

Notice of Public Hearing

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

Notice is hereby given that a public hearing will be conducted telephonically by the Massachusetts Development Finance Agency (“MassDevelopment”) at 1:00 p.m. on Tuesday, May 6, 2025. The purpose of the hearing will be to consider the proposal of Seven Hills Foundation, Inc. (“Foundation”), Seven Hills Community Services, Inc. (“Community Services”), Seven Hills Family Services, Inc. (“Family Services”), Seven Hills Aspire, Inc. (“Aspire”), Seven Hills Neurocare, Inc. (“Neurocare”), Seven Hills Disability Resources & Advocacy, Inc. (“SHDRAS”), Seven Hills Clinical Associates, Inc. (“SHCA”), Individual & Family Support Centers, Inc. (“IFSC”), Seven Hills Behavioral Health, Inc. (“SHBH”), Children’s Aid and Family Service, Inc. (“Children’s”), WAARC Realty, Inc. (“WAARC”), Seven Hills Global Outreach, Inc. (“SHGO”), Seven Hills Extended Care at Groton, Inc. (“Groton”), Stetson School (“Stetson School”), Stetson Home (“Stetson Home”), Children’s Friend, Inc. (“CF”), Family Service Organization of Worcester, Inc. (“FSO”), Youth Opportunities Upheld, Inc. (“YOU”), Archway, Inc. (“ARCHWAY”) and Open Door Arts, Inc. (“ODA,” and collectively with Foundation, Community Services, Family Services, Aspire, Neurocare, SHDRAS, SHCA, IFSC, SHBH, Children’s, WAARC, SHGO, Groton, Stetson School, Stetson Home, CF, FSO, YOU and ARCHWAY, the “Borrowers”), each an affiliated entity of Foundation, each a nonprofit corporation organized under the laws of The Commonwealth of Massachusetts and each an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, that MassDevelopment approve the issuance of its tax-exempt revenue bonds (the “Bonds”) for the benefit of the Borrowers to finance and refinance the projects specified below (collectively, the “Projects”), all of which are located within The Commonwealth of Massachusetts, and are owned and operated or to be owned and operated by one or more of the Borrowers, as follows (the dollar value associated with each such Project component represents a not-to-exceed amount of the proceeds of the Bonds that will be used for such financing or refinancing purpose):

1. Refinancing a currently outstanding bank line of credit of the Foundation that financed residential, health care and educational projects of one or more of the Borrowers consisting of real property acquisitions, renovations, improvements and equipping at the following locations: (A) 101 Nye Street, New Bedford (\$19,725.00); (B) 113 Park Road, Chelmsford (\$19,560.00); (C) 118 High Street, Freetown (\$383,092.19); (D) 135 Cohasset Street, Worcester (\$7,178.34); (E) Gold Star Boulevard, Worcester (\$43,485.36); (F) 1402 Pleasant Street, Fall River (\$13,476.89); (G) 15 Bosuns Lane, Bourne (\$5,620.00); (H) 153 Delawanda Drive, Worcester (\$72,100.00); (I) 167 Lincoln Street, Waltham (\$6,390.00); (J) 174 Williamsville Road, Hubbardston (\$38,500.00); (K) 19 Centerboard Lane, Yarmouth (\$6,375.00); (L) 2 Granite Street, Worcester (\$13,780.96); (M) 20 Cedar Street, Worcester (\$38,000.00); (N) 20 Willowbrae Drive, Peabody (\$21,300.00); (O) 216 Massasoit Road, Worcester (\$7,859.65); (P) 219 East Main Street, Milford (\$9,944.97); (Q) 22 Hillside Avenue, Groton (\$506,811.90); (R) 236 Barker Road, Wareham (\$367,303.45); (S) 3 Otis Park Drive, Bourne (\$231,451.11); (T) 32 Kathleen Drive, Andover (\$10,580.00); (U) 34 Adin Street, Hopedale (\$54,192.08);

- (V) 382 Pleasant Street, Leicester(\$15,373.16); (W) 4 Glenmere Street, Lowell (\$174,990.00); (X) 43 Dick Drive, Worcester (\$4,307.36); (Y) 455 South Street, Barre (\$354,415.97); (Z) 46 Kenberma Road, Worcester (\$9,000.00); (AA) 46 Mount Avenue, Worcester (\$7,249.40); (BB) 46 West Street, Groton (\$1,922,919.78); (CC) 47-49 Cedar Street, Worcester (\$28,472.68); (DD) 49 Hemlock Street, Dracut (\$5,300.00); (EE) 5 Coles Lane, Plymouth (\$6,192.00); (FF) 5 Optical Drive, Southbridge (\$1,287,300.22); (GG) 50 Cathy Lane, Southbridge, (\$291,149.99); (HH) 54 Fosdick Road, Carver (\$16,790.00); (II) 589 South 1st Street, New Bedford (\$120,784.40); (JJ) 6 Mason Drive, Grafton (\$8,500.00); (KK) 6 San Mateo Drive, Chelmsford (\$33,265.81); (LL) 662 Burncoat Street, Worcester (\$16,812.50); (MM) 67 Cedar Street, Worcester (\$163,354.32); (NN) 7 Charlesview Road, Hopedale (\$251,609.32); (OO) 7 Lynne Road, Wareham (\$729,850.90); (PP) 8 Morgan Road, Beverly (\$9,500.00); (QQ) 81 Hope Avenue, Worcester (\$9,881.55); (RR) 81 Hope Avenue, Worcester (\$8,263.63); (SS) 819 Clark Street, Gardner (\$17,150.00); (TT) 84 Overlook Road, Westminster (\$40,747.68); (UU) 9-11 Winthrop Street, Taunton (\$373,845.54); (VV) 94 Sunderland Road, Worcester (\$44,496.83); (WW) 97 Elm Street, Worcester (\$152,554.32); (XX) 51 Winslow Avenue, Leicester (\$10,100.00); (YY) 260 Lynnfells Parkway, Saugus (\$13,700.00); (ZZ) 140 Bourne Road, Plymouth (\$18,368.00); (AAA) 261 North Main Street, Middleton (\$10,400.00); (BBB) 16 Brook Street, Plympton (\$12,888.00); (CCC) 100 West Chester Street, Worcester (\$27,341.00); (DDD) 150 Goddard Memorial Drive, Worcester (\$32,027.41); (EEE) 157 Suomi Street, Paxton (\$14,812.00); (FFF) 29 West Street, Carver (\$47,843.87); (GGG) 350 Salisbury Street, Holden (\$29,030.89); (HHH) 46 Rochester Road, Carver (\$12,268.26); (III) 71 Plymouth Street, Carver (\$11,994.98); and (JJJ) 118 Providence Road, Grafton (\$11,800.00);
2. Refinancing a currently outstanding bank term loan incurred by the Foundation that financed residential, health care and educational projects of one or more of the Borrowers consisting of real property acquisitions, renovations, improvements and equipping at the following locations: (A) 118 High Street, Freetown (\$572,303); (B) 236 Barker Road, Wareham (\$525,585); (C) 5 Optical Drive, Southbridge (\$1,401,559); (D) 50 Cathy Lane, Southbridge (\$81,535); and (E) 7 Charlesview Road, Hopedale (\$739,712);
  3. Financing residential, health care and educational projects of one or more of the Borrowers consisting of real property acquisitions, renovations, improvements and equipping at the following locations: (A) 113 Park Road, Chelmsford (\$30,000.00); (B) 2 Granite Street, Worcester (\$182,500.00); (C) 20 Willowbrae Drive, Peabody (\$35,000.00); (D) 22 Hillside Avenue, Groton (\$527,230.00); (E) 34 Adin Street, Hopedale (\$203,000.00); (F) 43 Dick Drive, Worcester (\$800,000.00); (G) 455 South Street, Barre (\$376,200.00); (H) 46 Kenberma Road, Worcester (\$20,000.00); (I) 47-49 Cedar Street, Worcester (\$40,000.00); (J) 5 Optical Drive, Southbridge (\$120,000.00); (K) 662 Burncoat Street, Worcester (\$56,500.00); (L) 67 Cedar Street, Worcester (\$35,000.00); (M) 7 Lynne Road, Wareham (\$192,000.00); (N) 81 Hope Avenue, Worcester (\$1,094,702.74); (O) 84 Overlook Road, Westminster (\$15,000.00); (P) 97 Elm Street, Worcester (\$5,000.00); (Q) 23 Fairchild Drive, Holden (\$280,000.00); (R) 796 Pleasant Street, Worcester (\$10,000.00); (S) 51

Winslow Avenue, Leicester (\$18,000.00); (T) 321 Brimfield Road, Warren (\$60,000.00); (U) 15 Pleasant Street, Rochdale (\$119,000.00); (V) 75 Main Street, South Grafton (\$74,000.00); (W) 1 Kirkland Drive, Andover (\$18,000.00); (X) 2 Patti Lane, Wenham (\$33,980.00); (Y) 260 Lynnfells Parkway, Saugus (\$66,000.00); (Z) 117 Glendower Road, Roslindale (\$250,000.00); (AA) 8 Wilson Way, Tyngsboro (\$45,000.00); (BB) 96 Park Avenue, Tewksbury (\$45,000.00); (CC) 205 Passaconaway Drive, Dracut (\$30,000.00); (DD) 199 Winston Street, New Bedford (\$15,000.00); (EE) 3 Sara Beth Lane, Wareham (\$6,000.00); (FF) 4 Skyline Drive, Dartmouth (\$14,000.00); (GG) 22 Oar & Line Road, Plymouth (\$50,000.00); (HH) 186 Thistle Drive, Centerville (\$20,000.00); (II) 498 County Road, Wareham (\$50,000.00); (JJ) 140 Bourne Road, Plymouth (\$15,000.00); (KK) 81 Purchase Street, Carver (\$50,000.00); (LL) 35 Bourne Road, Plymouth (\$50,000.00); (MM) 10 Welby Road, New Bedford (\$45,000.00); (NN) 799 West Boylston Street, Worcester (\$454,000.00); (OO) 261 North Main Street, Middleton (\$40,000.00); (PP) 22 Grant Road, Devens (\$327,592.00); (QQ) 305 Belmont Street, Worcester (\$20,000.00); (RR) 47 Millstone Lane, Middleboro (\$28,000.00); (SS) 16 Brook Street, Plympton (\$30,000.00); (TT) 100 West Chester Street, Worcester (\$30,000.00); (UU) 29 Juniper Road, Andover (\$30,000.00); (VV) 123 Harrington Way, Worcester (\$100,000.00); and (WW) 27 Sever Street, Worcester (\$5,000.00);

4. Refinancing all or a portion of the outstanding Massachusetts Development Finance Agency Revenue Bonds, Seven Hills Foundation and Affiliates Issue, Series 2015A, which (A) financed (x) residential, health care and educational projects of one or more of the Borrowers consisting of real property acquisitions, renovations, improvements and equipping at the following locations: (A) 96 Park Avenue, Tewksbury (\$739,620.00); (B) 662 Burncoat Street, Worcester (\$673,468.00); (C) 498 Country Road, Wareham (\$652,102.00); (D) 5 Coles Lane, Plymouth (\$349,628.00); (E) 382 Pleasant Street, Leicester (\$747,501.00); (F) 34 Adin Street, Hopedale (\$1,604,996.00); (G) 52 Kyle Drive, Templeton (\$286,350.00); (H) 150 Goddard Memorial Drive, Worcester (\$3,531,820.00); (I) 8 Morgan Road, Beverly (\$597,661.00); (J) 18 Pine Ridge Road, North Reading (\$577,363.00); (K) 118 James Circle, Mashpee (\$349,797.00); and (L) 455 South Street, Barre (\$3,317,828.00); and (y) interior renovations to the afore-mentioned structures; (B) refinanced the Massachusetts Development Finance Agency Human Service Provider Revenue Bonds, Seven Hills Foundation and Affiliates Issue, Series 2002, which (x) financed or refinanced residential, health care and educational projects of one or more of the Borrowers consisting of real property acquisitions, renovations, improvements and equipping at the following locations: (A) 81 Hope Avenue, Worcester (\$1,555,849.00); (B) 135 Cohasset Street, Worcester (\$30,983.00); (C) 12 Jefferson Drive, Auburn (\$143,048.00); (D) 216 Massasoit Road, Worcester (\$92,949.00); (E) 153 Delawanda Drive, Worcester (\$371,795.00); (F) 51 Winslow Road, Leicester (\$371,795.00); (G) 118 Providence Road, Grafton (\$418,269.00); (H) 330 Pleasant Street, Pembroke (\$185,897.00); (I) 338 Sea Street, Hyannis (\$158,013.00); (J) 117 Glendower Road, Roslindale (\$160,491.00); (K) 10 Welby Road, New Bedford (\$316,025.00); (L) 79 Lorenzo Circle, Methuen (\$150,577.00); (M) 5 Agnes Terrace, Methuen (\$122,073.00); (N) 4 Glenmere Street, Lowell (\$156,773.00); (O) 75

Berkley Avenue, Lowell (\$113,397.00); (P) 14 Intervale Road, Salem (\$179,701.00); (Q) 38 Old Stage, Chelmsford (\$201,389.00); (R) 205 Passaconaway, Dracut (\$158,013.00); (S) 6 San Mateo, Chelmsford (\$292,788.00); (T) 260 Lynnfields Parkway, Saugus (\$405,876.00); (U) 5 Oberlin Road, Danvers (\$279,466.00); (V) 15 Trask Street, Beverly (\$433,760.00); (W) 2 Patti Lane, Wenham (\$260,256.00); (X) 1 Kirkland Drive, Andover (\$322,222.00); (Y) 28 Meadowbank Road, Billerica (\$182,799.00); (Z) 49 Hemlock Street, Dracut (\$173,442.00); (AA) 321 Brimfield Road, Warren (\$185,897.00); (BB) 168 Richmond Avenue, Worcester (\$201,389.00); and (CC) 280 Hill Street, Leominster (\$221,837.00); (y) funded a debt service reserve fund; and (z) funded capitalized interest, a bond insurance premium and the costs of issuance for the Series 2002 Bonds; (C) refinanced the Massachusetts Development Finance Agency Human Service Provider Revenue Bonds, Seven Hills Foundation and Affiliates Issue, Series 2005, which financed or refinanced (x) residential, health care and educational projects of one or more of the Borrowers consisting of real property acquisitions, renovations, improvements and equipping at the following locations: (A) 22 Hillside Avenue, Groton (\$6,391,388.00); (B) 81 Purchase Street, Carver (\$282,343.00); (C) 35 Bourne Road, Plymouth (\$251,392.00); (D) 4 Skyline Drive, North Dartmouth (\$314,053.00); (E) 20 Swanson Drive, South Dartmouth (\$339,336.00); (F) 46 Ainsworth Street, Roslindale (\$345,781.00); (G) 819 Clarke Street, Gardner (\$628,480.00); (H) 6 Pheasant Hill Lane, Sterling (\$378,952.00); (I) 9 Hobbler Road, Bourne (\$267,104.00); (J) 11 Aspinwall Road, Worcester (\$295,363.00); (K) 81 Hope Avenue, Worcester (\$1,363,751.00); (L) 305 Belmont Street, Worcester (\$125,696.00); (M) 589 South First Street, New Bedford (\$694,578.00); (N) 1402 Pleasant Street, Fall River (\$164,194.00); (O) 174 Williamsville Road, Hubbardston (\$314,240.00); (P) 796 Pleasant Street, Worcester (\$471,361.00); (Q) 54 Fosdick Road, Carver (\$261,625.00); (R) 20 Willowbrae Drive, Peabody (\$274,432.00); (S) 8 Free Street, Saugus (\$216,188.00); (T) 29 Juniper Road, Andover (\$207,404.00); (U) 32 Kathleen Drive, Andover (\$221,791.00); (V) 199 Winston Street, New Bedford (\$179,074.00); (W) 336 Whipple Street, Tewksbury (\$218,925.00); (X) 465 Alpine Drive, Southbridge (\$168,862.00); (Y) 308 West Street, Lunenburg (\$184,424.00); and (Z) 10 Welby Road, New Bedford (\$12,570.00); (y) reimbursed the Borrower for prior capital expenditures ; (z) funded a debt service reserve fund; and (xx) funded capitalized interest and the costs of issuance for the Series 2005 Bonds; and (D) funded a debt service reserve fund for the Series 2015A Bonds; and (E) funded the costs of issuance for the Series 2015A Bonds.

5. Funding a debt service reserve fund and financing of capitalized interest in connection with the issuance of the Bonds; and
6. Financing the costs of issuance and other common costs of the Bonds.

The proposal includes the financing and refinancing of the costs of the Projects through the issuance by MassDevelopment, acting under and pursuant to Massachusetts General Laws, Chapters 23G and 40D, of “qualified 501(c)(3) bonds” in an aggregate principal amount not to exceed \$55,000,000, which bonds will not constitute a debt or pledge of the faith and credit of MassDevelopment or of The Commonwealth of Massachusetts.

Interested persons wishing to express their views on the Projects and the proposed issuance of the Bonds to finance and refinance the Projects and to fund the other purposes noted above will be given the opportunity to do so at the telephonic public hearing, or prior to the time of the telephonic public hearing, submit their views in writing to MassDevelopment at 99 High Street, 11<sup>th</sup> floor, Boston, Massachusetts 02110, Attn: TEFRA Hearings. Persons desiring to speak during the telephonic public hearing must make a written request at least 24 hours prior to the hearing by email to [tefrahearinginfo@MassDevelopment.com](mailto:tefrahearinginfo@MassDevelopment.com).

Persons wishing to participate by teleconference may use the toll-free telephone number and participant code listed below:

<i>Dial in:</i>	<i>1-888-305-1655</i>
<i>Participant Code:</i>	<i>309-639</i>

MassDevelopment expects to conduct the hearing at the date and time set forth via teleconference *only*, using the telephone number listed above.

MASSACHUSETTS DEVELOPMENT  
FINANCE AGENCY