

**SPRINGFIELD COMMUNITY PRESERVATION
FULL APPLICATION COVER SHEET**

I. PROJECT INFORMATION

CPA program area - check all that apply:

community housing historic preservation open space recreation

Project/Program Title: **The (Hotel) Rainville & New Court Terrace Apartments**

Brief Project/Program Summary:

Way Finders, Inc. (Way Finders) is acquiring the former Hotel Rainville and rehabilitating and restoring it and the New Court Terrace Apartments, all located on Byers Street adjacent to the Armory. The properties (four buildings) have historical significance and are operating apartment buildings providing 89 Units of Community Housing that are 100% affordable up to 60% of AMI. Way Finders will leverage the CPA funds with State and Federal resources allowing these properties to continue to serve the community for years to come.

estimated start date: December 2022

estimated completion date: February 2024

II. APPLICANT INFORMATION

Type of Applicant - check one:

City of Springfield Non-Profit Organization For-Profit Business Individual

Name of Organization: **Way Finders, Inc**

Name of Contact Person: **James Linfield Project Manager**

Mailing Address: **1780 Main Street**

Mailing City/State/Zip: **Springfield MA 01103**

Phone: **413-233-1786**

Fax:

Email: **jlinfield@wayfinders.org**

Website: **www.wayfinders.org**

III. BUDGET SUMMARY

Estimated Project Budget: **\$14,953,839.00**

CPA Funding Request: **\$500,000**

Will you be seeking multi-year funding Yes No

CPA Request as Percentage of Total Project/Program Budget: **~3.3%**

List Other Secured Funding Sources:

Federal & State Historic Tax Credits: \$500,000 presently. Additional applications are pending.

List Other Prospective Funding Sources:

Federal and State LIHTC and other MA DHCD Funding Sources.

Applicant Signature: 

Date Submitted: 4-1-21

I GENERAL INFORMATION

Community Preservation Funds are available in four categories. There are some questions that are only relevant to certain categories. Please only answer the questions in this section that relate to the category(s) that are being applied for.

A. All Categories that involve property (land and/or buildings)

1. Provide the parcel ID number(s) for property included in the project.
32 Byers St-Parcel 021700009-44 Units
64 Byers Street- Parcel 021700017- Parking Lot
68-70 Byers Street -Parcel 021700019 – 8 Units
76 Byers Street-Parcel 021700020 – 8 Units
84-88 Byers Street-Parcel 021700022- 29 Units
63-65 Spring Street-Parcel 110400096- Parking Lot
2. **Does the applicant own the property?** New Court Terrace LLC, a Way Finders, Inc. wholly owned affiliate entity owns 66, 68-70, 76 & 84-88 Byers Street. These consist of all the buildings comprising the current New Court Terrace development. New Court Terrace LLC also has an easement for 63-65 Spring Street, which is the parking lot for New Court Terrace. Way Finders, Inc. has site control of the Rainville property, 32 Byers Street, via a signed option agreement. The documentation can be found in Attachment H.
3. **If the applicant does not own the property, attach a purchase & sale agreement for the property.** Please find the Option to Purchase for 32 Byers Street attached hereto in Attachment H.

B. Community Housing Questions

Housing projects will have to provide an affordability restriction for a percentage of the project unit, based on the percentage of CPA assistance in the overall budget.

1. **What income levels will be the primary target of the project?** The Eighty-Nine Units will be 100% affordable. Five units or 5% will be for households earning up to 30% AMI. Forty-Four Units (49%) will be for households up to 50% AMI and Forty Units (40%) will be up to 60% AMI.
2. **How will a determination of income-eligibility be made?** Tenant income-eligibility will continue to be determined by Property Management staff of Way Finders, Inc. Way Finders, Inc. property management staff is trained and experienced in all aspects of leasing and managing LIHTC and other affordable housing, and currently manages over 600 apartments in Western Massachusetts. Tenant files will also be reviewed for compliance with federal Low Income Housing Tax Credit (LIHTC) statute, rules and regulations by the company selected to syndicate the project's LIHTC allocation.
3. **What marketing will be done to make this program known to the public?** All properties are currently occupied. When vacant units become available, they will be advertised and marketed in conformance with a Tenant Selection Plan (TSP) and Affirmative Fair Housing Marketing Plan (AFHMP) to be approved by the MA Department of Housing and Community Development (DHCD). The TSP and AFHMP are designed to promote fairness and uniformity in the selection of tenants for subsidized units, and to promote efficiency in the application process for subsidized units.

I GENERAL INFORMATION

C. Historic Preservation Questions

Historic preservation projects must follow the Secretary of Interior Standards for Rehabilitation. Assisted properties will be required to be subject to an exterior preservation restriction or to be placed under local historic district protection.

1. **What steps will be taken to ensure the work complies with the Secretary's Standards?**

In order to ensure compliance with the Secretary of Interior's Standards for Rehabilitation, plans will have been reviewed and approved by the Massachusetts Historical Commission (MHC) and US Department of Interior National Park Service (NPS).

The proposed plans for the New Court Terrace buildings have already received MHC approval letters, which are attached to this application in Attachment A. MHC has already awarded the New Court Terrace properties a total of \$450,000 in state rehabilitation tax credits. NPS Part 1 and Part 2 approvals have also already been received for the New Court Terrace properties and can be found in Attachment A.

The proposed plans for the Rainville building have already received NPS Part 1 approval and are currently in the process of applying for NHS Part 2 approval. An application is also in the process for an April 2021 submission to MHC for state rehabilitation tax credits for the Rainville building. The Rainville's NPS Part 1 approval can be found in Attachment A.

In addition to the oversight of NPS and MHC, post-rehabilitation inspection by Public Archeology Laboratory, followed by Part 3 review and approval by MHC and NPS, will ensure that the work complies with the Secretary's Standards.

Considering the long-term deed restriction for use of the properties as affordable housing, as mandated by MA Department of Housing and Community Development, Way Finders, Inc. submits that there is not a need for a preservation restriction for these properties.

2. **What is the age of the property?**

32 Byers Street was built in 1916.

68-70 Byers Street was built in 1872.

76 Byers Street was built in 1895.

84-88 Byers Street was built in 1926.

3. **Will the owner agree to a preservation restriction or local historic district designation?** Considering the comprehensive oversight by the NHS and MHC, and the long-term deed restriction for use of the properties as affordable housing mandated by MA Department of Housing and Community Development, Way Finders, Inc. submits that there is not a need for a preservation restriction for this project.

II. Narrative

A. Project Summary

Introduce the project with a summary which notes the CPA category, goals, project scope, and budget. (200 words or less)

The proposed joint redevelopment of the Rainville and New Court will preserve 89 units of community housing as 100% of these units are, and will continue to be, affordable to low- and moderate-income individuals and families. It will also preserve 4 buildings the National Park Service (NPS) has determined contribute to the significance of the Quadrangle-Mattoon Street Historic District and are "certified historic structures" for rehabilitation purposes.

The goal is to successfully leverage a combination of local, state and federal resources in order to preserve affordability, while also funding necessary capital improvements, improving sustainability and energy efficiency, and increasing accessibility.

The Rainville building requires significant capital improvement, including, but not limited to: repointing, masonry work, roof replacement, flooring replacement, new bathrooms and kitchens, and the addition of an elevator.

Redevelopment at New Court Terrace includes installation of energy-efficient windows and doors, improving fixtures such as low-flow toilets and updated energy star appliances, improved hard-wired smoke and CO detectors, sidewalk and staircase improvements, repointing, chimney work, and the addition of two accessible units.

The current estimated project budget for the redevelopment is \$14,953,839.

B. Proposal Description

1. Describe the proposal and how it will benefit Springfield. (200 words or less)

Way Finders, Inc. proposes refinancing and redeveloping two existing apartment developments in downtown Springfield, New Court Terrace and The Rainville, into one development under common ownership.

Redeveloping The Rainville and New Court Terrace under common ownership will benefit Springfield through the preservation of existing affordable housing, preservation of certified historic structures, and increased investment and stabilization of the neighborhood on Byers Street bordering the Springfield Armory. Investment in these buildings will improve quality of life for existing residents, as well as increase overall energy efficiency, accessibility, and visitability. In particular, the redevelopment of The Rainville includes the planned installation of an elevator. This would allow all units in the building to become visitable and also allow for more residents to age in place. Redevelopment of New Court Terrace will greatly improve energy efficiency and increase the total number of accessible units.

Also included in the proposed redevelopment of these buildings is the inclusion of enhanced access to supportive services for residents through the funding of a part time resident service coordinator. A resident service coordinator identifies residents that could benefit from support services available through local third-party service providers, and works to connect residents with those services.

II. Narrative

2. Identify what CPA criteria this proposal achieves and how they are accomplished.

This proposal would achieve two of the stated criteria. First, the funding request will help provide for the preservation of four properties the Springfield Historical Commission (SHC) and the National Park Service (NPS) have determined contribute to the significance of the Quadrangle-Mattoon Street Historic District and are "certified historic structures" for rehabilitation. (See Attachment B for CPA historic eligibility determination letters from SHC and see Attachment A for NPS determination letters) Second, this proposal would also preserve 89 units of community housing that are 100% affordable up to 60% of Area Median Income. The proposed redevelopment and refinancing will be accomplished by leveraging a combination of local, state and federal resources.

3. Describe the need that this proposal will address.

These properties require various degrees of capital improvements. These improvements will increase energy efficiency, thereby improving the long-term sustainability of the buildings, and also ensure their continued and safe operations for many years to come. The funding will also preserve the historical aspects of the properties, while allowing the residents, including many individuals who face barriers to accessing other types of housing, to remain housed in safe, affordable apartments and with more direct access to services. Improvements such as the addition of an elevator at The Rainville will also allow residents to age in place and allow for vastly increases visibility. The creation of 2 additional handicap-accessible units is also part of the proposal.

4. What is the expected outcome of this proposal?

The expected outcome is a successful leveraging of CPA funding with State & Federal resources for a total of \$14,953,839 combined investment in these properties. This will allow for the successful preservation of 89 units of affordable housing and preservation of 4 buildings of historical significance.

C. Feasibility & Sustainability

1. What other funding sources have been secured or are being pursued?

To date, Way Finders has been awarded \$450,000 in State Historic Tax Credit for the project and is in the process of applying for additional MHC award funding in upcoming funding rounds. In addition, we have had several conversations with MA DHCD regarding our plans to combine and recapitalize these two developments. DHCD agrees that our proposed plans for these properties fit with DHCD's priorities for preserving affordable housing. We will be applying to DHCD for a combination of resources, including low-income housing tax credits and other soft funding sources.

2. Once the proposal is complete how will it be sustained/maintained?

Out of the project's development resources, Way Finders will capitalize an operating reserve in the amount of \$320,000 which is the equivalent of \$240 per unit per year over a 15 year period. Additionally, Way Finders will be capitalizing a replacement reserve in the amount of \$44,500 (\$500/unit) and will add to that reserve at a rate of \$33,000 per year (\$370/unit). These reserves will enable the project to handle its capital needs and operating shortfalls over the long term, ensuring long-term financial sustainability and continued maintenance.

3. Is there an operating pro forma for when the proposal is complete, and what is the basis?

See Attachment H.

II. Narrative

D. Applicant Experience

1. What similar projects/programs has the applicant successfully completed?

Way Finders, Inc. has experience in preservation of affordable housing in Springfield, as well as historic preservation. In, Springfield, the most recently completed preservation project was the redevelopment and historic preservation of the Kenwyn and Quadrangle Apartments located at 6 Kenwood Park and 413-415 Belmont Avenue/114-118, 120-130 Byers Street, and 103 Pearl Street, Springfield, MA 01105. Kenwyn and Quadrangle is a 60-unit, two property project redeveloped in 2015. Kenwyn Apartments include 27 units of affordable housing for families. Quadrangle Court Apartments include 33 family rental units. Funding for the most recent renovations and upgrades included State and Federal Low Income Housing Tax Credits, City of Springfield CDBG Funds, State and Federal Historic Rehabilitation Tax Credits, Massachusetts Housing Partnership, and Bank of America Merrill Lynch.

2. Describe the professional experience of the applicant/project team.

The development team includes Way Finders, Inc. and Davis Square Architects, our design team for the Kenwyn and Quadrangle preservation described above. Please see attachment E for materials relating to the professional experience of the development team.

III Timeline

The timeline should identify the estimated start date and estimated completion date along with the completion of phases or important milestones of the project/program. Please provide the timeline in a list format.

- April 2021- CPA Application
- August-September 2021- Federal 4% Bond Funding Application and LIHTC Investor Letters of Interest
- October 2021- Pre-Application Winter 2022 Affordable Housing Competition for Rental Projects
- January 2022- Full Application Winter 2022 Affordable Housing Competition for Rental Projects.
- April 2022- Second CPA Application
- June 2022- Winter 2022 Affordable Housing Rental Projects Award Notifications
- Winter-Spring 2022/23- Affordable Housing Rental Project Funding and Construction Start
- Winter /Spring 2023/24- Construction Completion (14 months)

IV. Budget

A Proforma including Sources & Uses, Rental Matrix, Annualized Income and Expense, and 15-year cash flow can be found in Attachment H.

A. Commitment Letters for Revenue Sources

- Commitment Letters from Mass. Historical Commission for 68-70, 76, 84-88 Byers Street, dated April 10, 2017
- Commitment Letter from Mass. Historical Commission for 84-88 Byers Street, dated August 7, 2017
- Commitment Letter from Mass. Historical Commission for 84-88 Byers Street, dated November 20, 2017
- Commitment Letter from Mass. Historical Commission for 84-88 Byers Street, dated April 19, 2018
- Determination of Historic Preservation, Part 1 for 68-70, 76, 84-88 Byers Street, dated February 16, 2017
- Determination of Historic Preservation, Part 2 for 68-70, 76, 84-88 Byers Street, dated March 17, 2017
- Determination of Historic Preservation, Part 1 for 32 Byer Street, dated February 19, 2021



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the Commonwealth

April 10, 2017

Peter Gagliardi
 HAP, Inc.
 322 Main Street
 Springfield, MA 01105

RE: Massachusetts Rehabilitation Tax Credit Application, New Court Terrace: William Lay Block,
 84-88 Byers Street, Springfield, MA; MHC# HRC.744

Dear Mr. Gagliardi:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

Please contact Brona Simon, Executive Director of the Massachusetts Historical Commission, if you have any questions concerning the next steps in this process.

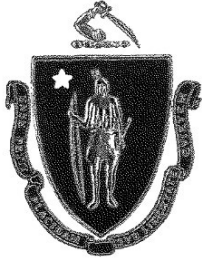
We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Galvin', written over a horizontal line.

William Francis Galvin
 Secretary of the Commonwealth
 Chairman, Massachusetts Historical Commission

xc: Alisa Augenstein, VHB



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the Commonwealth

April 10, 2017

Peter Gagliardi
HAP, Inc.
322 Main Street
Springfield, MA 01105

RE: Massachusetts Rehabilitation Tax Credit Application, New Court Terrace: William Birnie Block,
68-70 Byers Street, Springfield, MA; MHC# HRC.743

Dear Mr. Gagliardi:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive \$100,000.00 of state rehabilitation tax credit funds.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

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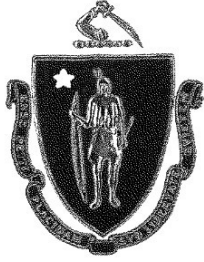
We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

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William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

xc: Alisa Augenstein, VHB



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the Commonwealth

April 10, 2017

Peter Gagliardi
HAP, Inc.
322 Main Street
Springfield, MA 01105

RE: Massachusetts Rehabilitation Tax Credit Application, New Court Terrace: Frederick B. Taylor Block, 76 Byers Street, Springfield, MA; MHC# HRC.742

Dear Mr. Gagliardi:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive \$100,000.00 of state rehabilitation tax credit funds.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

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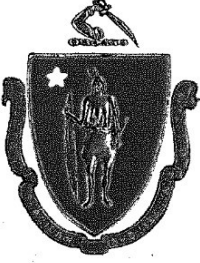
We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

Sincerely,

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William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

xc: Alisa Augenstein, VHB



The Commonwealth of Massachusetts

*Secretary of the Commonwealth
State House, Boston, Massachusetts 02133*

*William Francis Galvin
Secretary of the Commonwealth*

August 7, 2017

Robert Brainin
Way Finders, Inc.
120 Maple Street, 4th Floor
Springfield, MA 01103

RE: Massachusetts Rehabilitation Tax Credit Application, New Court Terrace: William Lay Block,
84-88 Byers Street, Springfield, MA; MHC# HRC.744

Dear Mr. Brainin:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$100,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

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We look forward to working with you toward the successful completion of your project. We hope that this allocation will help you to achieve your preservation goals.

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William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

xc: Alisa Augenstein, VHB



The Commonwealth of Massachusetts

*Secretary of the Commonwealth
State House, Boston, Massachusetts 02133*

*William Francis Galvin
Secretary of the Commonwealth*

November 20, 2017

Robert Brainin
Way Finders, Inc.
120 Maple Street, 4th Floor
Springfield, MA 01103

RE: Massachusetts Rehabilitation Tax Credit Application, New Court Terrace: William Lay Block,
84-88 Byers Street, Springfield, MA; MHC# HRC.744

Dear Mr. Brainin:

As Chairman of the Massachusetts Historical Commission, I am pleased to inform you that the above referenced project has been selected to receive an additional \$50,000.00 of state rehabilitation tax credit funds. You remain eligible to apply for additional funds in future rounds, not exceeding a total of 20% of the qualified rehabilitation costs for the project.

This allocation is contingent upon the successful completion of the project and the approval of part three of the state rehabilitation tax credit application in accordance with the regulations (830 CMR 63.38R.1).

Once your project is complete and put into service, you may apply for a Part 3 Certification for your project. Part 3 certification and issuance of a Project Certificate by the Massachusetts Historical Commission is the final step of the tax credit process for a single-phase project. See 830 CMR 63.38R.1(4)(c). After the Project Certificate is issued, no additional credits can be allocated.

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William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

xc: Alisa Augenstein, VHB



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the Commonwealth

April 19, 2018

Robert Brainin
Way Finders, Inc.
120 Maple Street, 4th Floor
Springfield, MA 01103

RE: Massachusetts Rehabilitation Tax Credit Application, New Court Terrace: William Lay Block,
84-88 Byers Street, Springfield, MA; MHC# HRC.744

Dear Mr. Brainin:

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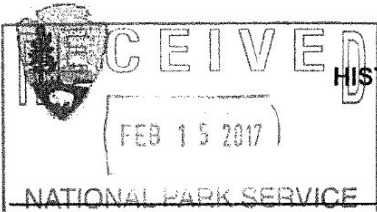
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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

SEP 30 2015

Approved
No. 0009
Form 10-168
Rev. 2014

MASS. HIST. COMM



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Project Number 35017

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** New Court Terrace: William Birnie Block
Street 68-70 Byers Street
City Springfield County _____ State MA Zip 01105-1821
Name of Historic District Quadrangle-Mattoon Street Historic District
 National Register district certified state or local district potential district

2. **Nature of request** (check only one box)
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)
Name Alisa Augenstein Company VHB
Street 101 Walnut Street, PO Box 9151 City Watertown State MA
Zip 02472-4026 Telephone (617) 607-1836 Email Address aaugenstein@vhb.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Peter Gagliardi Signature [Signature] Date 2/17/16
Applicant Entity HAP, Inc. SSN _____ or TIN 04-2518368
Street 322 Main Street City Springfield State MA
Zip 01105-2408 Telephone (413) 233-1733 Email Address pgagliardi@haphousing.org

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

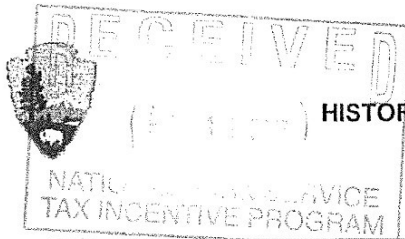
- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 2/16/2017

[Signature]
National Park Service Authorized Signature

NPS comments attached

RECEIVED



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

SEP 30 2016 Approved
Form 10-168
Rev. 2014
MASS. HIST. COMM

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Project Number 35005

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name New Court Terrace: Frederick B. Taylor Block

Street 76 Byers Street

City Springfield County _____ State MA Zip 01105-1821

Name of Historic District Quadrangle-Mattoon Street Historic District

National Register district certified state or local district potential district

2. Nature of request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Alisa Augenstein Company VHB

Street 101 Walnut Street, PO Box 9151 City Watertown State MA

Zip 02472-4026 Telephone (617) 607-1836 Email Address aaugenstein@vhb.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Peter Gagliardi Signature [Signature] Date 8/17/16

Applicant Entity HAP, Inc. SSN _____ or TIN 04-2518368

Street 322 Main Street City Springfield State MA

Zip 01105-2408 Telephone (413) 233-1733 Email Address pgagliardi@haphousing.org

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 2/14/17

National Park Service Authorized Signature [Signature]

NPS comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

NPS Project Number

35004

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name New Court Terrace: William Lay Block

Street 84-88 Byers Street

City Springfield County _____ State MA Zip 01105-1821

Name of Historic District Quadrangle-Mattoon Street Historic District

National Register district certified state or local district potential district

2. Nature of request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Alisa Augenstein Company VHB

Street 101 Walnut Street, PO Box 9151 City Watertown State MA

Zip 02472-4026 Telephone (617) 607-1836 Email Address aaugenstein@vhb.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Peter Gagliardi Signature *Peter Gagliardi* Date 8/17/10

Applicant Entity HAP, Inc. SSN _____ or TIN 04-2518368

Street 322 Main Street City Springfield State MA

Zip 01105-2408 Telephone (413) 233-1733 Email Address pgagliardi@haphousing.org

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

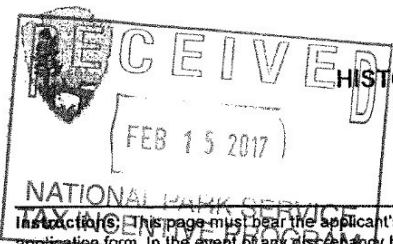
Date 2/14/17

National Park Service Authorized Signature *Joelle Hensley*

NPS comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number 35017

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name New Court Terrace: William Birnie Block

Street 68-70 Byers Street

City Springfield County _____ State MA Zip 01105-1821

Name of Historic District Quadrangle-Mattoon Street Historic District

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district Quadrangle-Mattoon Street Historic District

Part 1 - Evaluation of Significance submitted? Date submitted Concurrently Date of certification _____

2. Project Data

Date of building 1872 Estimated rehabilitation costs (QRE) \$785,432

Number of buildings in project 1 Floor area before / after rehabilitation 7,010 / 7,010 sq ft

Start date (estimated) 01/01/2018 Use(s) before / after rehabilitation Res. / Res.

Completion date (estimated) 12/31/2020 Number of housing units before / after rehabilitation 8 / 8

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 8 / 8

3. Project Contact (if different from applicant)

Name Alisa Augenstein Company VHB

Street 101 Walnut Street, PO Box 9151 City Watertown State MA

Zip 02472-4026 Telephone (617) 607-1836 Email Address aaugensteif

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Peter Gagliardi Signature [Signature] Date 3/17/16

Applicant Entity HAP, Inc. SSN _____ or TIN 04-2518368

Street 322 Main Street City Springfield State MA

Zip 01105-2408 Telephone (413) 233-1733 Email Address pgagliardi@haphousing.org

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 3/17/2017 National Park Service Authorized Signature [Signature]

NPS conditions or comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

NPS Project Number

35617

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name New Court Terrace: William Birnie Block
Property address 68-70 Byers Street, Springfield, MA 01105-1821

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
 Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

Amendment No. 2

This amendment provides additional information to support the HPCA Part 2, in response to the Massachusetts Historical Commission (MHC) letter, dated December 15, 2016 (copy enclosed). The amendment provides additional information regarding the proposed accessible ramp and trash enclosure, interior units, and the chimneys. This information is being submitted concurrently to the MHC as part of a Massachusetts Historic Rehabilitation Tax Credit reapplication.

3. Project Contact (if different from applicant)
 Name Alisa Augenstein Company VHB
 Street 101 Walnut Street, PO Box 9151 City Watertown State MA
 Zip 02471-4026 Telephone (617) 607-1836 Email Address aaugenstein@vhb.com

4. Applicant
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Peter Gagliardi Signature *Peter Gagliardi* Date 01/27/2017
 Applicant Entity HAP, Inc. SSN _____ or TIN 04-2518368
 Street 322 Main Street City Springfield State MA
 Zip 01105-2408 Telephone (413) 233-1733 Email Address pgagliardi@haphousing.org

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

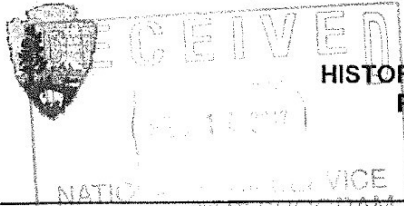
Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 3/17/2017

Jo Ellen Hussey
National Park Service Authorized Signature

NPS conditions or comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number 35405

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name New Court Terrace: Frederick B. Taylor Block

Street 76 Byers Street

City Springfield County _____ State MA Zip 01105-1821

Name of Historic District Quadrangle-Mattoon Street Historic District

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district Quadrangle-Mattoon Street Historic District

Part 1 - Evaluation of Significance submitted? Date submitted Concurrently Date of certification _____

2. Project Data

Date of building 1895, 1937 Estimated rehabilitation costs (QRE) \$833,830

Number of buildings in project 1 Floor area before / after rehabilitation 8,387 / 8,387 sq ft

Start date (estimated) 01/01/2018 Use(s) before / after rehabilitation Res. / Res.

Completion date (estimated) 12/31/2020 Number of housing units before / after rehabilitation 8 / 8

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 8 / 8

3. Project Contact (if different from applicant)

Name Alisa Augenstein Company VHB

Street 101 Walnut Street, PO Box 9151 City Watertown State MA

Zip 02472-4026 Telephone (617) 607-1836 Email Address aaugenstein@vhb.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Peter Gagliardi Signature [Signature] Date 8/17/16

Applicant Entity HAP, Inc. SSN _____ or TIN 04-2518368

Street 322 Main Street City Springfield State MA

Zip 01105-2408 Telephone (413) 233-1733 Email Address pgagliardi@haphousing.org

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation ^{as amended 1/27/17} described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 3/17/2017 National Park Service Authorized Signature [Signature]

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

NPS Project Number
35605

Instructions: This page must bear the applicant's original signature and must be dated.

1. **Property name** New Court Terrace: Frederick B. Taylor Block
Property address 76 Byers Street, Springfield, MA 01105-1821

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
 Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

Amendment No. 2

This amendment provides additional information to support the HPCA Part 2, in response to the Massachusetts Historical Commission (MHC) letter, dated December 15, 2016 (copy enclosed). The amendment provides additional information regarding the existing chimneys and window survey photographs. This information is being submitted concurrently to the MHC as part of a Massachusetts Historic Rehabilitation Tax Credit reapplication.

3. **Project Contact** (if different from applicant)

Name Alisa Augenstein Company VHB
Street 101 Walnut Street, PO Box 9151 City Watertown State MA
Zip 02471-4026 Telephone (617) 607-1836 Email Address aaugenstein@vhb.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Peter Gagliardi Signature Date 01/27/2017
Applicant Entity HAP, Inc. SSN _____ or TIN 04-2518368
Street 322 Main Street City Springfield State MA
Zip 01105-2408 Telephone (413) 233-1733 Email Address pgagliardi@haphousing.org

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

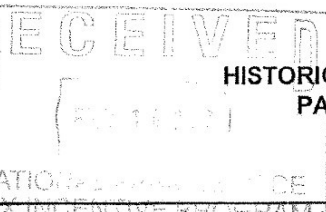
- meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 3/17/2017 National Park Service Authorized Signature

NPS conditions or comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number 35404

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** New Court Terrace: William Lay Block
 Street 84-88 Byers Street
 City Springfield County _____ State MA Zip 01105-1821
 Name of Historic District Quadrangle-Mattoon Street Historic District
 Listed individually in the National Register of Historic Places; date of listing _____
 Located in a Registered Historic District; name of district Quadrangle-Mattoon Street Historic District
 Part 1 - Evaluation of Significance submitted? Date submitted Concurrently Date of certification _____

2. **Project Data**
 Date of building 1926 Estimated rehabilitation costs (QRE) \$1,777,266
 Number of buildings in project 1 Floor area before / after rehabilitation 10,300 / 10,300 sq ft
 Start date (estimated) 01/01/2018 Use(s) before / after rehabilitation Res. / Res.
 Completion date (estimated) 12/31/2020 Number of housing units before / after rehabilitation 29 / 29
 Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 29 / 29

3. **Project Contact** (if different from applicant)
 Name Alisa Augenstein Company VHB
 Street 101 Walnut Street, PO Box 9151 City Watertown State MA
 Zip 02472-4026 Telephone (617) 607-1836 Email Address aaugenstein@vhb.com

4. **Applicant**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
 Name Peter Gagliardi Signature *Peter Gagliardi* Date 8/17/16
 Applicant Entity HAP, Inc. SSN _____ or TIN 04-2518368
 Street 322 Main Street City Springfield State MA
 Zip 01105-2408 Telephone (413) 233-1733 Email Address pgagliardi@haphousing.org
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 3/17/2017 National Park Service Authorized Signature *Jo Ellen Hensley*

NPS conditions or comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

NPS Project Number
35604

Instructions: This page must bear the applicant's original signature and must be dated.

1. **Property name** New Court Terrace: William Lay Block
Property address 84-88 Byers Street, Springfield, MA 01105-1821

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
 Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

Amendment No. 2

This amendment provides additional information to support the HPCA Part 2, in response to the Massachusetts Historical Commission (MHC) letter, dated December 15, 2016 (copy enclosed). The amendment provides additional information regarding the interior units and chimneys. This information is being submitted concurrently to the MHC as part of a Massachusetts Historic Rehabilitation Tax Credit reapplication.

3. **Project Contact** (if different from applicant)

Name Alisa Augenstein Company VHB
Street 101 Walnut Street, PO Box 9151 City Watertown State MA
Zip 02471-4026 Telephone (617) 607-1836 Email Address aaugenstein@vhb.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Peter Gagliardi Signature *Peter Gagliardi* Date 01/27/2017
Applicant Entity HAP, Inc. SSN _____ or TIN 04-2518368
Street 322 Main Street City Springfield State MA
Zip 01105-2408 Telephone (413) 233-1733 Email Address pgagliardi@haphousing.org

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 3/17/2017 National Park Service Authorized Signature *Jo Ellen Hussey*

NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

SEP 30 2020



MASS. HIST. COMM

<p>Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.</p>	<p>NPS Project Number 42936</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------

1. **Property Name** Hotel Rainville
 Street 32 Byers Street
 City Springfield County Hampden State MA Zip 01105-1821
 Name of Historic District Quadrangle-Mattoon Street Historic District
 National Register district certified state or local district potential district

2. **Nature of Request** (check only one box)
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.



3. **Project Contact** (if different from applicant)
 Name Elizabeth Totten Company The Public Archaeology Laboratory, Inc.
 Street 26 Main Street City Pawtucket State RI
 Zip 02860 Telephone (401) 288-6318 Email Address etotten@palinc.com

4. **Applicant**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
 Name Derek Morris, CFO Signature (Sign in ink) [Signature] Date 8-24-2020
 Applicant Entity Way Finder, Inc. SSN _____ or TIN 04-2518368
 Street 120 Maple Street, 4th Floor City Springfield State MA
 Zip 01103 Telephone (413) 233-1786 Email Address jlinfield@wayfinderma.org

NPS Official Use Only
 The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:
 contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
 does not contribute to the significance of the above-named district.

Preliminary Determinations:
 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
 does not appear to qualify as a certified historic structure.

Date 2/19/2021 National Park Service Authorized Signature (Sign in ink) [Signature]
 NPS Comments Attached

B. Letters of Support

- Senator Adam Gomez
- State Representative Carlos Gonzalez
- Springfield Housing Authority
- Springfield Office of Housing
- Springfield Historical Commission
- Western Mass Network to End Homelessness
- Greater Springfield Senior Services
- Springfield Preservation Trust (Letter Possibly Pending)



SENATOR ADAM GÓMEZ
Hampden District

The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

STATE HOUSE
BOSTON, MA 02133-1053
TEL. (617) 722-1660
WWW.MASENATE.GOV

March 25, 2021

Mr. Robert McCarroll, Chair
Community Preservation Committee
City of Springfield
City Hall, 36 Court Street
Springfield, MA 01103

Re: Redevelopment of The Rainville and New Court Terrace, Byers Street, Springfield

Dear Mr. McCarroll:

I write this letter in support of Way Finders, Inc. (Way Finders) to renovate and keep affordable housing in the district and their application to the City of Springfield's Community Preservation Committee (CPC) for assistance to preserve and redevelop New Court Terrace, located at 68-70, 76, and 84-88 Byers Street, and The Rainville, located at 32 Byers Street.

Way Finders' plan for the joint redevelopment of these buildings would provide many benefits to City residents. For example, the project would preserve 89 affordable rental apartments in downtown Springfield; utilize historic tax credits to preserve the historic character of the buildings while also increasing energy efficiency; add additional handicap accessible units to the development; add an elevator to The Rainville, allowing for current residents to age in place more easily, as well as substantially increase visibility of existing units; and provide increased availability of supportive services to existing residents, thereby preventing homelessness, and improving the quality of life among current residents.

I continue to support the expansion and preservation of affordable housing throughout the City of Springfield. Way Finders' efforts build upon that and the City's momentum of ongoing community investment efforts in the Armoury Quadrangle neighborhood. Thank you for your time and attention to the matter.

Sincerely,

ADAM GOMEZ, State Senator
Hampden District



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

VICE CHAIR
Community Development and
Small Business

Committees:
Joint Ways and Means
House Ways and Means
State Administration and
Regulatory Oversight
Economic Development and
Emerging Technologies

CARLOS GONZALEZ
STATE REPRESENTATIVE
10TH HAMPDEN DISTRICT

STATE HOUSE, ROOM 26
TEL. (617) 722-2080
Carlos.Gonzalez@MAhouse.gov

March 18th, 2021

Mr. Robert McCarroll, Chair
Community Preservation Committee
City of Springfield
City Hall, 36 Court Street
Springfield MA 01103

RE: Redevelopment of The Rainville and New Court Terrace, Byers Street, Springfield

Dear Mr. McCarroll:

I write this letter on behalf of Way Finders, Inc. (Way Finders) to renovate and keep affordable housing in the district and seek to support Way Finders, Inc.'s application to the City of Springfield's Community Preservation Committee ("CPC") for financial assistance to preserve and redevelop New Court Terrace, located at 68-70, 76, and 84-88 Byers Street, and The Rainville, located at 32 Byers Street.

I believe that Way Finders plan for the joint redevelopment of these buildings would provide many benefits to City residents and meets the Community Preservation Act criteria for affordable housing and historic preservation. Specifically, the project will:

- Preserve 89 affordable rental apartments in downtown Springfield;
- Utilize historic tax credits to preserve the historic character of the buildings while also increasing energy efficiency;
- Add additional handicap accessible units to the development;
- Add an elevator to The Rainville, allowing for current residents to age in place more easily, as well as substantially increasing visitability of existing units;
- Provide increased availability of supportive services to existing residents, thereby preventing homelessness, and improving the quality of life among current residents.

Funding of the redevelopment of the Rainville/New Court Terrace will help preserve safe, affordable rental housing in the City of Springfield while also building upon the momentum of ongoing community investment efforts in the Armoury Quadrangle neighborhood.

Sincerely,

Carlos Gonzalez
State Representative
10th Hampden District

March 26, 2021

Mr. Robert McCarroll, Chair
Community Preservation Committee
City of Springfield
City Hall, 36 Court Street
Springfield MA 01103

RE: Redevelopment of The Rainville and New Court Terrace, Byers Street, Springfield

Dear Mr. McCarroll:

I write this letter on behalf of Way Finders, Inc. (Way Finders) to renovate and keep affordable housing in the district and seek to support Way Finders, Inc.'s application to the City of Springfield's Community Preservation Committee ("CPC") for financial assistance to preserve and redevelop New Court Terrace, located at 68-70, 76, and 84-88 Byers Street, and The Rainville, located at 32 Byers Street.

I believe that Way Finders plan for the joint redevelopment of these buildings would provide many benefits to City residents and meets the Community Preservation Act criteria for affordable housing and historic preservation. Specifically, the project will:

- Preserve 89 affordable rental apartments in downtown Springfield;
- Utilize historic tax credits to preserve the historic character of the buildings while also increasing energy efficiency;
- Add additional handicap accessible units to the development;
- Add an elevator to The Rainville, allowing for current residents to age in place more easily, as well as substantially increasing visitability of existing units; and
- Provide increased availability of supportive services to existing residents, thereby preventing homelessness and improving the quality of life among current residents.

Funding of the redevelopment of the Rainville/New Court Terrace will help preserve safe, affordable rental housing in the City of Springfield while also building upon the momentum of ongoing community investment efforts in the Armoury Quadrangle neighborhood.

Sincerely,



Denise Jordan, Executive Director
Springfield Housing Authority

Office of Housing
1600 East Columbus Avenue
Springfield, MA 01103
Phone (413) 787-6500
Fax (413) 787-6515



THE CITY OF SPRINGFIELD, MASSACHUSETTS

March 29, 2021

Mr. Robert McCarroll, Chair
Springfield Community Preservation Committee
City Hall, 36 Court Street
Springfield MA 01103

RE: Redevelopment of The Rainville and New Court Terrace, Byers Street, Springfield

Dear Mr. McCarroll:

I am pleased to support Way Finders, Inc.'s application to the City of Springfield's Community Preservation Committee ("CPC") for financial assistance to preserve and redevelop New Court Terrace, located at 68-70, 76, and 84-88 Byers Street, and The Rainville, located at 32 Byers Street.

I believe that Way Finders' plan for the joint redevelopment of these buildings will provide many benefits to City residents and meets the Community Preservation Act criteria for affordable housing and historic preservation. Specifically, the project will:

- Preserve 89 affordable rental apartments in downtown Springfield
- Utilize historic tax credits to preserve the historic character of these buildings while also increasing energy efficiency
- Add additional handicap accessible units to the development
- Add an elevator to The Rainville, allowing for current residents to age in place more easily
- Provide increased availability of supportive services to existing and future residents

Funding of the redevelopment of the Rainville/New Court Terrace will help preserve safe, affordable rental housing in the City of Springfield while also building upon the momentum of ongoing community investment efforts in the Armoury Quadrangle neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Geraldine".

Geraldine McCafferty
Director



70 Tapley Street
Springfield, MA 01104

March 23, 2021

Community Preservation
City Hall
36 Court Street
Springfield, MA 01103

RE: 32 Byers Street (The Rainville Apartments) and 68-70, 76, 84-88 Byers Street (The New Court Terrace Apartments).

Dear Community Preservation Committee,

I am writing to you on behalf of the Springfield Historical Commission regarding Way Finders' application for the above-referenced properties. At our March 18, 2021 meeting, the Commission voted to support their Community Preservation Act application.

The four buildings comprising The Hotel Rainville & The New Court Terrace are listed on the National Register of Historic Places as contributing structures to the Quadrangle-Mattoon Street National Register District.

32 Byers Street is a brick classical revival building built in 1916 by Gagnier Brothers as a hotel. 68-70 Byers Street is a Second Empire brick building built in 1872 by contractor William Birnie. 76 Byers Street was built in 1895 and received a new facade in 1937 designed by Harry L. Sprague. 84-88 Byers Street is a Classical Revival building built in 1926 by architect Heustis & Huestis.

The City's financial commitment will leverage millions in State and Federal funds to allow the rehabilitation of Hotel Rainville and the New Court Terrace.

This will allow Way Finders to continue their current use as affordable housing, including housing formerly homeless City residents. The proposed scope of work will retain the character-defining features of these historic apartment complexes.

I strongly urge you to support this application to ensure a vital piece of Springfield's history is restored and preserved for years to come.

Sincerely,

Vincent Walsh
Commission Chairman



70 Tapley Street
Springfield, MA 01104

Eligibility Determination for Community Preservation Act

**THE SPRINGFIELD HISTORICAL COMMISSION has determined at its
meeting of March 18, 2021 that the following property:**

The Rainville Apartments
Property
32 Byers Street
Springfield, MA 01105

WayFinders
Owner
Attn: James Linfield
1780 Main Street
Springfield, MA 01103

___ is listed individually on the State Register of Historic Places, or

contributes to the **Byers-Spring/Quadrangle-Mattoon National Register
District**, which is listed on the State Register of Historic Places, or

___ is not listed individually or as a contributing part of a district but is significant in the history, archeology, architecture, or culture of Springfield because:

___ is NOT significant in the history, archeology, architecture, or culture of Springfield.

Chairman or Authorized Signature



70 Tapley Street
Springfield, MA 01104

Eligibility Determination for Community Preservation Act

**THE SPRINGFIELD HISTORICAL COMMISSION has determined at its
meeting of March 18, 2021 that the following property:**

The New Court Terrace Apartments

Property

68-70, 76, 84-88 Byers Street
Springfield, MA 01105

WayFinders

Owner

Attn: James Linfield
1780 Main Street
Springfield, MA 01103

___ is listed individually on the State Register of Historic Places, or

contributes to the **Byers-Spring/Quadrangle-Mattoon National Register
District**, which is listed on the State Register of Historic Places, or

___ is not listed individually or as a contributing part of a district but is significant in the history, archeology, architecture, or culture of Springfield because:

___ is NOT significant in the history, archeology, architecture, or culture of Springfield.

Chairman or Authorized Signature



March 22, 2021

Mr. Robert McCarroll, Chair
Community Preservation Committee
City of Springfield
City Hall, 36 Court Street
Springfield MA 01103

RE: Redevelopment of The Rainville and New Court Terrace, Byers Street, Springfield

Dear Mr. McCarroll:

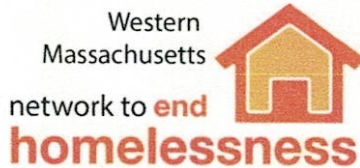
I am writing to express support for Way Finders, Inc.'s application to the City of Springfield's Community Preservation Committee ("CPC") for financial assistance to preserve and redevelop New Court Terrace, located at 68-70, 76, and 84-88 Byers Street, and The Rainville, located at 32 Byers Street. I believe that Way Finder's plan for the joint redevelopment of these buildings would provide many benefits to City residents and meets Community Preservation Act criteria for affordable housing. Specifically, the project will:

- Preserve 89 affordable rental apartments in downtown Springfield;
- Utilize historic tax credits to preserve the historic character of the buildings while also increasing energy efficiency;
- Add additional handicap accessible units to the development;
- Add an elevator to The Rainville, allowing for current residents to age in place more easily, as well as substantially increasing visibility of existing units; and
- Provide increased availability of supportive services to existing residents, thereby helping to prevent homelessness and improve quality of life among current residents.

Funding of the redevelopment of the Rainville/New Court Terrace will help to preserve safe, affordable, rental housing in the City of Springfield, while also building upon the momentum of ongoing community investment efforts in the neighborhood surrounding the Springfield Armory.

Sincerely,

Jill Keough
Executive Director



Housing First
for Hampden, Hampshire,
Franklin and Berkshire Counties

March 18, 2021

Mr. Robert McCarroll, Chair
Community Preservation Committee, City of Springfield
City Hall, 36 Court Street
Springfield MA 01103

RE: Redevelopment of The Rainville and New Court Terrace, Byers Street, Springfield

Dear Mr. McCarroll:

The Western Massachusetts Network to End Homelessness seeks to support Way Finders, Inc.'s (Way Finders) application to the City of Springfield's Community Preservation Committee ("CPC") for financial assistance to preserve and redevelop New Court Terrace, located at 68-70, 76, and 84-88 Byers Street, and The Rainville, located at 32 Byers Street.

I believe that Way Finders plan for the joint redevelopment of these buildings would provide many benefits to City residents and meets the Community Preservation Act criteria for affordable housing and historic preservation. Specifically, the project will:

- Preserve 89 affordable rental apartments in downtown Springfield;
- Utilize historic tax credits to preserve the historic character of the buildings while also increasing energy efficiency;
- Add additional handicap accessible units to the development;
- Add an elevator to The Rainville, allowing for current residents to age in place more easily, as well as substantially increasing visitability of existing units; and
- Provide increased availability of supportive services to existing residents, thereby preventing homelessness, and improving the quality of life among current residents.

Funding of the redevelopment of the Rainville/New Court Terrace will help preserve safe, affordable rental housing in the City of Springfield while also building upon the momentum of ongoing community investment efforts in the Armoury Quadrangle neighborhood.

Thank you for your consideration.

Sincerely,

Pamela Schwartz, Director

Western Massachusetts Network to End Homelessness

pschwartz@westernmasshousingfirst.org

413-219-5658

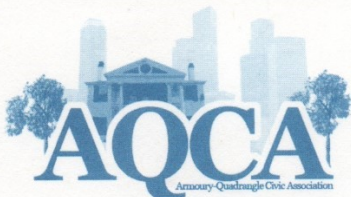
<http://westernmasshousingfirst.org>

Springfield Preservation Trust

We plan to present our proposed plans to the Springfield Preservation Trust at their scheduled April 21, 2021 meeting. It is our understanding that after this meeting the board will vote and we can then hopefully secure a letter of support. At such time that a letter of support is secured from the Springfield Preservation Trust, we will forward a copy to the CPA for review.

C. Neighborhood Support

- Support Letter from the Army-Quadrangle Civic Association



Armory-Quadrangle Civic Association
140 Chestnut Street #C • Springfield, MA 01103

(413) 747-1830 • ^{aqca.org} aqca@kimballtowers.com • aqcaSpringfield.org

March 16, 2021

Community Preservation Committee
c/o Budget Office, Room 412, City Hall
36 Court Street, Springfield MA 01103

Dear Community Preservation Committee Members,

I write as president of the Armory Quadrangle Civic Association (AQCA), the Springfield neighborhood council for the Metro Central area including Way Finder properties. AQCA supports Way Finders' application for CPA funds for repairing and upgrading The Rainville and New Court Terrace, located at 32, 68-70, 76, and 84-88 Byers Street, located within the AQCA boundaries. In fact, one of our board members lives in The Rainville.

Maintaining quality, but affordable, housing is a priority of the Association. Our October 2020 virtual community meeting featured a presentation of Way Finders' varied programs. In December, in lieu of our annual holiday gathering, AQCA undertook a toy drive for the 75 children who live in the Byers Street buildings.

The work that Way Finders' is proposing is ambitious and is expected to require CPA requests over two years. However, the needed work is absolutely critical, and CPA funds can leverage State and Federal and LIHTC tax credits.

As a use for CPA funding, this is a request that can qualify in both the affordable housing and in the historical preservation categories. Please award Way Finders the requested funds.

Sincerely,

Elizabeth Johnson
President