

Low Income Housing Tax Credit (LIHTC) Developers

LIHTC is the largest program for funding new affordable rental housing. Most projects are mixed income with some deeply subsidized rentals and some units reserved for households with higher incomes.

All of the units will count as affordable on a municipality's subsidized housing inventory. Each LIHTC project will have a lead sponsor which might be a nonprofit or a for profit developer. Developers apply to the Commonwealth's Department of Housing and Community Development (DHCD) for LIHTC funding. There is strong competition for LIHTC funding such that successful applicants must be experienced with a successful track record of past LIHTC projects. For more information on LIHTC, see this Tax Policy Center [explainer](#).

1. B'nai B'rith Housing (now called BBHousing). Massachusetts nonprofit developer with two phase LIHTC project in Sudbury.

<https://www.bbhousing.org/listings/the-coolidge-at-sudbury/>

<https://www.bbhousing.org/listings/the-coolidge-at-sudbury-phase-2/>

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2. CHOICE. Nonprofit development arm of the Chelmsford Housing Authority. Experienced in affordable housing financing and provision of on-site supportive services. Development experience both as a lead and as a partner in Chelmsford, Westford and Devens.

<http://www.chelmsfordha.com/mutli-family-affordable/> (Chelmsford Woods)

<http://www.chelmsfordha.com/shirleymeadows/> (Devens)

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3. Women's Institute For Housing & Economic Development. Nonprofit developer with projects in nearby Lowell, Chelmsford and Devens.

<http://www.wihed.org/Projects/> (See Shirley Meadows in Devens)

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4. Trinity Financial Inc. Large for profit developer who has worked on many complex projects and, in our region, for redevelopment projects in Lowell and Worcester.

<http://www.trinityfinancial.com/portofolio/appleton-mills/> (Appleton Mills in Lowell)

<http://www.trinityfinancial.com/portofolio/courthouse-lofts/> (Courthouse Lofts in Worcester)

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