

**HOUSING DEVELOPMENT INCENTIVE PROGRAM (HDIP)
FISCAL YEAR 2022 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 2022 (FY2022).

A. HDIP Projects Evaluated in FY2022 and Located in Municipalities with Approved HD Zones

During FY2022 (July 1, 2021, through June 30, 2022), EOHLC evaluated HDIP projects in the following municipalities with approved HD zones:

Brockton
Worcester
Attleboro
Holyoke
Haverhill
Hyannis
Fall River

B. Project-Specific Information of HDIP Projects That Received Certification in FY2022

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

**Housing Development Incentive Program
(HDIP)
FY22 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	Alta Seven Hills	Worcester	0-28 Mulberry Street	Wood Properties	370	370	0	\$1,875-\$2,750	0	249	107	14	0	\$100,000,000	2025	2025
2	Brigg Crossing	Attleboro	27-39 South Main Street	27-39 South Main St LLC	46	46	0	\$1,300-\$1,700	10	36	0	0	0	\$10,400,000	2025	2025
3	Hotel Jess	Holyoke	335 Dwight Street	Whitman Properties	8	8	0	\$1,100	0	8	0	0	0	\$2,842,000	2025	2025
4	Mission Chappel	Worcester	205 Summer Street	Traggorth Companies	7	7	0	\$1,600-\$2,700	0	4	2	1	0	\$4,020,000	2024	2024
5	St. Joseph's Schoolhouse	Haverhill	26 Broadway Street	Atlantis Investments	36	36	0	\$1,450-\$1,700	28	8	0	0	0	\$7,023,000	2024	2024
6	The Jewel Building	Attleboro	54 Union Street	Lee Properties	43	43	0	\$1,400-\$1,900	12	25	6	0	0	\$7,673,000	2024	2024
7	115 Madison Street	Worcester	115 Madison Street	Madison Properties	228	228	0	\$1,877-\$2,933	0	168	55	5	0	\$93,784,000	2025	2025
8	Residences at 850	Hyannis	850 Falmouth Road	Standard Holdings	53	53	0	\$2,300-\$3,450	0	9	44	0	0	\$15,483,000	2024	2024
9	28 Petronelli Way	Brockton	28 Petronelli Way	Concord Street Development	18	18	0	\$1,725-\$2,650	6	9	3	0	0	\$8,727,000	2024	2024
10	Residences at Rivers Edge	Fall River	Davol Street	Karam Financial Group	49	49	0	\$1,575-\$2,325	0	33	16	0	0	\$14,073,000	2024	2024
11	Silverbrick Skyhouse****	Worcester	340 Main Street	Silverbrick Properties	312	312	0	\$1,300-\$1,900****	91	179	35	7	0	\$60,000,000****	2027	2027
	Total				1,170	1,170	0		147	728	268	27	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

**** Silverbrick Skyhouse originally applied for HDIP in 2021 and was awarded. However, due to escalating costs the developer was not able to move the project forward. The conditional award has not been rescinded, however, and EOHLIC will complete a new review of the project if the owner is able to move forward, or is able to sell the property to a new developer that seeks to utilize the HDIP credit. The unit mix, rents, and qualified expenditures are based on the original application in 2021, but would likely change if the project is able to move forward.