



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

January 26, 2022

Eileen Donoghue  
Lowell City Manager  
City of Lowell  
375 Merrimack Street  
2nd Floor, Room 43  
Lowell, MA 01852

**RE: Amendment – Lowell Housing Development Zone and HD Zone Plan**

Dear Ms. Donoghue:

With respect to the Housing Development Incentive Program (HDIP) and the City of Lowell's Housing Development Zone (HD Zone) and HD Zone Plan, the Department of Housing and Community Development (the Department) is in receipt of the city's recent application for approval of the proposed amendment, as adopted by the City Council on December 21, 2021.

As further detailed in the application, the amendment consists of changes to the existing Tax Increment Exemption (TIE) schedule and criteria for awarding a TIE to eligible HDIP projects. The proposed changes to the TIE schedule and criteria are in response to the recent changes to the HDIP program. The adoption of a second, more generous, local option real-estate tax exemption (TIE) schedule, "Schedule B," would allow projects that did not receive an HD tax credit award or did not receive over 50% of the maximum allowable HD tax credit per project to recoup a portion of the tax savings over the term of the TIE, making such projects financially feasible. The existing boundaries of the city's HD Zone and corresponding parcel list, as approved on January 29, 2018, are unchanged, remain in effect, and if not previously recorded, shall be recorded with this amendment for program administration purposes.

As such, the HD Zone and Plan, as amended, continues to advance local efforts to increase residential growth, expand the diversity of the housing stock, support economic development, and promote neighborhood stabilization.

Pursuant to M.G.L. Chapter 40V and 760 CMR 66.00 the Department has reviewed the application for the proposed amendment to the HD Zone and HD Zone Plan and finds that the proposed changes will not:

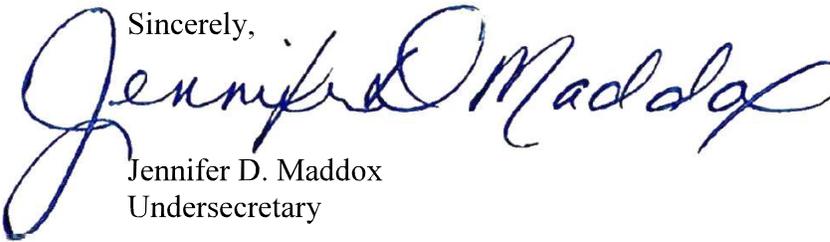
- Have a detrimental effect on the objectives of the HD Zone Plan and on the proposed development and redevelopment activities, private and public, as presented in the HD Zone Plan; or
- Have a detrimental effect on the likelihood that Project Sponsors will succeed in producing market rate housing or on any individual HD Project.

Therefore, the Department approves the amendment to the city's Housing Development Zone and Plan.

Please be advised that pursuant to 760 CMR 66.04(3), the Department's approval of the HD Zone and HD Zone Plan (or any material amendments thereto) becomes effective upon the recording of the Department's Certificate of Approval (or amendments thereto) with the appropriate registry of deeds and/or land court registry. The timely recording of the Certificate of Approval and forwarding of a copy to the Department is the responsibility of the municipality. A determination on the Preliminary or Conditional Certification of any associated HD Project may be delayed until the Department has received this documentation.

Please contact Becca George, Regional Planner, Land Use and Growth Management, at (617) 573-1447 or [becca.george@mass.gov](mailto:becca.george@mass.gov) if you have any questions or need assistance. We look forward to working with the city on the continued implementation of the city's Housing Development Zone and Plan.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer D. Maddox". The signature is fluid and cursive, with the first letter of "Jennifer" being a large, stylized "J".

Jennifer D. Maddox  
Undersecretary

cc: Christine McCall, Assistant City Manager/DPD Director, City of Lowell  
Yovani Baez-Rose, Director of Economic Development, Department of Planning and Development, City of Lowell  
Maria Dickinson, Economic Development Specialist, Department of Planning & Development, City of Lowell