



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

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Posted: May 13, 2024
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 21st day of May, 2024, 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
250 Centre Street	250 Centre Street Housing LLC The Community Builders, Inc.	250 Centre Street, Boston	\$625,000
41 LaGrange Street 4%	41 LaGrange Street Four LLC Planning Office for Urban Affairs, Inc.	41 LaGrange Street, Boston	\$71,290,000
84 Warren Street	Madison 84 Warren LLC Madison Park Development Corporation	84 Warren Street, Boston	\$19,610,000

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

Project Name	Owner*	Location(s)	Aggregate Face Amount of Tax-Exempt Obligations Not to Exceed
470 Main Street	NewVue Communities, Inc.	470 Main Street, Fitchburg	\$4,522,500
Bartlett Station – Lot D	Bartlett Lot D Preservation Associates Limited Partnership Preservation of Affordable Housing, Inc.	2503 Washington Street, Boston	\$562,500
Brockton South TOD	NWHS 1200 Montello LLC NeighborWorks Housing Solutions	1200 Montello Street, Brockton	\$38,750,000
Casas Borinquen Apartments	Inquilinos Boricuas en Accion, Inc.	405 Shawmut Avenue, Boston	\$31,750,000
Clifton Place	Clifton Place, LLC Kennedy Management Inc.	In the area bounded on the north by Rindge Avenue, on the east by North Cambridge Catholic Cemetery, on the south by existing train tracks and on the west by Clifton Circle and Brickworks Driveway, Cambridge	\$106,250,000
Columbia Uphams Apartments	AHSC Columbia Uphams LLC Affordable Housing and Services Collaborative, Inc.	392 Columbia Road 612-618 Columbia Road, Boston	\$15,145,879 \$14,816,621 Not to exceed \$29,962,500 in the aggregate
Curtis Apartments Phase 1	Trinity Curtis Phase One Limited Partnership Trinity Financial, Inc	40 & 50 Great Brook Valley Avenue, Worcester	\$57,500,000
Eva White Apartments	Eva White Limited Partnership WinnDevelopment Company Limited Partnership	440 Tremont Street, Boston	\$38,312,500
Mary Ellen McCormack Building A	MEM Building A LLC WinnDevelopment Company Limited Partnership	In the area to the east and north of O'Connor Way, to east of Dorchester Ave, to the south of Devine Way, to the southwest of Logan Way, to the north-west of O'Callaghan Way, and to the north of Kemp Street, Boston.	\$81,465,000
Meshacket Commons	Meshacket LLC Affirmative Investments, Inc.	38 Meshacket Road, Edgartown	\$18,811,250
Old Colony Phase Six	Old Colony 6 Bonds Limited Partnership Beacon Communities Services LLC	331 East 8th Street, Boston	\$53,992,500

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Project Name	Owner*	Location(s)	Aggregate Face Amount of Tax-Exempt Obligations Not to Exceed
Parcel R-1	Parcel R-1 Development LLC Asian Community Development Corporation	55 Hudson Street, Boston	\$28,750,000
Province Post	Province Post LLC The Community Builders, Inc.	3 Jerome Smith Road, Provincetown	\$27,686,250
Salem Schools Redevelopment	Salem Schools Owner LLC North Shore Community Development Coalition, Inc.	160 Federal Street 13 Hawthorne Boulevard, Salem	\$14,137,705 \$12,812,295 Not to exceed \$26,950,000 in the aggregate
Singing Bridge Residences	Brisa Development LLC	75 West Main Street, Chicopee	\$29,969,000

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

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