

**HOUSING DEVELOPMENT INCENTIVE PROGRAM (HDIP)  
FISCAL YEAR 2021 REPORT**

Pursuant to General Laws Chapter 40V, Section 4, this report includes the Executive Office of Housing and Livable Community's (EOHLC) findings of its review of all certified housing development projects evaluated in fiscal year 2021 (FY2021).

**A. HDIP Projects Evaluated in FY2021 and Located in Municipalities with Approved HD Zones**

During FY2021 (July 1, 2020, through June 30, 2021), EOHLC evaluated HDIP projects in the following municipalities with approved HD zones:

Haverhill  
Fitchburg  
Leominster  
Lawrence  
Barnstable  
Brockton  
Pittsfield  
Lowell

**B. Project-Specific Information of HDIP Projects That Received Certification in FY2021**

For project-specific information, please refer to the attached spreadsheet.

**Housing Development Incentive Program  
(HDIP)  
FY21 Statutory Report**

	Projects That Received Certification in FY22	Location	Site Address	Project Sponsor	Total # of Units	Total # of Market Rate Units*	Total # of Affordable Units (60% AMI)**	Range of Rents	# of Studio Units***	# of one-bedrooms***	# of two-bedrooms***	# of three-bedrooms***	# of Affordable For-sale Units (80% AMI)	Total Qualified Project Expenditures	Anticipated Fiscal Year in Which Credit Will be Issued	Anticipated Calendar Year of Project Completion
1	Webster Building	Haverhill	27 Washington Street	27 Washington Street LLC	9	9	0	\$1,350-\$1,990	0	5	4	0	0	\$2,434,384	2022	2022
2	18 Blossom Street	Fitchburg	18 Blossom Street	Pelletier Properties	7	7	0	\$1,700-\$2,400	0	0	7	0	0	\$1,602,738	2022	2022
3	41 Summer Street	Leominster	41 Summer Street	Couger Capital	21	21	0	\$950-\$1,600	21	0	0	0	0	\$2,896,659	2023	2022
4	Riverwalk West	Lawrence	250 Riverwalk	Lupoli Companies	66	66	0	\$1,850-\$2,900	39	16	11	0	0	\$23,249,759	2023	2023
5	Captain Bearse's Village	Barnstable	39 Pearl Street	Jacob Dewey	9	9	0	\$2,000	0	0	9	0	0	\$2,544,537	2023	2023
6	19-31 Main Street	Brockton	19-31 Main Street	One Nine Residences LLC	20	20	0	\$1,600-\$2,095	0	10	10	0	0	\$5,947,186	2023	2023
7	765 Tyler Street	Pittsfield	765 Tyler Street	Mill Town Capital	16	16	0	\$1,350-\$1,675	4	8	4	0	0	\$4,238,113	2023	2023
8	730 Tyler Street	Pittsfield	730 Tyler Street	Mill Town Capital	20	20	0	\$1,450-\$1,800	0	10	10	0	0	\$6,065,489	2023	2023
9	160 Middlesex Street	Lowell	160 Middlesex Street	Nine Zero Development	24	24	0	\$1,575-\$1,975	20	4	0	0	0	\$4,887,974	2024	2023
10	127 Centre Street	Brockton	127 Centre Street	127 Centre Corner LLC	40	40	0	\$1,700-\$1,900	0	32	8	0	0	\$10,700,000	2025	2024
	Total				232	232	0		84	85	63	0	0			

\* At least 80% of total units must be market rate by statute

\*\* Development of affordable units is not required by statute; affordable units typically are available to households earning at or less than 60% of AMI

\*\*\* Statute does not require certain number of bedrooms