



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

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

**M.G.L. CHAPTER 40V  
Housing Development Incentive Program (HDIP)**

**CERTIFICATE OF APPROVAL**

**HDIP Zone:** City of Salem Downtown HD Zone and Plan

**Properties:** As set forth in Exhibit A

**Date:** June 7, 2017

Pursuant to its authority under Chapter 40V, §2, of the General Laws, the Department of Housing and Community Development hereby certifies that it has approved the Downtown Salem HD Zone and Plan submitted by the City of Salem and dated April 2017.

Executed as of this 7<sup>th</sup> th day of June, 2017.

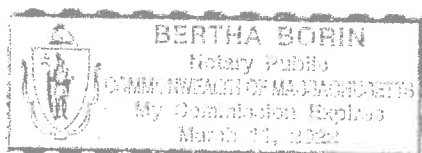
COMMONWEALTH OF MASSACHUSETTS,  
through the Department of Housing and Community  
Development

By Chrystal Kornegay  
Chrystal Kornegay  
Its Undersecretary

**THE COMMONWEALTH OF MASSACHUSETTS**

Suffolk, ss.

On this 7<sup>th</sup> th day of June, 2017, before me, the undersigned notary public, personally appeared Chrystal Kornegay, the Undersecretary of the Department of Housing and Community Development of the Commonwealth of Massachusetts, proved to me through satisfactory evidence of identification, which was my personal knowledge of the identity of the principal, to be the person whose name is signed on the preceding document, and acknowledged the foregoing instrument to be the free act and deed of the Commonwealth of Massachusetts.



Bertha Borin  
Notary Public  
My Commission expires on: 3/11/2022

Street Address	Map & Lot	Acreage	Owner of Record
65 Washington St	Map 35, Lot 0600	0.515	Essex County
29 Federal St	Map 35, Lot 0409	0.25	Salem RA
15 Federal St	Map 35, Lot 0196	1.29	Salem RA
32-50 Federal St	Map 26, Lot 0413	1.96	Essex County
252 Bridge St	Map 26, Lot 0408	0.84	City of Salem
50 Washington St	Map 35, Lot 0023	0.55	Tabernacle Church
		<b>5.41</b>	



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

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Komegay, Undersecretary

JUN 07 2017

The Honorable Kimberly Driscoll, Mayor  
Salem City Hall  
93 Washington Street  
Salem, MA 01970

**RE: Downtown Salem HD Zone & Plan – Approval**

Dear Mayor Driscoll:

The Department of Housing and Community Development (the Department) is in receipt of the City of Salem's application under the Housing Development Incentive Program (HDIP) for approval of its Downtown Salem HD Zone and HD Zone Plan substantially submitted on April, 27, 2017.

As further detailed in the city's application, the Downtown Salem HD Zone is comprised of six parcels totaling approximately 5.4 acres in the northern section of the Downtown Salem Urban Renewal Area, near the intersection of Bridge and Washington Streets. The close proximity to the Salem MBTA Intermodal Station and the associated potential for transit-oriented development of an area characterized by relatively underutilized, publicly-owned properties offer a strong rationale for the proposed HD Zone as a mechanism to catalyze housing development. While the city's application documents that the proposed HD Zone would support several potential redevelopment opportunities, the concurrent 62-unit, mixed-use redevelopment proposal for the site of Salem's former District Court at 65 Washington Street is tangible evidence of both the need for multifamily housing and the type of reinvestment that the establishment of the HD Zone will support.

Pursuant to M.G.L. Chapter 40V and 760 CMR 66.00 the Department has reviewed the proposed HD Zone designation and HD Zone Plan and makes the following findings:

- The application is complete;
- There is a documented need for multi-unit market rate housing in the proposed HD Zone;
- The proposed HD Zone is appropriately located to support the objectives of the HD Zone Plan;
- Implementation of the proposed HD Zone Plan will meet the goals of the HDIP, including increasing residential growth, expanding diversity of housing stock, supporting economic development, and promoting neighborhood stabilization in the proposed HD Zone; and
- The HDIP Area Median Income used by the City to calculate the Target Household Income for pricing market rate housing units in HD Projects is appropriate.

The Department approves the Downtown Salem HD Zone and HD Zone Plan.

Please be advised that pursuant to 760 CMR 66.04(3) the Department's approval of the HD Zone and HD Zone Plan becomes effective upon the recording of the Department's Certificate of Approval, including attachments, 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 the initial HD Project may be delayed until the Department has received this documentation.

Please contact Bill Reyelt, Principal Planner, Smart Growth Programs, at (617) 573-1355 or at [william.reyelt@state.ma.us](mailto:william.reyelt@state.ma.us) if you have any questions or need assistance. We look forward to working with you on implementation of the city's first HD Zone Plan.

Sincerely,



Chrystal Kornegay  
Undersecretary

cc: Senator Joan B. Lovely  
Representative Paul F. Tucker  
Elaine Milo, City Council President  
✓ Tom Daniel, Director of Planning & Community Development