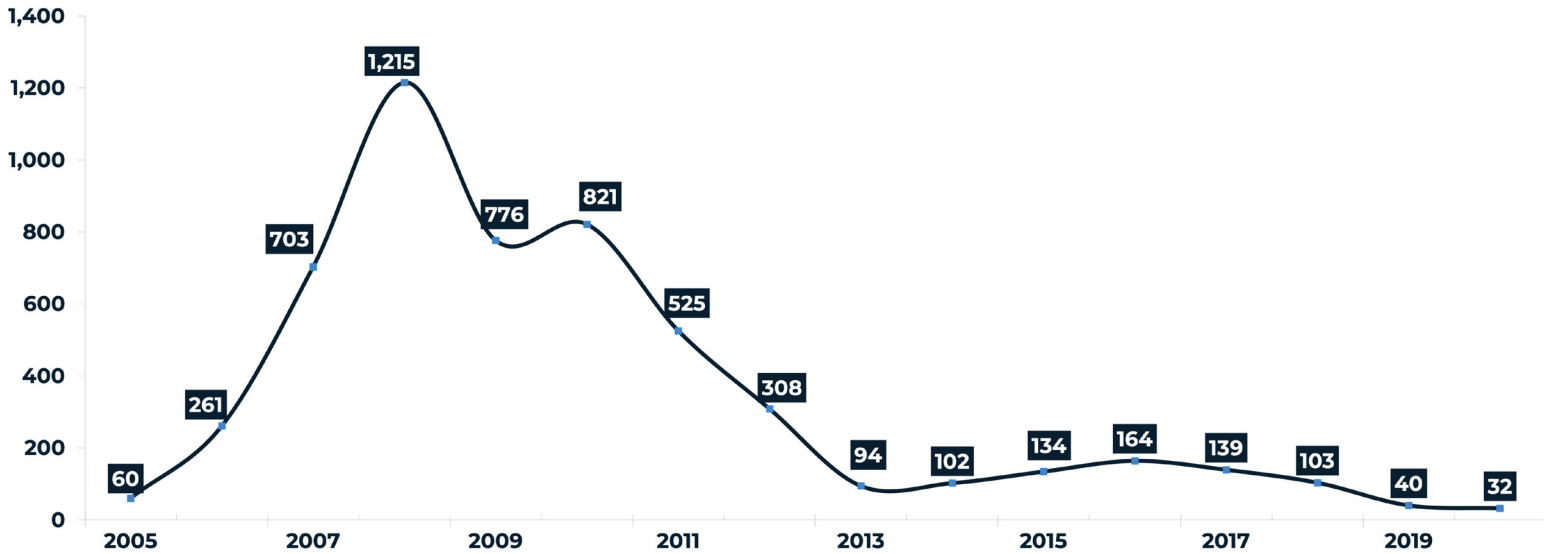
FORECLOSURE PETITIONS

Sixty-seven percent of the properties petitioned were condominiums and single-family homes. In comparison, 33 percent were two-and-three family properties. Comparatively, Boston's residential housing stock (by parcel) comprises 75 percent condominium and single-family properties, while 25 percent are multi-family (2-3 units). Therefore, the petitions of multi-families continue to be overrepresented relative to their proportion of Boston's housing stock. This elevation of foreclosure in multi-family properties is particularly troubling because it impacts both owners and tenants, as discussed in the tenancy section.

Some of the owners of these petitioned properties will be able to avoid foreclosures through alternative resolutions, such as mortgage modifications, mortgage write-downs, refinances, or short sales. For example, in 2020, Boston Home Center (BHC) closed 26 out of the 41 petition-related cases. BHC is a division of the City's Department of Neighborhood Development, which helps Boston residents purchase, improve, and keep their homes. The closed cases resulted in 23 (88%) favorable resolutions that prevented foreclosure (primarily loan modifications). BHC counseled the other three cases (11.5%), or the participants were non-responsive. The fifteen remaining cases were still open at the end of 2020, with staff continuing to work on resolutions.

FORECLOSURE DEEDS

CHART 2. FORECLOSURE DEEDS IN BOSTON, 2005-2020



The number of foreclosure deeds decreased by 20 percent from 2019 to 2020, from 40 to 32 foreclosure deeds. In 2019 and 2020, foreclosure levels were lower than any time since 2004, a year with only 25 foreclosure deeds. Because of the low number of foreclosures, no neighborhood had significant fluctuations in the number of foreclosures. The most notable changes occurred in Hyde Park and East Boston, with a decrease of six foreclosures and an increase of three foreclosures, respectively. The following neighborhoods had three or more foreclosures: Dorchester, East Boston, Hyde Park, Jamaica Plain, Mattapan, and Roxbury. Seventy-six percent of foreclosed properties were condominiums and single-family homes, while 30 percent were multi-family. No property types saw a rise in foreclosures.

FORECLOSURE DEEDS

TABLE 2. FORECLOSURE DEEDS BY NEIGHBORHOODS & PROPERTY TYPE

	FORECLOSURE DEEDS - 2019					FORECLOSURE DEEDS - 2020					CHANGE				
	CONDO	1-FAM	2-FAM	3-FAM	TOTAL	CONDO	1-FAM	2-FAM	3-FAM	TOTAL	CONDO	1-FAM	2-FAM	3-FAM	TOTAL
ALLSTON	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BACK BAY	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0
BAY VILLAGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BEACON HILL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BRIGHTON	0	1	1	0	2	0	0	1	0	1	0	-1	0	0	-1
CHARLESTOWN	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1
CHINATOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DORCHESTER	3	0	5	2	10	5	3	0	1	9	2	3	-5	-1	-1
DOWNTOWN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EAST BOSTON	1	0	0	0	1	2	0	0	2	4	1	0	0	2	3
FENWAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HYDE PARK	7	2	1	0	10	2	1	0	1	4	-5	-1	-1	1	-6
JAMAICA PLAIN	0	2	0	0	2	0	1	0	2	3	0	-1	0	2	1
LEATHER DISTRICT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LONGWOOD MEDICAL AREA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MATTAPAN	1	0	1	1	3	2	1	0	0	3	1	1	-1	-1	0
MISSION HILL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NORTH END	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1
ROSLINDALE	2	0	0	1	3	1	0	0	0	1	-1	0	0	-1	-2
ROXBURY	0	2	1	0	3	1	1	1	0	3	1	-1	0	0	0
SOUTH BOSTON	0	2	0	0	2	0	0	0	0	0	0	-2	0	0	-2
SOUTH BOSTON WATERFRONT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SOUTH END	0	1	0	0	1	0	0	0	0	0	0	-1	0	0	-1
WEST END	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WEST ROXBURY	2	0	0	0	2	1	0	0	0	1	-1	0	0	0	-1
CITYWIDE	16	11	9	4	40	15	9	2	6	32	-1	-2	-7	2	-8

Source: The Warren Group data, DND analysis

TENANCY

Table 3 breaks out foreclosure petitions by owner-occupancy. During the 2000s, foreclosures were primarily of investor-owned properties. During the last decade, while the total number of petitions has declined, the percentage of petitions on owner-occupied properties has been rising steadily, to more than 60 percent. In 2020, that rate dropped to 57 percent.

Nonetheless, there were still more than 90 foreclosure petitions filed in 2020. While more than half of petitions affect owner-occupant homeowners, not all petitions lead to foreclosure. In addition, owner-occupant homeowners in foreclosure have better access to foreclosure counseling and prevention resources than investors. As a result, petitions on investor owners are more likely to result in a foreclosure deed than for owner-occupants.

TABLE 3: FORECLOSURE PETITIONS BY OWNER-OCCUPANCY, 2011-2020

YEAR	OWNER-OCCUPIED	INVESTOR-OWNED	TOTAL	PERCENTAGE OWNER-OCCUPIED
2011	418	314	732	57%
2012	520	370	890	58%
2013	131	101	232	56%
2014	179	143	322	56%
2015	295	205	500	59%
2016	313	220	533	59%
2017	259	159	418	62%
2018	207	129	336	62%
2019	183	117	300	61%
2020	52	40	92	57%

Source: The Warren Group data, DND analysis

TENANCY

In 2020, there were just eight owner-occupied property foreclosures, likely attributable to COVID-19 pandemic restrictions. Reducing the number of foreclosure executions on owner-occupied homes in the City of Boston to less than 20 per year is one of Boston's comprehensive housing policy goals discussed in *Housing a Changing City: Boston 2030*. The City met this goal in both 2019 and 2020.

TABLE 4: FORECLOSURE DEEDS BY OWNER-OCCUPANCY, 2011-2020

YEAR	OWNER-OCCUPIED	INVESTOR-OWNED	TOTAL	PERCENTAGE OWNER-OCCUPIED
2011	196	329	525	37%
2012	103	205	308	33%
2013	35	59	94	37%
2014	34	68	102	33%
2015	54	80	134	40%
2016	57	107	164	35%
2017	58	81	139	42%
2018	35	68	103	34%
2019	15	25	40	38%
2020	8	24	32	25%

Source: The Warren Group data, DND analysis

TENANCY

The residential exemption status from the City of Boston's Assessing Department is used to identify whether a foreclosed property is owner-occupied. To receive a residential exemption from the City, an owner must live in the property on January 1st of the upcoming tax bill year and submit appropriate documentation to the Assessing Department. Owner-occupied units likely are underestimated using this data source. However, it remains the most reliable and accessible source to identify owner-occupied properties. It is assumed that all properties without a residential exemption are tenant-occupied. The owner-occupied two- and three-family homes have one or two rental units, respectively, to estimate the number of tenant-occupied units affected by foreclosure.

The 32 properties foreclosed in 2020 comprise 46 units of housing. This estimate likely overestimates the number of tenants affected because it relies on the Assessing Department's residential exemption status and assumes that all units are occupied at the time of foreclosure. Using this method, however, it is estimated that up to 38 tenant-occupied housing units were or may have been displaced due to foreclosure. (Buildings with more than four dwelling units are rarely foreclosed upon and, therefore, not included in this report.)

TENANCY

TABLE 5: ESTIMATE OF THE NUMBER OF TENANT-OCCUPIED HOUSING UNITS IN FORECLOSED PROPERTIES, 2011-2020

YEAR	NUMBER OF FORECLOSED PROPERTIES	NUMBER OF HOUSING UNITS	ESTIMATE OF NUMBER OF RENTAL UNITS	PERCENTAGE RENTAL UNITS
2011	525	780	549	70%
2012	308	466	363	78%
2013	94	137	102	74%
2014	102	135	101	75%
2015	134	181	127	70%
2016	164	239	183	77%
2017	139	194	136	70%
2018	103	150	115	77%
2019	40	57	42	74%
2020	32	46	38	83%

Source: The Warren Group data, DND analysis

TENANCY

TABLE 6: 2020 FORECLOSED PROPERTIES BY PROPERTY TYPE AND NUMBER OF HOUSING UNITS

PROPERTY TYPE	FORECLOSURES	HOUSING UNITS	TENANT UNITS
CONDOMINIUMS	7	7	7
1-FAMILY	10	10	10
2-FAMILY	1	2	2
3-FAMILY	6	18	18
TOTAL INVESTOR-OWNED	24	37	37
CONDOMINIUMS	2	2	0
1-FAMILY	5	5	0
2-FAMILY	1	2	1
3-FAMILY	0	0	0
TOTAL OWNER-OCCUPIED	8	9	1
TOTAL	32	46	38

Source: The Warren Group data, DND analysis

REAL ESTATE OWNED PROPERTY

A property becomes Real Estate Owned (REO) or lender-owned when taken back by the lender at a foreclosure auction instead of being purchased by a third-party investor. This process occurs when the purchase price offered at auction is lower than the amount the lender is owed. Of the 32 properties foreclosed in 2020, lenders bought back 17 (53.1%), a slight percentage increase from last year. However, this percentage is considerably lower than in 2011 (77.7%), when Boston's housing market was still struggling to recover from the Great Recession.

TABLE 7: PERCENTAGE OF REO PROPERTIES, 2011-2020

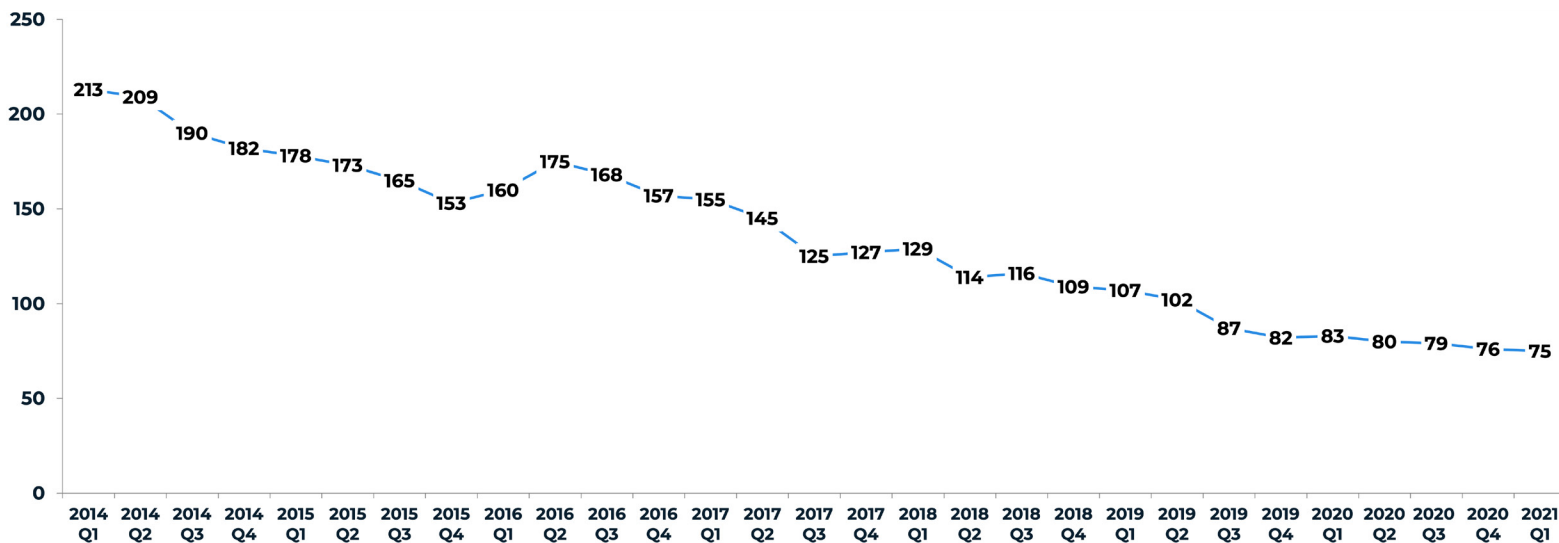
YEAR	REO	PRIVATE BUYER	PERCENTAGE OF TOTAL FORECLOSURES	PERCENTAGE REO
2011	408	117	525	77.7%
2012	230	78	308	74.7%
2013	55	39	94	58.5%
2014	60	42	102	58.8%
2015	72	62	134	53.7%
2016	109	55	164	66.5%
2017	64	75	139	46.0%
2018	52	51	103	50.5%
2019	21	19	40	52.5%
2020	17	15	32	53.1%

Source: The Warren Group data, DND analysis

The number of properties held by lenders (the “REO inventory”) is in flux throughout the year. Some properties become REO at auction, and lenders sell properties that they own. At year-end 2020, the City identified 74 properties that were still REO after considering properties either sold or foreclosures rescinded in Land Court (see Chart 2). This change represents a decrease of eight REOs compared to the 2019 year-end count of 82 properties.

REAL ESTATE OWNED PROPERTY

CHART 3. REO END OF QUARTER COUNTS, 2014-2021



The City of Boston established a goal to reduce REO properties by 50 percent by 2016 in its *Housing Boston 2030* plan. The current REO count of 75 represents a 64 percent decline from the revised 2013 end-of-year count. Most importantly, only 20 (9%) of the adjusted count of 213 properties from the 2013 year-end count remain, indicating significant progress on returning distressed properties to the market.

Vacant REO properties can pose a risk to neighborhoods by attracting crime and lowering local property values. In addition, over time, REO properties can begin to deteriorate and show signs of physical distress, adding to the City's distressed building inventory and ultimately destabilizing communities. For these reasons, properties that remain REO for long periods are a more significant concern than properties that banks resell quickly.

REGIONAL AND STATE CONTEXT

The following tables show foreclosure petitions, foreclosure deeds, and total foreclosure activity (including foreclosure sales) per 1,000 residential parcels (single-family, multi-family, and condominiums) for Massachusetts cities with populations over 90,000 and for the entire state. Boston ranks ninth for foreclosure petitions and foreclosure deeds among the top ten most populated Massachusetts municipalities in 2020. Indeed, Boston's foreclosure petition rate (0.7/1,000 parcels) and foreclosure deed rate (0.3/1,000) and significantly lower than the state's rates on these measures (0.9/1,000 and 0.7/1,000, respectively).

TABLE 8: FORECLOSURE PETITION RATE FOR TOP 10 MOST POPULATED MASSACHUSETTS CITIES

RANK	MASSACHUSETTS CITY (POPULATIONS OVER 90,000)	2019 PETITIONS	2020 PETITIONS	CHANGE	2019 FORECLOSURE PETITION RATE PER 1,000 RESIDENTIAL PARCELS	2020 FORECLOSURE PETITION RATE PER 1,000 RESIDENTIAL PARCELS	CHANGE
1	SPRINGFIELD	306	108	-198	8.5	3	-5.5
2	BROCKTON	171	63	-108	7.7	2.8	-4.8
3	WORCESTER	197	56	-141	5.1	1.4	-3.6
4	FALL RIVER	73	23	-50	4.5	1.4	-3.1
5	LYNN	100	23	-77	5.3	1.2	-4.1
6	LOWELL	86	26	-60	3.9	1.2	-2.7
7	NEW BEDFORD	124	24	-100	6	1.2	-4.9
8	QUINCY	52	16	-36	2.2	0.7	-1.5
9	BOSTON	300	92	-208	2.4	0.7	-1.6
10	CAMBRIDGE	10	3	-7	0.5	0.1	-0.3
	TOTAL COUNT	1,419	434	-985	4.1	1.2	-2.8
	MASSACHUSETTS	5,816	1,812	-4,004	3	0.9	-2

Source: Division of Local Services, MA Department of Revenue, Data Analytics and Resources Bureau

STATE CONTEXT

TABLE 9. FORECLOSURE DEED RATE FOR TOP 10 MOST POPULATED MASSACHUSETTS CITIES

RANK	MASSACHUSETTS CITY (POPULATIONS OVER 90,000)	2019 DEEDS	2020 DEEDS	CHANGE	2019 FORECLOSURE RATE PER 1,000 RESIDENTIAL PARCELS	2020 FORECLOSURE RATE PER 1,000 RESIDENTIAL PARCELS	CHANGE
1	SPRINGFIELD	182	84	-98	5.1	2.3	-2.7
2	NEW BEDFORD	64	45	-19	3.1	2.2	-0.9
3	BROCKTON	70	36	-34	3.1	1.6	-1.5
4	FALL RIVER	39	24	-15	2.4	1.5	-0.9
5	WORCESTER	117	51	-66	3	1.3	-1.7
6	LYNN	40	20	-20	2.1	1	-1.1
7	LOWELL	33	15	-18	1.5	0.7	-0.8
8	QUINCY	15	10	-5	0.6	0.4	-0.2
9	BOSTON	40	34	-6	0.3	0.3	-0.1
10	CAMBRIDGE	3	2	-1	0.1	0.1	0
	TOTAL COUNT	603	321	-282	1.7	0.9	-0.8
	MASSACHUSETTS	2,536	1,321	-1,215	1.3	0.7	-0.6

Source: Division of Local Services, MA Department of Revenue, Data Analytics and Resources Bureau

Boston's total foreclosure activity rate (1.4/1,000) is tied with Quincy but ranked higher because Boston's total foreclosure activity is higher. Again Boston's rate is lower than the state rate as well as the total rate for comparative cities. Brockton and Springfield consistently have had among the highest foreclosure activity rates among the largest cities in Massachusetts since the Great Recession of 2007 to 2009.

STATE CONTEXT

Table 10: Total Foreclosure Activity (Petitions, Sales, and Deeds) per 1,000 Parcels

RANK	MASSACHUSETTS CITY (POPULATIONS OVER 90,000)	2019	2020	CHANGE	2019 FORECLOSURE ACTIVITY PER 1,000 RESIDENTIAL PARCELS	2020 FORECLOSURE ACTIVITY PER 1,000 RESIDENTIAL PARCELS	CHANGE
1	BROCKTON	653	209	-444	29.2	9.3	-19.9
2	SPRINGFIELD	1,177	295	-882	32.9	8.2	-24.6
3	LYNN	418	92	-326	22	4.8	-17.2
4	WORCESTER	766	182	-584	19.8	4.7	-15.1
5	FALL RIVER	321	71	-250	19.7	4.3	-15.4
6	NEW BEDFORD	329	89	-240	16	4.3	-11.7
7	LOWELL	323	61	-262	14.7	2.8	-12
8	BOSTON	620	178	-442	4.9	1.4	-3.5
9	QUINCY	184	33	-151	7.7	1.4	-6.4
10	CAMBRIDGE	44	8	-36	2	0.4	-1.6
	TOTAL COUNT	4,835	1,218	-3,617	14.1	3.5	-10.6
	MASSACHUSETTS	19,473	4,453	-15,020	10	2.3	-7.7

Source: Division of Local Services, MA Department of Revenue, Data Analytics and Resources Bureau

THE IMPACT OF COVID-19

Despite the economic distress created by the COVID-19 Pandemic, foreclosure activity in 2020 was at record lows, in part because of the relief provided to eligible homeowners by both the Commonwealth of Massachusetts and the federal government. The State moratorium ended in October 2020. This moratorium prevented lenders or servicers from undertaking foreclosure-related actions such as a foreclosure sale or exercising a right to entry. This moratorium applied to owner-occupied homes of four units or fewer that were neither vacant nor abandoned. Generally speaking, this moratorium did not allow homeowners to skip payments; instead, it allowed homeowners to pay in a lump sum, via a repayment schedule or through a loan modification. In addition, during the moratorium period, penalties and late fees were waived for missed payments. The federal foreclosure moratorium applies to federally backed mortgages such as Freddie Mac, Fannie Mae, and HUD/FHA loans. However, lenders or servicers of non-federally backed mortgages may provide some relief on their own. The federal relief ends June 30, 2021. However, some banks, such as Wells Fargo, have announced extensions of mortgage relief through the rest of the year.

Though foreclosure protections are ending, new funds will soon become available to assist vulnerable homeowners. As part of the American Rescue Plan Act (ARP), nearly \$10 billion was provided to assist homeowners. Of these funds, the Commonwealth is receiving \$178.5 million, and will launch a program in the second half of 2021.

Even with this funding, it is expected that foreclosures will rise in the last half of 2021 and into 2022, though it is difficult to predict how much. In the first half of 2021, calls to the Boston Home Center to inquire about foreclosure prevention services nearly tripled. The City will monitor foreclosures closely, reach out to homeowners, continue to offer foreclosure prevention services, and connect owners to the ARP funds so as to protect Boston's homeowners.