



MassDevelopment SSBCI Loans and Guarantees

MassDevelopment provides loans and guarantees funded through the State Small Business Credit Initiative (SSBCI) to support business investment. Our SSBCI program has a particular focus on SEDI businesses. (See reverse side for definition.)

- SSBCI loans and guarantees can offer extremely flexible terms where necessary to make projects happen, for example: subordinated positions, LTV>100%, interest rate reductions to cover debt service, leasehold improvement loans, etc.
- All SSBCI projects must also have a loan from a private lender (bank or credit union) with exposure equal to or greater than the amount provided by SSBCI.

Contact MassDevelopment at 617-330-2000 and let us help you finance your growing business.

Purpose	Maximum Amount
Loans for real estate acquisition, construction, and renovation.	• \$10 million
Loans for real estate improvements, term-working capital, and leasehold improvements.	• \$2 million
Equipment Loans	• \$3 million maximum • \$100,000 minimum
Guarantees on loans for real estate, equipment, and leasehold improvements	• Up to 50% of loan amount

Socially or Economically Disadvantaged Individual (SEDI) Definition: Individuals who have had their access to credit on reasonable terms diminished as compared to others in comparable economic circumstances, due to their –

1. membership of a group that has been subjected to racial or ethnic prejudice or cultural bias within American society;
2. gender;
3. Veteran status;
4. limited English proficiency;
5. physical handicap;
6. long-term residence in an environment isolated from the mainstream of American society;
7. membership of a federally or state-recognized Indian Tribe;
8. long-term residence in a rural community;
9. residence in a U.S. territory;
10. residence in a community undergoing economic transitions (including communities impacted by the shift towards a net-zero economy or deindustrialization);
11. membership of another “underserved community” as defined in Executive Order 13985: populations sharing a particular characteristics, as well as geographic communities, that have been systematically denied a full opportunity to participate in aspects of economic, social, and civic life, specifically individuals who belong to underserved communities that have been denied the consistent and systematic fair, just, and impartial treatment of all individuals who belong to underserved communities that have been denied such treatment, such as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color, members of religious minorities, LGBTQ+ persons, persons with disabilities, persons who live in rural areas, and persons otherwise adversely affected by persistent poverty or inequality.

SEDI Businesses must:

1. certify that they are more than 51% owned and controlled by SEDIs, or
2. certify that they are more than 51% owned and controlled by individuals whose residences are in CDFI Investment Areas, or
3. certify that they will operate in a CDFI Investment Area, or
4. are located in a CDFI Investment Area.

CDFI Fund Investment Area Definition: Investment areas are searchable online at www.cdfifund.gov/cims3. A CDFI Investment Area is defined as a geographic unit (or contiguous geographic units), such as a census tract, located within the United States, that meets at least one of the following criteria:

- Has a population poverty rate of at least 20 percent;
- Has an unemployment rate 1.5 times the national average;
- For a metropolitan area that has a median family income (MFI) at or below 80 percent of the greater of either the metropolitan or national metropolitan MFI;
- For a non-metropolitan area that has an MFI at or below 80 percent of the greater of either the statewide or national non-metropolitan MFI;
- Is wholly located within an Empowerment Zone or Enterprise Community; or
- Has a county population loss greater than or equal to 10 percent between the two most recent census periods for Metro areas or five percent over last five years for Non-Metro areas.

Main office:

99 High Street, Boston, MA 02110

Regional offices:

Devens | Fall River | Lawrence | Springfield | Worcester