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MassDevelopment issues \$14m tax-exempt bond on behalf of Incompass Human Services to buy/renovate 4 Omni Way

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4 Omni Way - Chelmsford, MA

Chelmsford, MA MassDevelopment has issued a \$14 million tax-exempt bond on behalf of Incompass Human Services, Inc., a nonprofit human services provider that empowers adults with disabilities and their families with the comprehensive guidance, high-quality services, and support programs they need to lead happier and more fulfilling lives. Incompass will use bond proceeds to buy and renovate the facility it currently leases at 4 Omni Way, including installing a new HVAC system in the building. Purchasing this property helps establish a permanent home for Incompass, providing long-term operational stability for the organization and enhancing its capacity to serve

more individuals. The tax-exempt bond, purchased by Salem Five Bank, helped the borrower achieve a lower cost of capital.

“Incompass Human Services, Inc. creates impact in and around the Merrimack Valley every day, serving hundreds of individuals with disabilities and their families and employing many professionals in the human services industry,” said MassDevelopment president and CEO Navjeet Bal. “MassDevelopment is proud to partner with Salem Five Bank to help this crucial organization establish a permanent home in Chelmsford and further expand its reach.”

“Salem Five Bank is thrilled to partner with Incompass Human Services on this project,” said Salem Five Bank senior vice president Cheryl DeLorenzo. “This permanent headquarters will allow Incompass the opportunity for future growth and broaden its impact within our community.”

“Incompass Human Services has long been a vital part of the Chelmsford community, providing compassionate and essential support to individuals and families across the region,” said town manager Paul Cohen. “We are proud to see Incompass establish a permanent home in Chelmsford, and we appreciate MassDevelopment’s support that made this investment possible. This project strengthens our community and reaffirms our shared commitment to inclusion and opportunity for all.”

Founded in 1954, Incompass Human Services delivers enriching support to people with intellectual and developmental disabilities, autism, and acquired brain injuries so that they can lead fuller and more prosperous lives. Since its founding, the agency’s dedicated team has been redefining what is possible for people with disabilities in Greater Lowell and Greater Lawrence. With facilities in Chelmsford and Tewksbury, along with 21 group homes throughout the region, the agency serves more than 800 individuals and their families through a robust suite of services including day habilitation, community programming, job training and placement, clinical and case management, family support, and residential programs. By promoting the rights of people with disabilities and engaging the community in its important work, Incompass seeks to not only improve the lives of the people it serves, but foster a culture of inclusion that has a profound impact on the region.

“Ultimately, the purchase of 4 Omni Way is more than a real estate transaction – it’s a commitment to our future,” said Incompass Human Services CEO Jean Phelps. “It demonstrates our belief in the work we do and in the transformative impact of our services. Owning our own facility eliminates the uncertainty that comes with leasing and gives us greater control over how we use our space to meet the evolving needs of those we support. With this purchase, we can now make strategic investments in infrastructure, technology, and accessibility – improvements that will directly enhance the experience of the people we serve, their families and all the Care Champions who support them. This move also solidifies our presence in Chelmsford, a community that has been both welcoming and essential to our growth. We are proud to be putting down deeper roots here. This is a moment to celebrate, and to look forward with optimism and determination.”