



Massachusetts Housing Finance Agency
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Posted: October 25, 2023
Secretary of the Commonwealth, Regulations Division
Executive Office for Administration & Finance
masshousing.com

NOTICE OF PUBLIC HEARING
ON PROPOSED ISSUANCE OF BONDS AND/OR NOTES
BY THE MASSACHUSETTS HOUSING FINANCE AGENCY

Public notice is hereby given that on the 3rd day of November, 2023, at 9:30 a.m., the MASSACHUSETTS HOUSING FINANCE AGENCY ("MassHousing") will conduct a public hearing, by telephone as described below, for the purpose of giving all interested persons an opportunity to be heard on the proposed issuance by MassHousing of one or more issues of tax-exempt bonds or bond anticipation notes for proposed projects described herein. Such bonds or bond anticipation notes will be issued pursuant to a plan of finance and in accordance with Sections 142 and 146 of the Internal Revenue Code, as amended, including Section 146(i)(6)(B) to recycle certain prior tax-exempt obligations issued by MassHousing, for the purpose of financing and refinancing the costs of acquisition, construction, and/or rehabilitation of the multi-family residential rental projects described below, including reserve fund, capitalized interest, and a portion of the costs of issuance. Pursuant to Section 20 of Chapter 20 of the Acts of 2021, as amended, regarding the conduct of public hearings in The Commonwealth of Massachusetts (the "Commonwealth"), the public hearing will be conducted via the following toll-free telephonic conference line:

Dial In: 1-877-336-1828

Participant Code: 7643812#

Anyone wishing to be heard during this telephonic hearing must notify MassHousing in writing, at least 24 hours prior to the hearing, by email to TEFRAHearingInfo@MassHousing.com or by mail to MassHousing, One Beacon Street, Boston, MA 02108, Attn: Kathleen Connolly.

Following is a brief description of the developments to be financed or refinanced:

Project Name	Owner*	Location(s)	Aggregate Face Amount of Tax-Exempt Obligations Not to Exceed
3 Jerome Smith Road	The Community Builders, Inc.	3 Jerome Smith Road, Provincetown	\$25,713,750
10 @ 8 th	10 @ 8 th LLC Alinea Capital Partners, LLC	278 Union Street, New Bedford	\$21,500,000
250 Centre Street	250 Centre Street Housing LLC The Community Builders, Inc.	250 Centre Street, Boston	\$625,000
41 LaGrange Street	41 LaGrange Street 4% LLC Planning Office for Urban Affairs, Inc.	41 LaGrange Street, Boston	\$70,438,750
52 New Street	52 New Street Owner LLC Just-A-Start Corporation	52 New Street, Cambridge	\$50,146,875

* Owner or principal user of the project, or true beneficial party of interest.

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Kornegay, Executive Director

Project Name	Owner*	Location(s)	Aggregate Face Amount of Tax-Exempt Obligations Not to Exceed
84 Warren Street	Madison 84 Warren LLC Madison Park Development Corporation	84 Warren Street, Boston	\$19,610,000
470 Main Street	NewVue Communities, Inc.	470 Main Street, Fitchburg	\$4,522,500
2085 Washington	Madison Park Development Corporation	2083-2089 Washington Street, Boston	\$40,000,000
The Aurora	Aurora Redevelopment LLC The Community Builders, Inc.	660 Main Street, Worcester	\$10,311,250
Bartlett F5	Bartlett F5 LLC Bartlett Place LLC	59 Bartlett Station Drive, Boston	\$19,056,250
Brockton South TOD	NWHS 1200 Montello LLC Neighbor Works Housing Solutions	1200 Montello Street, Brockton	\$38,750,000
Bunker Hill Building M	Building M Owner LLC BH Building M Developer LLC	40 Corey Street, Boston	\$2,000,000
Cape Cod Five Redevelopment	West and Skaket LLC Pennrose, LLC	19 West Road, Orleans	\$22,812,500
Clifton Place	Clifton Place, LLC Cambridge Housing Authority	1 Jackson Place, Cambridge	\$110,261,250
Columbia – Uphams Apartments	AHSC Columbia Uphams LLC Affordable Housing and Services Collaborative, Inc.	392 Columbia Road 612-618 Columbia Road, Boston	\$15,259,615 14,927,885 Not to exceed \$30,187,500 in the aggregate
Curtis Apartments Phase 1	Trinity Curtis Phase One Limited Partnership Trinity Financial, Inc	30-58 Great Brook Valley Avenue, Worcester	\$64,875,000
Elm Place 4%	Swampscott Housing Four Limited Partnership WinnDevelopment Company Limited Partnership	125 Essex Street, Swampscott	\$21,831,250
Eva White Apartments	Eva White Limited Partnership WinnDevelopment Company Limited Partnership	440 Tremont Street, Boston	\$38,312,500

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Project Name	Owner*	Location(s)	Aggregate Face Amount of Tax-Exempt Obligations Not to Exceed
Gardner Terrace I – Makepeace Apartments	Gardner Terrace I Preservation Associates Limited Partnership Preservation of Affordable Housing, Inc.	46 Pine Street, Attleboro	\$32,250,000
Meshacket Commons	Meshacket LLC Affirmative Investments, Inc.	38 Meshacket Road, Edgartown	\$16,822,500
Old Colony Phase Six	Old Colony 6 Bonds Limited Partnership Beacon Communities Development, LLC	331 East Eighth Street, Boston	\$54,086,250
Parcel R-1	Parcel R-1 Development LLC Asian Community Development Corporation	55 Hudson Street, Boston	\$28,750,000
The Pointe at Hills Farm 4%	Hills Farm Four Limited Partnership WinnDevelopment Company Limited Partnership	526 Hartford Turnpike, Shrewsbury	\$13,757,500
Prospect Estates	AHSC Prospect Estates LLC Affordable Housing and Services Collaborative, Inc.	10 Prospect Street 41 Prospect Street, Webster	\$4,830,000 3,795,000 Not to exceed \$8,625,000 in the aggregate
Salem Schools Redevelopment	Salem Schools LLC North Shore Community Development Coalition, Inc.	160 Federal Street 13 Hawthorne Boulevard, Salem	\$14,878,689 13,483,811 Not to exceed \$28,362,500 in the aggregate
Singing Bridge Residences	Brisa Development LLC	75 West Main Street, Chicopee	\$29,969,000
Van Der Heyden Apartments	Van Der Heyden Apartments Limited Partnership Paul Oldenburg	770-780 State Street, Springfield	\$12,068,750
Waterworks II	SHA Waterworks II, LLC Somerville Housing Authority	2 Capen Court, Somerville	\$3,000,000
West Housatonic Apartments	Berkshire Housing Development Corporation	111 West Housatonic Street, Pittsfield	\$7,607,500

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Issuance of the proposed bonds and/or notes is subject to the approval of the Governor of the Commonwealth.

Upon sufficient notice, necessary auxiliary communication services will be provided to people with disabilities. To request such arrangements, call (617) 854-1043 (voice); (617) 854-1027 (FAX); (617) 854-1025 (TDD); or Massachusetts Relay number (800) 439-2370.

MASSACHUSETTS HOUSING FINANCE AGENCY