



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

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Relay 711
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Posted: January 23, 2023
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 31st day of January, 2023, 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
41 LaGrange Street	41 LaGrange 4% LIHTC LLC Planning Office for Urban Affairs, Inc.	41 LaGrange Street, Boston	\$61,046,250
52 New Street	52 New Street LLC Just-A-Start Corporation	52 New Street, Cambridge	\$45,143,750
Aurora Apartments	The Community Builders, Inc.	660 Main Street, Worcester	\$10,311,250
Bunker Hill Building M	Bunker Hill Building M LLC Bunker Hill Redevelopment Company LLC	40 Corey Street, Boston	\$60,361,250

* 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
Elm Place 4%	Swampscott Housing Four LP WinnDevelopment Company Limited Partnership	21 Elm Place, Swampscott	\$24,932,500
Jefferson Park, Clifton Place Phase	Clifton Place LLC Cambridge Housing Authority	1000 and 1200 Jackson Place, Cambridge	\$46,500,000
Jefferson Park, Graham Place Phase	Graham Place LLC Cambridge Housing Authority	1100 and 1300 Jackson Place, Cambridge	\$57,087,500
Jefferson Park, Jackson Place Phase	Jackson Place LLC Cambridge Housing Authority	700 and 900 Jackson Place, Cambridge	\$45,987,500
Littleton Drive Senior Residences	Littleton Drive Senior LLC Pennrose, LLC	4 Littleton Drive, Wareham	\$12,893,750
Mattapan Station 4%	Mattapan Station 4% LLC Preservation of Affordable Housing, LLC	466 River Street, Boston	\$4,375,000
Mildred Hailey Building 1A	Mildred Hailey 1A Limited Partnership The Community Builders, Inc.	2 Lamartine Street, Boston	\$63,488,750
Mildred Hailey Building 1B	Mildred Hailey 1B Limited Partnership The Community Builders, Inc.	6 Lamartine Street, Boston	\$53,251,250
The Pointe at Hills Farm 4%	Hills Farm Four Limited Partnership WinnDevelopment Company Limited Partnership	526 Hartford Turnpike, Shrewsbury	\$11,697,500
Van der Heyden Apartments	Van der Heyden Apartments Limited Partnership Paul L. Oldenburg	770-780 State Street, Springfield	\$11,521,250
Water Works II	SHA Waterworks II, LLC Somerville Housing Authority	2 Capen Court, Somerville	\$10,125,000

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.

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