

**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 29th day of May, 2017, at 10:30 a.m., the MASSACHUSETTS HOUSING FINANCE AGENCY (“MassHousing”) will conduct a public hearing at their offices, Amherst Conference Room, 6th Floor, One Beacon Street, Boston, Massachusetts, 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. Such bonds or bond anticipation notes will be issued pursuant to a plan of finance and in accordance with Section 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 new 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. Anyone wishing to attend this hearing must notify MassHousing, in writing, attention of Paul J. Scola, Manager of Finance and Bond Compliance, not less than 24 hours prior to the public hearing. Following is a brief description of the developments to be financed or refinanced:

808 Memorial Drive, located at 808-812 Memorial Drive in Cambridge, is an existing 301-unit Section 236 development in a mid-rise building overlooking the Charles River. The property provides a mix of 1- and 2-bedroom affordable and market rate apartments, as well as 38,000 square feet of commercial space and a 263-space parking garage. The developer proposes to prepay the existing debt and refinance and renovate the development under a new tax credit partnership. The financing plan intends to convert enhanced vouchers to Section 8 Project-Based Vouchers and to retain the remaining HUD debt service subsidy through the life of project. The project will be owned by a to-be-formed limited partnership or limited liability corporation controlled and managed by Homeowner’s Rehab, Inc. (HRI). The project will also be developed by HRI. The maximum aggregate face amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$75,000,000 outstanding at any time. The tax-exempt obligations will be issued as part of a plan of financing which may also include certain additional obligations or obligations issued to refund previous financings under the plan but in any event will not exceed \$75,000,000 outstanding at any time.

Bedford Village/447 Concord, the acquisition and rehabilitation of a scattered site development spread over thirteen buildings consisting of 110 units. The maximum aggregate face amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$19,217,500 outstanding at any time to be allocated in whole or in part, at one or more of the following sites in Massachusetts as follows: an aggregate principal amount not to exceed \$16,771,636 at 12 Bedford Village, Bedford (10 buildings, 96 units, 3-stories), and an aggregate principal amount not to exceed \$2,445,864 at 447 Concord Road, Bedford (3 buildings, 14 units, 2-stories). The proposal calls for a unit mix as follows: 38, 1-bedroom; 58, 2-bedroom; and 14, 3-bedroom units. The proposed financing will be supported by

Low Income Housing Tax Credit (“LIHTC”) units at or below 60% Area Median Income (“AMI”), Massachusetts Rental Voucher Program (“MRVP”) Contract units, and a Metro Housing PBV HAP Contract at or below 50% AMI. The project will be owned by Bedford Village Preservation Associates Limited Partnership and developed by Preservation of Affordable Housing, Inc. The tax-exempt obligations will be issued as part of a plan of financing which may also include certain additional obligations or obligations issued to refund previous financing under the plan but in any event will not exceed \$19,217,500 outstanding at any time.

The Close Building, the acquisition and rehabilitation of a scattered site development spread over one building and 2 parking lots consisting of 61 units. The maximum aggregate face amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$11,625,000 outstanding at any time to be allocated in whole or in part, at one or more of the following sites in Massachusetts as follows: an aggregate principal amount not to exceed \$11,625,000 at 243 Broadway Street, Cambridge (one building, 61 units, 6-stories), an aggregate principal amount not to exceed \$500,000 for a parking lot located at 242 Windsor Street, Cambridge; and an aggregate principal amount not to exceed \$500,000 for a parking lot located at 240 Broadway Street, Cambridge. The proposal calls for a unit mix as follows: 6 studios; 49, 1-bedroom; and 6, 2-bedroom units. The proposed financing will be supported by a Section 8 Project Based (HAP) contract which will cover 61 units. The project will be owned by The Close Building, LLC and developed by Just-A-Start Corporation. The tax-exempt obligations will be issued as part of a plan of financing which may also include certain additional obligations or obligations issued to refund previous financing under the plan but in any event will not exceed \$11,625,000 outstanding at any time.

Concord Highlands, located at 671-675 Concord Avenue, Cambridge, will include new construction consisting of 98 units. The proposal calls for a unit mix as follows: 32, 1-bedroom; 45, 2-bedroom; and 21, 3-bedroom units. The proposed financing will be supported by Section 8 Project Based (HAP) contract which will cover 8 units; Workforce Housing funds at 60%, 80% and 100% of AMI which will cover 52, 21 and 17 units, respectively. The project will be owned by HRI Concord Highlands II LLC and developed by Homeowner’s Rehab, Inc. The maximum aggregate face amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$26,208,750 outstanding at any time. The tax-exempt obligations will be issued as part of a plan of financing which may also include certain additional obligations or obligations issued to refund previous financing under the plan but in any event will not exceed \$26,208,750 outstanding at any time.

Cote Village, located at 820 Cummins Highway, Boston (Mattapan), will include acquisition and construction consisting of 76 units. The proposal calls for a unit mix as follows: 17, 1-bedroom; 47, 2-brdroom; and 12, 3-bedroom units. The proposed financing will be supported by a Section 8 Project Based (HAP) contract which will cover 8 units. The project will be owned by Cote Village LLC or a to-be-formed limited partnership or limited liability corporation and developed by Caribbean Integration Community Development. The maximum aggregate face

amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$24,000,000 outstanding at any time. The tax-exempt obligations will be issued as part of a plan of financing which may also include certain additional obligations or obligations issued to refund previous financing under the plan but in any event will not exceed \$24,000,000 outstanding at any time.

Haynes House, located at 735 Shawmut Avenue, Boston, will include acquisition and rehabilitation consisting of 131 units. The proposal calls for a unit mix as follows: 26, 1-bedroom; and 105, 2-bedroom units. The property will be supported by project-based MRVP subsidy which will cover 33 units. The project will be owned and developed by Madison Park Development Corporation. The maximum aggregate face amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$34,000,000 outstanding at any time. The tax-exempt obligations will be issued as part of a plan of financing which may also include certain additional obligations or obligations issued to refund previous financing under the plan but in any event will not exceed \$34,000,000 outstanding at any time.

King Pine, the acquisition and rehabilitation of a scattered site development spread over two buildings consisting of 234 units. The maximum aggregate face amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$12,375,000 outstanding at any time to be allocated in whole or in part, at one or more of the following sites in Massachusetts as follows: an aggregate principal amount not to exceed \$6,346,154 at 383 East River Street, Orange (6 buildings, 120 units, 2-stories), and an aggregate principal amount not to exceed \$6,028,846 at 419 East River Street, Orange (11 buildings, 114 units, 2-stories). The proposal calls for a unit mix as follows: 138, 1-bedroom; 72, 2-bedroom; 18, 3-bedroom; and 6, 4-bedroom units. The proposed financing will be supported by Section 8 Project Based (HAP) contract which will cover 28 units, an MRVP contract which will cover 45 units and LIHTC at or below 60% AMI which will cover 41 units. The project will be owned by King Pine RHF, LP and developed by Retirement Housing Foundation. The tax-exempt obligations will be issued as part of a plan of financing which may also include certain additional obligations or obligations issued to refund previous financing under the plan but in any event will not exceed \$12,375,000 outstanding at any time.

Old Colony Phase Three A4, located at 25 James O'Neil Street, Boston, will include acquisition and new construction consisting of 108 units. The proposal calls for a unit mix as follows: 33, 1-bedroom; 52, 2-bedroom; 21, 3-bedroom; and 2, 4-bedroom units. The property will also be supported by project-based rental assistance which will cover 108 units. The project will be owned by a to-be-formed limited partnership or limited liability corporation and developed by Beacon Communities. The maximum aggregate face amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$37,500,000 outstanding at any time. The tax-exempt obligations will be issued as part of a plan of financing which may also include certain additional obligations or obligations issued to

refund previous financing under the plan but in any event will not exceed \$37,500,000 outstanding at any time.

The Pitts Portfolio, the acquisition and rehabilitation of a scattered site development spread over 21 buildings consisting of 201 units. The maximum aggregate face amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$57,875,000 outstanding at any time to be allocated in whole or in part, at one or more of the following sites in Massachusetts as follows: an aggregate principal amount not to exceed \$3,455,224 at 77-79 Fayston Street, Roxbury (1 building, 12 units, 3-stories), an aggregate principal amount not to exceed \$3,455,224 at 81-83 Fayston Street, Roxbury (1 building, 12 units, 3-stories), an aggregate principal amount not to exceed \$3,455,224 at 85-87 Fayston Street, Roxbury (1 building, 12 units, 3-stories), an aggregate principal amount not to exceed \$6,334,577 at 22-24 Greenville Ave, Roxbury (1 building, 22 units, 4-stories), an aggregate principal amount not to exceed \$1,727,612 at 41 Intervale Street, Roxbury (1 building, 6 units, 3-stories), an aggregate principal amount not to exceed \$1,727,612 at 128-130 Intervale Street, Roxbury (1 building, 6 units, 3-stories), an aggregate principal amount not to exceed \$4,606,965 at 40-42 Lawrence Ave, Roxbury (1 building, 16 units, 4-stories), an aggregate principal amount not to exceed \$1,727,612 at 105-107 Lawrence Ave, Roxbury (1 building, 6 units, 3-stories), an aggregate principal amount not to exceed \$1,727,612 at 109-111 Lawrence Ave, Roxbury (1 building, 6 units, 3-stories), an aggregate principal amount not to exceed \$4,031,095 at 35 Mt. Pleasant Ave, Roxbury (1 building, 14 units, 4-stories), an aggregate principal amount not to exceed \$3,167,289 at 39 Mt. Pleasant Ave, Roxbury (1 building, 11 units, 4-stories), an aggregate principal amount not to exceed \$2,303,483 at 46 Vine Street, Roxbury (1 building, 8 units, 4-stories), an aggregate principal amount not to exceed \$863,806 at 74-76 Intervale Street, Dorchester (1 building, 3 units, 2-stories), an aggregate principal amount not to exceed \$863,806 at 99-101 Brunswick Street, Dorchester (1 building, 3 units, 2-stories), an aggregate principal amount not to exceed \$863,806 at 279-281 Roxbury Street, Roxbury (1 building, 3 units, 3-stories), an aggregate principal amount not to exceed \$1,727,612 at 275-277 Roxbury Street, Roxbury (1 building, 6 units, 3-stories), an aggregate principal amount not to exceed \$7,198,383 at 1 Gardner Street, Roxbury (1 building, 25 units, 4-stories), an aggregate principal amount not to exceed \$3,455,224 at 288-300 Roxbury Street, Roxbury (1 building, 12 units, 3-stories), an aggregate principal amount not to exceed \$863,803 at 24-26 Gardner Street, Roxbury (1 building, 3 units, 3-stories), an aggregate principal amount not to exceed \$2,591,418 at 34 Crawford Street, Roxbury (1 building, 9 units, 3-stories), and an aggregate principal amount not to exceed \$1,727,613 at 22-24 Thane Street, Roxbury (1 building, 6 units, 3-stories). The proposal calls for a unit mix as follows: 38, 1-bedroom; 87, 2-bedroom; 53, 3-bedroom; 19, 4-bedroom; 1, 5-bedroom; and 3, 6-bedroom units. The proposed financing will be supported by U.S. Department of Housing and Urban Development's ("HUD") Rental Assistance Demonstration ("RAD") program which will cover 135 units, Section 8 HAP contract which will cover 6 units, LIHTC at or below 60% AMI which will cover 182 units, and an MRVP contract at or below 50% AMI which will cover 13 units. The project will be owned by JPNDC Pitts LLC and developed by Jamaica Plain Neighborhood Development Company. The tax-exempt obligations will be issued as part of a plan

of financing which may also include certain additional obligations or obligations issued to refund previous financing under the plan but in any event will not exceed \$57,875,000 outstanding at any time.

Princeton Chelmsford Apartment Homes, located at 276 Mill Road, Chelmsford, will include acquisition and new construction consisting of four buildings with 108 units. The proposal calls for a unit mix as follows: 46, 1-bedroom; and 62, 2-bedroom units. The project will include 22 units that are affordable to households earning at or less than 50% of the AMI. Of the remaining 86 units, 75 will be rented at market rates and 11 will be rented as furnished corporate units. This project does not include any ongoing rental subsidy. The project will be owned by Mill Road Apartment Homes, LLC and developed by Princeton Properties Management, Inc. The maximum aggregate face amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$29,590,000 outstanding at any time. The tax-exempt obligations will be issued as part of a plan of financing which may also include certain additional obligations or obligations issued to refund previous financing under the plan but in any event will not exceed \$29,590,000 outstanding at any time.

S.C. Hamilton Apartments, the acquisition and rehabilitation of a scattered site development spread over 4 buildings consisting of 127 units. The maximum aggregate face amount of tax-exempt obligations MassHousing expects to issue to finance or refinance the mortgage loan for the project will not exceed \$8,750,000 outstanding at any time to be allocated in whole or in part, at one or more of the following sites in Massachusetts as follows: an aggregate principal amount not to exceed \$551,181 at 12 Sargeant Street (8 units, 4 stories), an aggregate principal amount not to exceed \$275,591 at 16 Sargeant Street (4 units, 4 stories), an aggregate principal amount not to exceed \$551,181 at 23 Sargeant Street (8 units, 4 stories), an aggregate principal amount not to exceed \$688,976 at 559 South Canal Street (10 units, 4 stories), an aggregate principal amount not to exceed \$688,976 at 561 South Canal Street (10 units, 4 stories), an aggregate principal amount not to exceed \$688,976 at 563 South Canal Street (10 units, 4 stories), an aggregate principal amount not to exceed \$688,976 at 565 South Canal Street (10 units, 4 stories), an aggregate principal amount not to exceed \$688,976 at 567 South Canal Street (10 units, 4 stories), an aggregate principal amount not to exceed \$688,976 at 569 South Canal Street (10 units, 4 stories), an aggregate principal amount not to exceed \$482,284 at 576-578 S. Summer Street (7 units, 4 stories), an aggregate principal amount not to exceed \$688,977 at 582 S. Summer Street (10 units, 4 stories), an aggregate principal amount not to exceed \$688,977 at 584 S. Summer Street (10 units, 4 stories), an aggregate principal amount not to exceed \$551,181 at 586 S. Summer Street (8 units, 4 stories), and an aggregate principal amount not to exceed \$826,772 at 588 S. Summer Street (12 units, 4 stories), Holyoke. The proposal calls for a unit mix as follows: 8, studio, 45, 1-bedroom; 38, 2-bedroom; 25, 3-bedroom; 7, 4-bedroom; and 4, 5-bedroom units. The borrower is seeking tax-exempt financing as part of a HUD RAD preservation refinancing in order to rehabilitate the property and preserve its affordability for an additional 30-plus years. The project will be owned by a to-be-formed single purpose LLC or limited partnership and developed by South Canal Limited Partnership. The tax-exempt obligations will be issued as part of a plan of

financing which may also include certain additional obligations or obligations issued to refund previous financing under the plan but in any event will not exceed \$8,750,000 outstanding at any time.

For the convenience of interested persons, additional information relating to the developments will be available at MassHousing, One Beacon Street, Boston, Massachusetts.

Issuance of the proposed tax-exempt obligations (which may include bonds and/or notes) is subject to the approval of the Governor of the Commonwealth of Massachusetts.

The meeting facility is accessible to people with disabilities. Upon sufficient notice, necessary communication auxiliary aids and services will be provided. Upon sufficient notice, materials will be provided in alternative formats, such as large print or tape. To request such arrangements, call (617) 854-1043 (voice); (617) 854-1027 (FAX); (617) 854-1025 (TDD); or Massachusetts Relay number (800) 439-2370.

If MassHousing's offices are closed on May 29, 2018 due to unforeseen circumstances including adverse weather conditions, the public hearing will be held on the next business day on which MassHousing's offices are open at the same time and location set forth above.

MASSACHUSETTS HOUSING FINANCE AGENCY