

FITCHBURG BUSINESS AND HOUSING DEVELOPMENT ASSISTANCE GUIDE

A guide to technical support and incentives for business
and housing development in the city of Fitchburg.

BUSINESS DEVELOPMENT

LOCAL TECHNICAL SUPPORT

City Economic Development Staff:

Mary Jo Bohart, Economic Development Director:

978-829-1896

mbohart@fitchburgma.gov

Maribel Cruz, Housing & Development Director

978-829-1894

mcruz@fitchburgma.gov

SMALL BUSINESS ASSISTANCE

What it is: NewVue Communities provides one-on-one technical assistance to help small businesses develop a business plan that will help grow a business, obtain more capital or provide proof of concept for a startup.

Eligibility: Must be a small business.

Lead Organization: NewVue Communities

Contact: Ray Belanger | 978-400-0169

rbelanger@nvcomm.org

TRAINING/WORKSHOPS/BUSINESS COUSLING

What it is: The North Central Massachusetts Chamber of Commerce through the North Central Development Corporation and their local economic development partners host bi-monthly training sessions geared towards both start-up and existing small businesses looking to expand.

Throughout the year, the Chamber also offers workshops and seminars on different subject areas that are designed to help businesses grow. Topics in the past have included marketing, regulatory compliance, bookkeeping and more.

The North Center Massachusetts Chamber of Commerce hosts a **SCORE** Councilor and SBDC Councilor, two days a week on site.

Eligibility: Small business in the North Central area.

Lead Organization: North Central

<https://www.northcentralmass.com/business-assistance/>

Contact: Sandie Cataldo | 978-353-7607 x 232

scataldo@northcentralmass.com

REGIONAL TECHNICAL SUPPORT

MASSACHUSETTS GROWTH CAPITAL CORPORATION

What it is: This network of small business support organizations provides hands-on assistance to small business, ranging from translations services and entrepreneurial

training to business plan development and operations management. Best suited to "Main Street" type businesses, including retail, food service, personal services, professional services, and others.

Visit their website for more information:

<https://www.empoweringsmallbusiness.org/>

MASSACHUSETTS SMALL BUSINESS DEVELOPMENT CENTER (MSBDC)

What it is: MSBDC provides free and confidential one-to-one business advice focusing on, business growth and strategies, financing and loan assistance as well as strategic, marketing and operational analysis. In addition, low-cost educational training programs are offered across the state targeted to the needs of small business. Clark University is the local provider for Fitchburg.

[Massachusetts Small Business Development Center](#)

Contact: [Clark University](#) | 1-508-793-7615

sbdc@clarku.edu

CENTER FOR WOMEN AND ENTERPRISE

What it is: CWE Central Massachusetts provides opportunities for women entrepreneurs and women in business to increase professional success, personal growth, and financial independence. The Central MA office at 300 Main St. Worcester, MA. serves the Fitchburg area.

Contact: 508-363-2300

info.CentralMA@cweonline.org

[Center for Woman and Enterprise](#)

VETERANS BUSINESS OUTREACH CENTER (VBOC)

What it is: VBOC is designed to provide entrepreneurial development services such as business training, counseling and resource partner referrals to transitioning service members, veterans, National Guard & Reserve members and military spouses interested in starting or growing a small business. The VBOC of New England is operated by the Center for Women & Enterprise who offer quality classes, programs and services to those who want to start and grow their business. The Central MA office of the Center for Woman and Enterprise at 300 Main St in Worcester MA. serves Veterans in the Fitchburg area.

Contact: 844-404-2172

email: info.VBOC@VBOCNewEngland.org

[Veterans Business Outreach Center](#)

SMALL BUSINESS STRONG

What it is: Small Business Strong is a non-profit organization empowered to help women and minority owned small businesses by providing expedited, pro-bono resources ranging from access to capital to consulting, business restructuring, business growth, digital marketing and customer engagement plans. To request assistance, please submit a “new request” on the [Small Business Strong website](#).

GRANTS

BROWNFIELDS REDEVELOPMENT FUND

What it is: The MassDevelopment Brownfields Fund finances the environmental assessment and remediation of brownfield sites in Economically Distressed Areas (EDAs) of the Commonwealth. In 2016, An Act Relative to Job Creation and Workforce Development (St. 2016, Ch.219), championed by Governor Baker and enacted by the legislature, authorized \$45 million over ten years from the Commonwealth’s capital budget for the fund. Eligible applicants may apply for up to \$100,000 in site assessment funding, and/or up to \$500,000 in remediation funding. Please review the Brownfields Redevelopment Fund [Brochure](#)

Lead Organization: [MassDevelopment](#)

Contact: | 617-330-2000

ADA ACCESSIBILITY GRANT

What it is: This is a reimbursement grant offered by the City of Fitchburg’s Community Development and Planning Department.

Eligibility: Building owners located in Urban Renewal District who need to make building alterations to comply with ADA requirements and building codes related to accessibility standards. 80% of equipment/material costs related to accessibility improvements up to \$20,000, Owner must comply with city procurement standards, invoices and payments must be documented; work must be completed and signed off by local building dept. authorities prior to reimbursement.

Lead Organization: The City of Fitchburg

Contact: Maribel Cruz | 978-829-1894

mcruz@fitchburgma.gov

<https://www.fitchburgma.gov/531/Business-Incentives-Programs>

COLLABORATIVE WORKSPACE PROGRAM

What is it? The Collaborative Workspace Program provides funding to support the development of collaborative

workspaces and accelerate the pace of new business formation, job creation, and entrepreneurial activity.

This program is part of the [Community One Stop for Growth](#), a single application portal and collaborative review process of

community development grant programs that makes targeted investments based on a Development Continuum.

This is a competitive grant with applications only available between March and June annually.

Lead Organization: Mass Development

Contact: cowork@massdevelopment.com

BIZ-M-POWER CROWDFUNDING MATCHING GRANT PROGRAM

What it is: This crowdfunding matching grant program offers small businesses in Massachusetts financial assistance with their acquisition, expansion, improvement or lease of a facility, purchase or capital lease of equipment, or with meeting other capital needs for the business. Eligible applicants will be empowered to advance their business with an innovative approach to obtaining capital. Through crowdfunding campaigns, these businesses connect with their local residents and stakeholders to advance projects that support economic success and transformation for their business and in their communities. This program is funded by the Commonwealth’s Operating Budget.

Eligibility: Consideration will be given to small businesses located in Massachusetts owned by low-to-moderate income individuals (LMI) and businesses located in economic disadvantaged urban or rural communities, and businesses operating in Gateway Cities. You MUST apply through Massachusetts Growth Capital Corporation online [here](#) or visit their website and find BIZ-M-POWER under “what we offer”. Applications are being accepted through 6/30/24 for this year.

Lead Organization: [Massachusetts Growth Capital Corporation](#)

FITCHBURG BUSINESS SIGN AND AWNING PROGRAM

What is it? This is a reimbursement grant offered by the City of Fitchburg’s Community Development and Planning Department.

Eligibility: Businesses/ building owners located in the downtown, or in other main gateways roads in an out of the City with blight. The program can provide a grant up to \$10,000 for the cost of design, manufacture, and installation of signs or awnings. Applicants must provide a 30% match, in

the form of cash or other documentable improvements to the property.

Lead Organization: The City of Fitchburg

Contact: Maribel Cruz | 978-829-1894

mcruz@fitchburgma.gov

<https://www.fitchburgma.gov/531/Business-Incentives-Programs>

FRA DESIGN GRANT PROGRAM

What is it? The Design Grant is a new program to help ease the costs of design drawings often required, but not necessarily planned for by the business owner. Drawings can include, but are not limited to architectural, mechanical, or structural designs for new spaces or upgrades within the FRA's Urban Renewal District. This reimbursement grant awards up to \$2,000 and can be applied to at any time throughout the year. More information can be found [here](#).

Lead Organization: [Fitchburg Redevelopment Authority](#)

Contact: Director@fitchburgredevelopment.com

Meagen Donoghue | 978-345-9602

[Application online](#)

BUSINESS DEVELOPMENT LOANS

EXPRESS LOAN

What it is: Offers a quick and easy turnaround for access to capital. Up to \$5,000, a two day approval process, and 6-48 month term loan. Helps avoid paying the high interest rates of credit cards, or expensive and un-regulated online lenders.

Eligibility: Minimum of 1 year in business.

Lead Organization: North Central MA Development Corp.

Contact: Sandie Cataldo | 978-353-7607 x 232

scataldo@northcentralmass.com

MICRO LENDING

What it is: Loans up to \$150,000 for leasehold improvements, inventory, purchase of equipment, refinancing of business debt (up to \$50,000), working capital, real estate, or gap financing (partnering with a bank.) Over 6 million has been loaned to small business since 1996, and there is secured \$1.2 million new capital.

Eligibility: Eligible business would be startups (exception Express Loan) or existing including restaurants, retail, seasonal (landscapers), service manufacturers, or home-based. Not-for-profit companies and investment companies would not be eligible. Must follow an industry standard Loan

Manual and Policy and Procedures. Loan terms are generally for five years.

Lead Organization: North Central MA Development Corporation

Contact: Sandie Cataldo | 978-353-7607 x 232

scataldo@northcentralmass.com

CITY OF FITCHBURG SMALL BUSINESS LOAN PROGRAM

What it is: A small business loan fund, through Community Development Block Grants (CDBG) that supports small businesses in the City of Fitchburg, with a primary focus on Main Street businesses. Main Street and/or restaurant businesses are eligible for 0% interest loans, deferred and flexible repayment schedules, and loan forgiveness after 54 qualifying payments.

Eligibility: Applicants must meet specific CDBG guidelines.

Lead Organization: The City of Fitchburg

Contact: Liz Murphy | 978-829-1896

lmurphy@fitchburgma.gov

PACE ENERGY FINANCING

What it is: Loans (\$250K minimum, 20 years maximum) for energy efficiency improvements in commercial, industrial or apartment buildings. Financing is paid for through a betterment assessment on the property, and administered through MassDevelopment.

Eligibility: Eligible business would be commercial, industrial, or multi-family (> 5 units). Improvements could include energy efficiency upgrades (e.g. insulation or HVAC), renewable energy (e.g. solar) or gas line extensions.

Lead Organization: MassDevelopment

Contact: Wendy O'Malley | 617-330-2000

womalley@massdevelopment.com

BUSINESS DEVELOPMENT

TAX INCENTIVES

EDIP

What it is: The Economic Development Incentive Program (EDIP) is a tax incentive program designed to foster full-time job creation and stimulate business growth throughout the Commonwealth. Participating companies may receive state and local tax incentives in exchange for full-time job creation, manufacturing job retention, and private investment commitments.

Eligibility: On top of following certain guidelines, the EACC may certify four categories of projects for expanding companies that generate substantial sales outside of the Commonwealth, are retaining and / or are creating full-time permanent jobs and are seeking the EDIP Investment Tax Credit (ITC). In consultation with MOBD, the EACC will determine a project's appropriate category.

Lead Organization: Economic Assistance Coordinating Council (EACC)

Contact: Kevin Kuros | 617-549-1803

kevin.j.kuros@mass.gov

STOREFRONT TAX CREDIT

What it is: Businesses or developers investing in vacant storefronts downtown are eligible for a \$10k refundable state tax credit for eligible investments.

Eligibility: Storefronts must be vacant for at least 2 years, and receive state approval to receive these credits

Lead Organization: Economic Assistance Coordinating Council (EACC)

Contact: Mary Jo Bohart | 978-829-1896

mbohart@fitchburgma.gov

HOUSING DEVELOPMENT

TECHNICAL ASSISTANCE:

City Staff:

Maribel Cruz, Housing & Development Director

978-829-1894

macruz@fitchburgma.gov

Liz Murphy, Executive Director

978-829-1897

Lmurphy@fitchburgma.gov

LOCAL INITIATIVE PROGRAM

What it is: Local Initiative Program (LIP) is a state program that encourages the creation of affordable housing by providing technical assistance to communities and developers who are working together to create affordable rental opportunities.

Eligibility: Both for-profit and non-profit developers seeking to build single or multi-family homes, condos or apartments where a certain percentage of the units are proposed to be affordable, and must have an agreement with the City. Such units must serve households below 80% of the area median income; the units must be subject to use restrictions to ensure that they remain in a community's affordable housing stock, and must be sold or rented on a fair and open basis. For more information visit EOHLIC's [website](#).

Lead Organization: The Executive Office of Housing & Livable Communities

Contact: Rieko Hayashi | 617-573-1426

COMPLETE NEIGHBORHOODS PROGRAM

What it is: Technical assistance in the form of feasibility studies, architectural services and finance planning for property owners in downtown who seek to convert their vacant upper floors to housing.

Eligibility: Property owner must have a property in downtown Fitchburg, with a vacant upper floor, and must be willing to develop one affordable unit if the housing project proceeds.

Lead Organization: MHP

Local Contact: Liz Murphy | 978-829-1897

Lmurphy@fitchburgma.gov

CITY DEVELOPMENT PROJECT INFORMAL REVIEW

What it is: The City of Fitchburg offers developers an opportunity to meet informally with various City staff including, Planning, Conservation, Building, Fire, Police, Engineering, and Water and Waste Water to discuss potential projects and offer feedback on plans and requirements before formal applications are submitted to the City.

Eligibility: Developer must be proposing a housing or commercial development in Fitchburg and should have at least some level of site plan/drawings.

Lead Organization: City of Fitchburg, Community Development & Planning

Local Contact: Liz Murphy | 978-829-1897

Lmurphy@fitchburgma.gov

PRESERVATION MASSACHUSETTS

PRESERVATION DIRECTORY

Preservation Massachusetts (PM) is a statewide historic preservation education and advocacy organization dedicated to preserving the Commonwealth's historic and cultural heritage. They work with everyone from individuals to organizations and businesses striving to revitalize their communities, historic buildings and landscapes through preservation while making a real economic impact, creating jobs and investing in the commonwealth's existing resources to enhance our collective quality of life.

What it is: Since 2005, Preservation Massachusetts (PM) has maintained a Preservation Directory of many individual consultants and firms who specialize in preservation-related fields. The directory can help you find the right expertise you need, and we encourage to browse.

Please note that this is **a paid listing directory and not a sanctioned list**. Please always seek resumes and references before hiring or signing contracts. [Directory](#)

Eligibility: Property owners/developers seeking paid professional services. These are not free services

Lead Organization: Preservation Massachusetts

Contact: <https://www.preservationmass.org/> | 617-723-3383

HISTORIC PRESERVATION BRIEFS

What it is: Preservation Briefs provide information on preserving, rehabilitating, and restoring historic buildings. These publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character. Available online at no cost here:

<https://www.nps.gov/orgs/1739/preservation-briefs.htm>

HOUSING DEVELOPMENT LOANS

HOME

What it is: Federal Funds allocated to Fitchburg annually that provides acquisition and construction financing for affordable housing with flexible repayment terms. Fitchburg can provide \$50,000-200,000 in HOME Program funding to one to two rental developments each year; typically funding is a small portion of a large development.

Eligibility: Development project must be over 20 units of housing; City encourages no more than 25% of units to be affordable, (remaining units market rate). Funded units will be rented to eligible households earning less than 50-80% of area median income. Project must meet all state and local building and sanitary codes at project completion. All funding must be secured prior to formal commitment of program funding. Affordability restriction based amount of assistance; typically between 15-20 years.

Annual project monitoring required. Funding is provided as zero% interest loans, repayment terms can be negotiated based on needs of project.

Lead Organization: The City of Fitchburg

Contact: Maribel Cruz | 978-829-1894

MCruz@fitchburgma.gov

LOCAL LENDERS:

All Housing development projects require some level of private financing, even when affordable housing grants may be contemplated as a source of funding. Please consider utilizing local lenders. The Community Reinvestment Act of 1977, (CRA), encourages certain insured depository institutions to help meet the credit needs of the communities in which they are chartered, including low- and moderate-income (LMI) neighborhoods, consistent with the safe and sound operation of such institutions. Local Banks, listed in alphabetically are as follows:

Bank Hometown

Digital Federal Credit Union

Enterprise Bank

Fidelity Bank

IC Credit Union

Rollstone Bank & Trust

TD Bank

Webster Credit Union

Workers Credit Union

HUD 203K MORTGAGE

What it is: There are two types of 203K mortgages, limited and standard. Limited are for smaller projects. Limited permits homebuyers and homeowners to finance up to \$35,000 into their mortgage to repair, improve, or upgrade their home, Homeowners can make minor remodeling and non-structural repairs, improvements, or prepare their home for sale. Homebuyers can make their new home move-in ready by remodeling.

The Standard 203(k) program is for the major rehabilitation and repair of single-family properties and a good tool for major renovations, structural additions, community, and neighborhood revitalization, as well as to expand homeownership opportunities.

Eligibility: Single family homes, Single family homes with eligible ADUs, two- to four-family units, Townhomes, some Manufactured homes titled as real estate, Eligible condominium units and site condo units (improvements are limited to the unit's interior), HUD Homes/Real-Estate Owned properties and mixed use properties that are primarily residential (at least 51%) . See their [fact sheet](#) for more information.

Lead Organization: HUD through FHA approved lenders.

Contact: [local lender list](#)

https://www.hud.gov/program_offices/housing/sfh/203k

GET THE LEAD OUT

What it is: Provides low- cost financing for owners of 1-4 family properties to remove lead paint.

Eligibility: Must own a 1-4 family property. Owner occupants may receive a 0% interest deferred loan, investors may receive up a 0%- 3% amortized loan based on income of the tenant occupants.

Lead Organization: NewVue Communities

Contact: | 978-288-0210 info@nvcomm.org
<https://newvuecommunities.org/get-the-lead-out/>

MASSACHUSETTS EQUITABLE DEVELOPERS FUND

What it is: The Massachusetts' Equitable Developers Fund (EDF) was established and funded by the Commonwealth of Massachusetts to provide emerging developers early-stage capital and on-going support to build capacity and to develop project pipelines. The Fund offers two financing products (Term Sheet) designed to break down traditional barriers of entry into the real estate development market including:

Working Capital Lines of Credit - working capital; minimum equity requirements; project specific due diligence expenses, capital for staffing, and leasing and other operating expenses.

Standby Letter of Credit - Balance sheet support backing construction completion guarantees, operating deficit guarantees, and bonding requirements.

Eligibility: Developments must be multifamily rental or ownership, new construction, rehabilitation or adaptive reuse and can include mixed use, AND must be located in a gateway city, disproportionately impacted community, or HUD qualified census tract. Developer must meet the definition of socially disadvantaged. See [program guidelines](#) for full detail on eligibility.

Lead Organization: [MassDevelopment & MHIC](#)

Start by completing the EDF Questionnaire [here](#)

Contact: edf@mhic.com

NEW CONSTRUCTION & ADAPTIVE REUSE LENDING

What it is: MassHousing recognizes the significant need for new affordable housing in the Commonwealth and welcomes the opportunity to work with developers to finance new construction and adaptive reuse proposals. Depending on the type of deal, MassHousing can provide taxable or tax-exempt financing and can be your construction and permanent lender or can take-out your third-party construction lender. The Agency has a long history of

working in partnership with developers and their public and private partners to increase the supply of quality affordable housing in the Commonwealth.

Eligibility: undertaking new construction or adaptive reuse of affordable or mixed income housing a term sheet with eligibility requirements is available for download [here](#).

Lead Organization: MassHousing

<https://www.masshousing.com/>

Contact: MassHousing lending team| 617-854-1810

RentalDevelopers@masshousing.com.

HOUSING DEVELOPMENT GRANTS

MAIN STREET UPPER FLOOR RESIDENTIAL GRANT

What it is: This grant provides up to \$5,000 reimbursement, per unit, for the development of residential units on the upper floors of Main Street storefronts.

Eligibility: Must be on the upper floor of a Main Street building.

Lead Organization: Fitchburg Redevelopment Authority

Contact: Meagan Donoghue | 978-345-9602

m.donoghue@discoverfitchburg.com

BROWNFIELDS REDEVELOPMENT FUND

What it is: The MassDevelopment Brownfields Fund finances the environmental assessment and remediation of brownfield sites in Economically Distressed Areas (EDAs) of the Commonwealth. In 2016, An Act Relative to Job Creation and Workforce Development (St. 2016, Ch.219), championed by Governor Baker and enacted by the legislature, authorized \$45 million over ten years from the Commonwealth's capital budget for the fund. Eligible applicants may apply for up to \$100,000 in site assessment funding, and/or up to \$500,000 in remediation funding. See the program brochure [here](#).

Lead Organization: [MassDevelopment](#)

Contact: 800-445-8030

COMMONWEALTH BUILDER

What it is: The Commonwealth Builder ("CWB") is MassHousing's moderate-income homeownership production program. Under CWB, MassHousing makes grants or forgivable subordinate construction loans to eligible projects that provide deed-restricted affordable homeownership units ("Restricted CWB Units")

Eligibility: Must be in a Gateway City, (including Fitchburg), undertaking new construction or adaptive reuse of at least seven homeownership units on one site. A complete list of eligibility requirements is available for download [here](#).

Lead Organization: MassHousing
<https://www.masshousing.com/>

Contact: MassHousing lending team| 617-854-1810
RentalDevelopers@masshousing.com.

COMMUNITY SCALE HOUSING INITIATIVE

What it is: Rental development assistance for projects containing 5-20 units. Small scale funding provided for low income housing.

Eligibility: Units must be new construction or adaptive reuse. Units funded must be targeted to households under 80 area median incomes. 50 year affordability required; 50 year deferred payment loan at 0% interest. At least 20% of units must be targeted to 80% AMI households; EOHLC strongly encourages at least 50% of units. Pre application and application fee to EOHLC are required. Subsidy cannot exceed \$200,000 per unit or \$150,000 per unit if applying for project based rental assistance. Other funding required to complete project must be committed per unit TDC cannot exceed \$350,000. Project cannot have state or federal LIHTC as funding source. Community must have population under 200,000. Local Community must provide a commitment. Applications are only accepted when an application "round has opened. Typically annually.

Lead Organization: Executive Office of Housing and Livable Communities

Contact: Lynn Shields | 617/854-1381
Or Michelle Vinciguerra | 617/854-1199

WORKFORCE HOUSING INITIATIVE

What it is: MassHousing has invested more than \$100 million in its Workforce Housing fund, which supports the creation of rental housing that is affordable for households whose incomes are too high for subsidized housing but are priced out by market rents. This funding supports housing with rents affordable to households with incomes between 60% and 120% of the Area Median Income, provides up to \$100,000 of subsidy per workforce housing units.

Eligibility: Must be undertaking new construction or adaptive reuse and can be a for-profit or non-profit entity. For a complete list of eligibility requirements, download the program guidelines [here](#).

Lead Organization: MassHousing
<https://www.masshousing.com/>

Contact: MassHousing lending team| 617-854-1810

RentalDevelopers@masshousing.com.

AFFORDABLE HOUSING TRUST FUND

What it is: A MA Trust fund provides resources to create or preserve affordable housing. MassHousing administers the AHTF on behalf of the Massachusetts [Executive Office of Housing and Livable Communities](#) (EOHLC).

AHTF dollars support housing for households whose incomes are not more than 110% of median income. Funds are available for rental, home ownership and mixed-use projects as well as housing for the disabled and homeless, but may be applied only to the affordable units.

AHTF funds are used primarily to support private housing projects that provide for the acquisition, construction or preservation of affordable housing.

Eligibility: Developers can be a for-profit or non-profit entity. Creating housing units for households earning no more than 110% of area median income. For a list of eligibility requirements, visit MassHousing's program page [here](#).

Lead Organization: MassHousing
<https://www.masshousing.com/>

Contact: Michelle Vinciguerra| 617-854-1199
mvinciguerra@masshousing.com

HOUSING DEVELOPMENT TAX INCENTIVES/CREDITS

A note on Tax Credit Incentives-

There are several forms of tax credits available for housing development. These credits can be used directly if the developer has a tax obligation large enough, or more often sold to entities that buy tax credits. The credits are usually sold for a % on the dollar and the proceeds can be used to finance the development.

MARKET-RATE HOUSING TAX CREDIT (HDIP)

What it is: The HDIP Program offers two tax incentives. One is a state tax credit, capped at \$2m, for up to 25% of the qualified rehab or new construction of market-rate housing units in Fitchburg's downtown. The second benefit is a local-option real estate tax exemption on all or part of the increased property value resulting from improvements (the increment). State tax credits are awarded through a rolling

application process. No ceiling on rent or sales pricing; no income restrictions for unit occupants.

Eligibility: Project must be located in downtown Fitchburg, with at least 80% of the housing units designated as market-rate. Property acquisition costs are excluded.

Lead Organization: Massachusetts Department of Housing & Community Development

Contact: Liz Murphy | 978-829-1897

Lmurphy@fitchburgma.gov

HISTORIC REHAB TAX CREDIT- STATE

What it is: Properties on the national historic registry are eligible for a tax credit worth up to 40% (20% state, 20% federal) of the qualified rehab expenditures of a project. If your property is historic but not designated on the registry, designation can be achieved through work with a historical consultant.

Eligibility: Project must be designated historic on the national registry, and rehabilitation must meet the Secretary of the Interior's Guidelines for Historic Reconstruction. Applying for these funds can be complex, hiring a consultant to assist in developing your application package is strongly encouraged. MHC's Historic Rehabilitation Tax Credit Training Presentation can be found [here](#).

Lead Organization: Mass Historical Commission

Contact:

<https://www.sec.state.ma.us/mhc/mhctax/taxidx.htm#MHR>

HISTORIC REHAB TAX CREDIT- FEDERAL

What it is: The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It creates jobs and is one of the nations most successful and cost-effective community revitalization programs. It has leveraged \$131.73 billion in private investment to preserve more than 49,000 historic properties since 1976. The National Park Service, through its [Technical Preservation Services](#) division, and the [Internal Revenue Service](#) administer the program in partnership with [State Historic Preservation Offices](#). Properties on the national historic registry are eligible for a tax credit worth up to 40% (20% state, 20% federal) of the qualified rehab expenditures of a project. If your property is historic but not designated on the registry, designation can be achieved through work with a historical consultant.

Eligibility: Project must be designated historic on the national registry, and rehabilitation must meet the Secretary of the Interior's Guidelines for Historic Reconstruction. Applying for these funds can be complex, hiring a consultant to assist in developing your application package is strongly

encouraged. Before you consider applying, please visit the Historic Preservation Tax Incentives page [here](#).

Lead Organization: National Park Service

Contact:

<https://www.nps.gov/subjects/taxincentives/index.htm>

LOW INCOME HOUSING TAX CREDIT (LIHTC)

What it is: The LIHTC Program provides a means by which developers may raise capital for the construction or acquisition and substantial rehabilitation of housing for low income persons. Under the federal income tax code, investors in low income rental housing are permitted to take a credit against taxes owed the federal government. In Massachusetts, the Executive Office of Housing and Livable Communities (EOHLC) is the allocating agency for tax credits.

Eligibility: Both for-profit and nonprofit developers can qualify for the credit. At least 20% of the units must be reserved for persons with incomes at/or below 50% of the area median income adjusted for family size; or at least 40% of the units must be made affordable for persons with incomes at/or below 60% of the area median income adjusted for family size. In addition, the project must be retained as low-income housing for at least 30 years. Visit EOHLC's website [here](#) for more information.

Lead Organization: Executive Office of Housing and Livable Communities

Contact: Low Income Housing Tax Credit staff | (617) 573-1300.

DORFMAN CAPITAL TAX CREDIT MONITIZNG

*****Disclaimer- this is an example of one entity that offers this service, there are not the only entity and the city is not endorsing any particular company for tax credit sales.**

What it is: Dorfman Capital is a Boston based firm, assisting in accessing project equity for world class and emerging developers through the monetization of state and federal tax credits. Dorfman Capital has closed over \$710,000,000 in tax credit equity. In Massachusetts they have financed over \$525,000,000 in tax credits, representing approximately 308 projects in 67 municipalities and in 10 of 12 MA counties, excluding only Nantucket and Dukes/Martha's Vineyard Counties.

They are committed to and successful with:

- State & Federal Historic Tax Credits (HTC)
- MA Low Income Housing Tax Credits (MA LIHTC)
- MA Brownfields Tax Credits (MA BTC)

- MA Housing & Development Incentive Program Tax Credits (MA HDIP)

Lead Organization: [Dorfman Capital](#)

Contact: David Khalif | (617-870-4289

David@dorfmancapital.com

HOUSING DEVELOPMENT

ENERGY EFFICIENCY INCENTIVES

MASS SAVE 1-4 UNIT PROPERTIES

ENERGY ASSESSMENT & IMPROVEMENTS

What it is: Free Home Energy Assessment by an Energy Specialist will qualify your property for rebates and incentives and provide you with a custom report highlighting what you qualify for. Those may include, no-cost targeted air sealing of leaks, an instant incentive of 100% off insulation upgrades for your rental property for a limited time, rebates of up to \$25,000 on qualifying energy-efficient heating, cooling, and water heating equipment and clothes washers, zero 0% financing for eligible upgrades and up to \$5,000 to help address health and safety issues associated with insulation and air sealing upgrades recommended during a Home Energy Assessment of the rental unit. Offer valid for renter-occupied units in building with 2-4 units only.

Eligibility: Must own a 1-4 family property.

Lead Organization: MassSave/Unitil

Contact: 866-527-SAVE (7283) | or Choose a participating [Home Performance Contractor](#) to complete your no-cost Home Energy Assessment. The same contractor will also complete the insulation and air sealing work.

Visit the Mass Save webpage [here](#).

MASS SAVE MULTIFAMILY (5+ units)

What it is: Free Energy Assessment by an Energy Specialist will qualify your property for rebates and incentives and provide you with a custom report highlighting what you qualify for. Those may include, no-cost targeted air sealing of leaks, insulation upgrades, occupancy sensors, water heating equipment, programmable thermostats, Low-flow showerheads, faucet aerators, and pipe wrap, high-efficiency heating and cooling equipment & controls.

Eligibility: Must own a 1-4 family property.

Lead Organization: MassSave/Unitil

Contact: 800-594-7277

Visit the Mass Save webpage [here](#).

MASS SAVE MULTIFAMILY (5+ units) NEW CONSTRUCTION SUPPORT

10

What it is. Financial incentives are available for both residential in-unit and common area energy efficiency measures. Energy savings are modeled by Mass Save account managers based on the building's energy efficiency measures confirmed in the construction documents and compared to an approved baseline in order to determine the incentive amount. Participants are strongly encouraged to contact

Mass Save during the schematic or design development phase to receive the maximum support and incentives available. If there is no involvement before construction begins, you may not be eligible for enrollment.

Account Managers will provide ongoing technical support throughout construction including optional design charrettes in order to increase efficiency beyond Baseline standards. Participants must provide detailed information including plans, specifications, and approved submittals.

Eligibility: Must be developing new construction or greater than 50% gut-rehab of more than five units and four stories or more.

How it works

Register your new construction building information [here](#) and email it to multifhr@icf.com. Within a few days, our dedicated account manager will contact you to proceed. If you have questions, please call us at [1-866-527-SAVE \(7283\)](tel:1-866-527-SAVE) or email multifhr@icf.com. Review full [Terms & Conditions](#).

Lead Organization: MassSave

Contact: multifhr@icf.com | 866-527-SAVE (7283)

Visit the Mass Save webpage [here](#).