



## City of New Bedford Department of City Planning

133 William Street · Room 303 · New Bedford, Massachusetts 02740  
Telephone: (508) 979.1488 · Facsimile: (508) 979.1576

**MAYOR**  
JON MITCHELL  
**DIRECTOR**  
JENNIFER CARLONI

### PLANNING BOARD

September 16, 2022

Councilor Hugh Dunn, Chairman  
Committee on Ordinances  
133 William Street  
New Bedford, MA 02740

RE: AMENDMENT TO THE DOWNTOWN NEW BEDFORD HOUSING DEVELOPMENT ZONE AND  
HOUSING DEVELOPMENT INCENTIVE PROGRAM PLAN  
CASE #22-40: HDIP

Dear Chairman Dunn:

This is to advise you of the Planning Board's action on Wednesday, September 14, 2022, regarding the proposed amendment to New Bedford's Housing Development Incentive Program (HDIP) Plan and the Downtown New Bedford Housing Development Zone. **The Planning Board sends a favorable recommendation for the proposed amendments.**

At the hearing, Planning Board Chair Arthur Glassman introduced City Planner Jennifer Carloni to present the proposal. Ms. Carloni summarized the proposed amendments and explained the intent of HDIP is to incentivize market-rate housing development in a designated Housing Development Zone through a local tax exemption and qualifying state tax incentives. The proposed amendment would expand the zone to include the entire city.

Board member Duff asked for an example of a project that has received an incentive from the existing HDIP zone downtown. Ms. Carloni responded that the former C.E. Beckman/National Club property on Union Street had been approved for a local tax exemption and was awaiting approval by the state. Board member Duff said that she was in favor of expansion because it will allow for more projects throughout the city.

Board member Khazan asked what "market rate" would mean for a city like New Bedford and how that would compare to Boston. Ms. Carloni responded that she did not have the exact figures on hand. She further clarified that while market rate units would not have any income restrictions, projects are allowed to have up to 20% of their units affordable or income restricted.

Board member Khazan asked if the expansion would create a problem for developing affordable housing or public housing. Ms. Carloni responded that HDIP puts more options on the table for housing development

and is a program in addition to existing affordable housing funding opportunities or programs. She added that the state has allowed Gateway Cities to expand their HDIP zones beyond what was allowed when the program was initially adopted.

Chair Glassman opened the floor for public comment and hearing none, he asked for a motion.

Board member Kalife made a motion, seconded by Board member Duff, to **affirmatively recommend the proposed amendment of the Housing Development zone and the HDIP plan.**

**The motion passed on a vote of 5-0**, with board members A. Kalife, A. Glassman, K. Khazan, P. Cruz, and K. Duff recorded in favor; no board members recorded in opposition.

As such, the **Planning Board sends a favorable recommendation.**

Sincerely,

A handwritten signature in black ink that reads "Jennifer Carloni". The script is cursive and fluid, with the first name and last name clearly legible.

Jennifer Carloni  
Director, Department of City Planning

cc. Jon Mitchell, Mayor  
Ian Abreu, Council President

Eric Jaikes, City Solicitor  
Dennis Farias, City Clerk