



*The Massachusetts Life Insurance Community Investment Initiative*

May 25, 2022

Mr. Gary Anderson  
Commissioner of Insurance  
Division of Insurance  
One South Station  
Boston, MA 02210

The Honorable Michael D. Hurley  
Clerk of the Senate  
State House, Room 335  
Boston, MA 02133

The Honorable Steven T. James  
Clerk of the House  
State House, Room 145  
Boston, MA 02133

Enclosed please find the **2021 Annual Report and Statement of Financial Condition of the Life Insurance Community Investment Initiative, LLC** as required by Section 2(e) of Chapter 259 of the Acts of 1998. As of December 31, 2021 The Life Initiative has committed more than **\$596,000,000** to housing, community facilities and economic development throughout the Commonwealth of Massachusetts since our formation.

Should you require any additional information please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kristen Harol".

Kristen Harol  
President

Enclosure

**REPORT**

**TO**

**COMMISSIONER OF INSURANCE**

**CLERK OF THE SENATE**

**CLERK OF THE HOUSE OF REPRESENTATIVES**

**May 25, 2022**

# ANNUAL REPORT AND STATEMENT OF FINANCIAL CONDITION

of the

LIFE INSURANCE COMMUNITY INVESTMENT INITIATIVE, LLC

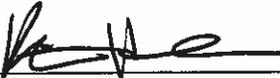
As of December 31, 2021

This annual report and statement of the financial condition of the Life Insurance Community Investment Initiative, LLC (the “Company”) for the year ended December 31, 2021 is presented by the Company in conformity with the requirements of Section 2(e) of Chapter 259 of the Acts and Resolves of 1998 (the “Act”).

1. List of Participating Life Insurance Companies and the amount of capital contributed by each for the 2021 taxable year and in aggregate are attached as EXHIBIT A.
2. Qualified Investments. The Company committed a total of \$42,388,175 in qualified investments, as defined by Section 2(b), in the fiscal year ended December 31, 2021. The total net aggregate cumulative investments of the Company through December 31, 2021 was \$596,769,784. A list of all qualified investments committed in the year ended December 31, 2021, including the value and the type of each is attached as EXHIBIT B.
3. Qualified Interim Investments. The amount of qualified interim investments at December 31, 2019, as defined by Section 2(b), was \$0.
4. Regional Meetings. The records of the public meetings held in each MOBD Region are attached as EXHIBIT C.
5. Certified Financial Statements. The financial statements of the Company for its fiscal year ended December 31, 2021 as certified by the Company’s independent certified public accounts are attached as EXHIBIT D.
6. Certificate Required by Section 2(e)(3). The certificate pertaining to investments made by the Company in the five MOBD regions in the Commonwealth is attached as EXHIBIT E.

Executed this 25<sup>st</sup> day of May, 2022.

LIFE INSURANCE COMMUNITY INVESTMENT INITIATIVE, LLC.

By:   
Kristen Harol  
President

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

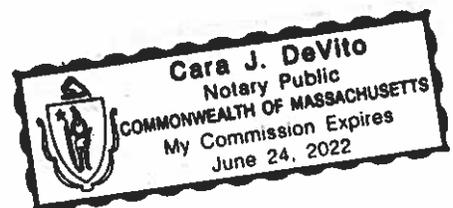
Then personally appeared the prior-named Kristen Harol, President of Massachusetts Life Insurance Community Investment Initiative who did state that the information set forth in the foregoing Annual Report and Statement of Financial Condition is true and correct to the best of her knowledge, information and belief.

Before me,



Notary Public *Cara DeVito*

My commission expires: *6/24/22*



**EXHIBIT A**

TO

ANNUAL REPORT AND STATEMENT OF FINANCIAL CONDITION OF THE LIFE  
INSURANCE COMMUNITY INVESTMENT INITIATIVE, LLC

As of December 31, 2021

Participating Life Insurance Company	2021 Capital Contributed or Returned	Aggregate Capital Contributed
1. John Hancock Life	\$0	\$44,777,082
2. John Hancock	0	313,204
3. Massachusetts Mutual Life	0	31,541,209
4. Paul Revere life Insurance	0	4,141,114
5. Paul Revere Variable Annuity	0	1,383,785
6. Savings Bank Life Insurance	0	9,404,316
7. Liberty Life Assurance	(152,413)	2,596,543
8. Berkshire Life	0	2,464,406
9. Boston Mutual Life	0	1,735,829
10. New England Life	0	549,290
11. Monarch Life	(15,541)	264,759
12. American Health & Life,Primerica	(15,020)	255,882
13. <u>Centre Life Insurance of New York</u>	<u>(1,514)</u>	<u>25,793</u>
	<b>\$(184,488)</b>	<b>\$99,450,191</b>

## EXHIBIT B

TO

### ANNUAL REPORT AND STATEMENT OF FINANCIAL CONDITION OF THE LIFE INSURANCE COMMUNITY INVESTMENT INITIATIVE, LLC

As of December 31, 2021

#### **\$42,388,175 in Qualified Investments committed during 2021**

1005 Broadway, Chelsea *Impact rating 8 (out of 10)*  
\$285,000 increase to line of credit loan to a partnership to between non-profit The Neighborhood Developers Inc. and Traggorth Companies, LLC to develop 38 units of affordable rental housing.

Rees-Larkin, Lee *Impact rating 8*  
\$600,000 predevelopment line of credit to support the development of 56 units of affordable and workforce housing, transforming a long-vacant mill building complex.

Watermark, Boston (Roxbury and Jamaica Plain) *Impact rating*  

- \$500,000 Line of credit renewal to support 15,0000 sf commercial
- \$850,000 Tenant Improvement Loan, Mass Rehab Commission, 5,284 sf

Dorchester Bay Economic Development Corp., Boston *Impact rating 8*  

- \$750,000 line of credit renewal
- \$1,900,000 Pierce Building construction/perm renew and increase.

McElwain School, Bridgewater *Impact rating 8*  
\$5,000,000 participation in a \$13,954,000 loan with MHIC to construct 57 units of affordable and mixed income housing in a historic school building.

34 East Springfield LLC, South End, Boston *Impact rating 8*  
\$150,000 predevelopment line to support preservation of 4 affordable and 1 market rate unit.

The Neighborhood Developers, Chelsea, Everett, and Revere *Impact rating 8*  

- \$750,000 predevelopment line of credit increase  
Supports 93 units of additional affordable housing predevelopment.
- \$4,300,000 acquisition for 66 units of affordable rental (decommitted)

Boston Neighborhood Community Land Trust *Impact rating 8*  
\$3,000,000 Acquisition line of credit for 20 units of permanently affordable rental housing.

**Exhibit B, continued**

<u>Wayfinders, Great Barrington</u>	<i>Impact rating</i>	<i>8</i>
\$11,150,000 loan to construct 48 units of affordable rental (will participate \$4,000,000 to PCI)		
<u>Fenway CDC, Boston</u>	<i>Impact rating</i>	<i>8</i>
\$200,000 increase to predevelopment loan for 27 units of affordable housing on a vacant lot		
<u>Urbanica, Boston</u>	<i>Impact rating</i>	<i>7</i>
\$600,000 line of credit to new borrower Urbanica for 28 units of mixed income homeownership		
<u>Berkshire Family YMCA, Pittsfield</u>	<i>Impact rating</i>	<i>9</i>
\$2,449,600 historic tax credit bridge loan supporting 134 child-care slots and 40,000 square feet of community space. (included in highlight section below)		
<u>1444 Dorchester Ave, Dorchester, Boston</u>	<i>Impact rating</i>	<i>7</i>
\$2,624,375 acquisition loan to support renovation of 12,000 sf of neighborhood commercial space and creation of approximately 43 units of affordable homeownership. Participation with PCI 50% in \$5,248,750 loan.		
<u>Fuller Future/Wayfinders, Ludlow</u>	<i>Impact rating</i>	<i>8</i>
\$337,500 renewal of acquisition loan to support 43 units of affordable rental.		
<u>Standard Holdings LLC, Barnstable</u>	<i>Impact rating</i>	<i>7</i>
\$1,474,200 to bridge Housing Development Incentive Program (HDIP) tax credits for the construction of 50 units of housing, 10 affordable at 50% AMI.		
<u>NUBA Apartments, Roxbury, Boston</u>	<i>Impact rating</i>	<i>8</i>
\$875,000 predevelopment line of credit to new borrower NHP Foundation project to create 104 units of affordable housing, 42 ownership and 60 rental, in participation with BlueHub in \$1,750,000 loan		
<u>Lena New Boston, Roxbury, Boston</u>	<i>Impact rating</i>	<i>8</i>
\$3,000,000 participation with BlueHub in \$6,000,000 to construct 80 homeownership units.		
<u>New Atlantic/Dream Development/Haley House, Nubian Square, Boston</u>	<i>Impact rating</i>	<i>8</i>
\$1,592,500 participation with BlueHub in \$3,185,000 subordinate loan to construct 12 units of mixed-income homeownership with a Black owned firm. (included in highlight section below)		

## Berkshire Family YMCA Pittsfield

*\$2,449,600 to support renovation and expansion resulting in 134 child-care slots and 40,000 square feet of community space. The loan bridges state historic tax credits, capital campaign pledges and grants including early education and out of school time (EOST) in a new market tax credit funded deal. Rate of 5% for 3 years and impact rating of 9: 4/5 for importance of TLI capital to the deal and 5/5 for impact.*

Founded in 1886, the Berkshire Family YMCA (BFYMCA) currently serves more than 10,000 residents throughout the county, with an emphasis on Pittsfield and North Adams. In addition to providing health and wellness, aquatics and fitness, the BFYMCA is the region's largest nonprofit provider of high-quality full-day, year-round early childhood education and preschool to families regardless of income level. BFYMCA also provides older adult services, teen programs, rehabilitation, family activities, wellness programs for cancer survivors, literacy, and after-school programs. The main facility also supports 44 units of deeply affordable housing, 31 of which are at 30% AMI and 13 at 60%.



Project financing is very complex, using a new market tax credit (NMTC) structure that also leverages multiple funding sources. The Life Initiative is providing a flexible bridge loan that accommodates five underlying sources of funding in the NMTC structure, allowing the project to maximize the equity raise. The \$2.5MM loan will be repaid upon receipt of proceeds from sale of state historic tax credits, realization of capital campaign pledges and various public subsidies. TLI has provided similar financing to the South Coast YMCA and the YWCA of Central Mass.



Structural and façade improvements

**Dream Development and New Atlantic  
2147 Washington St, Boston (Roxbury, Nubian Square)**

*\$1,592,500 participation in a \$3,185,000 loan with BlueHub to a Black owned and led development team to construct 12 units of mixed-income homeownership. Rate of 5% for 2 years and impact rating of 8: 4/5 for importance of TLI capital to the deal and 4/5 for impact of the project.*

This project addresses the racial wealth gap through providing more homeownership opportunities in the heart of Boston’s Black community, and by supporting emerging Black developers and contractors. The whole project will create 74 units and 7,500 square feet of neighborhood commercial and retail, including Haley House, a project partner and neighborhood anchor, that provides jobs and support for ex-offenders in a well regarded restaurant.

Because the developer has not previously tackled a project of this size and complexity, securing financing was challenging. Tax credit equity investors are providing construction financing for the rental and commercial portions of the project but not for the homeownership units. TLI with partner BlueHub is able to underwrite the subordinate construction loan required to move the entire project forward. TLI will be repaid from the proceeds of the sale of the units, along with state support through the Commonwealth Builder Program. TLI and BlueHub also provided a critical predevelopment line of credit to the development team, which will be fully repaid upon closing the construction financing.

***Current view of site in Nubian Square***



***Projected site in 2023***



To  
ANNUAL REPORT AND STATEMENT OF FINANCIAL CONDITION OF THE LIFE  
INSURANCE COMMUNITY INVESTMENT INITIATIVE

As of December 31, 2021

*Information regarding the annual meetings held in each of the MOBD regions: Because of Covid, in person meetings were curtailed.*

<b>REGION</b>	<b>DATE</b>	<b>Place represented</b>	<b>HOST</b>
Central	1/14	by zoom, Fitchburg	New Vue Communities
Northeast	10/21	by zoom, Lawrence	Lawrence CommunityWorks
Southeast	6/24	Brockton	Neighborworks of So. MA
Western	11/10	Lee and Pittsfield	Eagle Mill; Berkshire YMCA
Gr. Boston	10/6	Dorchester	Dorchester Bay EDC

**EXHIBIT D**

CERTIFIED FINANCIAL STATEMENT  
Of the  
LIFE INSURANCE COMMUNITY INVESTMENT INITIATIVE  
As of December 31, 2021

**EXHIBIT E**

To  
ANNUAL REPORT AND STATEMENT OF FINANCIAL CONDITION OF THE LIFE  
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In accordance with Section 2(e)3 the investments made by the Life Insurance Community Investment Initiative LLC comply with the provision of paragraphs (1) and (2) of subsection (f). Each MOBD region has received at a minimum its base investment share amount as defined by the Legislation.

Qualified Investments as of 12/31/21 (\$596,769,784)

Western Region	\$102,809,091
Central Region	85,140,733
Northeast Region	67,159,500
Greater Boston Region	246,230,806
Southeast Region	79,679,654
<u>Statewide</u>	<u>15,750,000</u>

\$596,769,784