

# THE GATEWAY CITIES JOURNAL



## Christmas in the City

Yesterday morning downtown Haverhill was bustling. People hustled in and out of buildings, dodging the frigid winter breeze. The storefronts were done up nicely for the holidays, but something twinkling brightly in the sky is what really drew the eye. This was no oversized tree wearing multicolored bulbs, or lighted wreaths dangling from telephone poles. It was [The Heights](#), a 10-story gleaming steel and glass tower, which will soon house 42 apartments and a rooftop restaurant.



This mixed-use transit-oriented development from the Lupoli Companies is the product of Sal Lupoli's brawn and years of effort by so many leaders who believe deeply in the intrinsic potential of Gateway Cities. The Heights is a gift in the form of precedent not just to Haverhill, but to all Gateway Cities that want to see their historic urban form sprout an urban future.

Last week, Governor Baker issued his second term [economic development plan](#). The document includes a callout box featuring The Heights and the Housing Development Incentive Program (HDIP), a state tax credit that made the project financially feasible.

Governor Baker's plan points to HDIP as a valuable tool in a section calling for greater production of multi-family housing near transit. If the administration and the legislature work together next year to make more HDIP credits available to private developers who put forward transformative projects like The Heights, Gateway Cities can make a meaningful contribution toward this goal.

[News](#) that the Governor's Housing Choice legislation has emerged from the Housing Committee provides another boost of holiday cheer. Uncertainty adds to the cost of developing housing in Gateway Cities. Reducing the threshold for project approvals from two-thirds to a majority vote by city councils will certainly help get more projects going.

As we noted in a journal entry last March, [Housing Choice + HDIP](#) would provide a powerful combination, fueling housing production in Gateway Cities across the Commonwealth. 'Tis the season for wish list making. There you have two of ours.

Seasons Greeting to all and Best Wishes for the New Year!