

2026 CPA Application
Non-Profit Organization

Neighborhood
Six Corners

Project/Program Title:
Gunn Block

Location of proposed project
477 State Street

CPA program area— check all that apply. Once you make a selection, only the questions relating to that selection(s) will appear.

Community Housing
Recreation
Historic Resource

Anticipated Start Date of Construction
3/9/2026

Anticipated completion date of project
1/31/2027

Name of Organization or Individual
URBAN IMPACT INITIATIVE MASSACHUSETTS

Applicant Contact Name and Title
JYNAI MCDONALD, FOUNDING CEO

Applicant Contact Phone Number
(413) 331-9355

Applicant Contact Email
JYNAI@URBANIMPACTSERVICES.COM

Website
WWW.URBANIMPACTSERVICES.COM

Applicant Contact Address
187 WESTMINSTER STREET, SPRINGFIELD, Massachusetts 01109

Grant Request

Grant Request Amount
\$300,000.00

Will you be seeking multi-year funding?
No

Total Project Budget
\$1,600,000.00

Total Sources of Committed Funding. If none write \$0.00
\$300,000.00

CPA request as % of project
19

List committed funds from all sources and agencies or write none.
\$50,000 MassDevelopment
\$250,000 CPA

Budget
**GUNN BLOCK REDEVELOPMENT PROJECT BUDGET-2.pdf

Sustainability
Rent from housing units, community cafe revenue, and program funds to run the digital literacy tech hub.

Fair Wage Compliance Certificate. Applies only to non-municipal projects.

Parcel ID # 111100563	Maps 477 State St GIS Map.pdf	Applicant standing in property Property Owner
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Community Housing Questions

Community housing funds, including a single-family home development, require affordability restrictions for a substantial duration.

CPA funds cannot be used to build a private, unrestricted single-family home. The home must meet the affordable community housing requirements.

ADU. Accessory Dwelling Units. A new structure created with CPC funds where a separate household could occupy the unit. The unit would need an affordability restriction.

- **Income Limits:** The occupants must be persons or families whose annual income is less than 100% of the area-wide median income (AMI), as determined annually by the U.S. Department of Housing and Urban Development (HUD).
- **Counting for State Inventory:** For the unit to count toward the municipality's state-mandated affordable housing inventory (Chapter 40B), the income limit is stricter, typically requiring residents to earn less than 80% of the AMI.

If units are to be added to Springfield's subsidized housing inventory (SHI), then the developer will need to be in touch with the state to make sure they are following appropriate steps for counting on the inventory. However, even if they will not be added to the SHI, fair housing laws require openness in how housing is marketed with public funds, and that means a lottery for all the affordable units for *initial* lease up. Then the incomes of renters should be monitored annually, and a process in place to fill units at the time of turnover, typically by maintaining a wait list.

- **Restriction Period:** While the exact duration might be determined by project agreements, housing projects will have to provide an affordability restriction for at least a percentage of the project unit/ based on the percentage of CPA assistance in the overall budget. The restriction is a permanent or long-term requirement that transfers to future owners to protect the public investment. A 30-year restriction is a common duration for such agreements, ensuring long-term affordability and public benefit. The specific terms are established in a grant agreement between the Community Preservation Committee (CPC) and the entity developing the housing. The deed restriction is filed with the Registry of Deeds.

If CPA funds are used and you are the seller of the home: the purchase and sales agreement must include an affordability restriction on the deed and buyer's acknowledgment that the home may only be re-sold in the future to another income-qualified buyer during the term designated in the restriction. If CPA funds are used for rental units, an affordability restriction is required on the units.

Deed Restriction: New housing created with CPA funds for homeownership requires 1) deed restriction filed with the registry 2) a qualified entity to administer the lottery or a "lottery agent" and 3) a future monitoring plan that ensures the restriction is enforced. A future owner would be bound by the same restrictions.

Affordability Restriction: Housing created for tenants requires an affordability restriction filed at the registry. In general the CPC is looking for a 30-year affordability restriction on housing. Grantees may lease to a

tenant who is qualified up to 100% Area Median Income (AMI). The initial lease-up of the incomes of renters is done by a qualified lottery entity.

Smaller scale developers hire a qualified entity to manage the lottery for initial lease-up and future monitoring. The CPA allocation to the development could help cover that cost.

Annual reporting to the CPC is required. Included in the grant agreement are expected terms of reporting:

- Annual report
- Are all the units filled according to the expected affordability guidelines?
- Update/changes to the monitoring process
- Are there vacancies that require an explanation?

Please outline the model or marketing plan and include the monitoring and management of the home or units that will ensure the unit is affordable to the initial buyer/renter and future buyers/renters. Include other financial resources that will gap fund the project.

What income levels will be the primary target of the project?

The Gunn Block redevelopment directly serves:

Youth and students (middle school through college)

Families and long-term neighborhood residents

Re-entry program participants seeking job training

Local artists and cultural producers

Households in need of affordable housing (apartment rental properties, affordability will be 80% AMI or lower)

Out-of-town visitors attending arts, culture, and community events

How will a determination of income-eligibility be made? If a lottery is held and you are not an agency, how will you qualify candidates? Are you a certified lottery agent?

Urban Impact has a fair housing plan: As part of our initiative to renovate affordable rate housing apartments located at 477 State Street, Springfield, MA, the establishment of an Affirmative Fair Housing and Marketing Plan (AFHMP) serves as a fundamental strategy in promoting fair housing access. This plan ensures that all individuals, regardless of race, color, national origin, religion, sex, familial status, or disability, receive equal opportunities in housing. With CPA grant funding and MassHousing's Neighborhood Revitalization Program, we aim to foster inclusivity while revitalizing this historic site.

To create a transparent selection process for prospective tenants, we will implement a housing lottery system. All applicants who meet the eligibility criteria will be entered into the lottery, which will be advertised widely across multiple platforms. The drawing will be public, ensuring fairness and transparency whereby selected candidates will be notified via phone and email. An appeals process will also be established for those who may feel they have been unfairly excluded.

Fair Housing Compliance: Our plan strictly adheres to fair housing laws at both federal and state levels. The organization pledges to conduct regular training sessions for staff and volunteers on compliance under the Fair Housing Act (FHA) and Massachusetts General Laws Chapter 151B. A dedicated complaint resolution procedure will be outlined for any tenant grievances relating to discrimination or accessibility concerns.

Affordability Compliance Plan: The renovation project aims to provide sustainable affordability for low-income families by ensuring that rent prices align with area median income (AMI) standards as determined by HUD. Additionally, we will collaborate with local service providers to offer financial literacy workshops

designed to help prospective tenants maintain their new residences sustainably.

What marketing will be done to make this program known to the public?

Marketing Strategy: Our marketing strategy will actively promote available units to ensure diverse community engagement. We will employ a multi-channel approach that includes local newspapers, social media platforms, community bulletin boards, and partnerships with local organizations serving marginalized groups. Outreach events will be planned within the community to educate potential applicants about the benefits of affordable housing and simplify the application process.

Does the project involve a current building? If yes, what is it currently being used for? Include the age/history of property.

The project involves a building that has been vacant since at least 2012. The property is the second oldest commercial building in the City built circa 1830 and is designated as an endangered historic building.

Historic Preservation Questions

Projects in the historic resource category must follow the Secretary of Interior's Standards for Rehabilitation if CPA funds are used for the requested item. Our preservation consultant reviews the property and the submitted plan and specs in your application. The consultant will provide a report based on the Secretary of Interior's Standards for rehabilitation of historic resources.

CPA assisted properties are subject to an exterior preservation restriction or require a local historic district designation.

Does my project qualify? [Quick reference.](#)

Funding in this category requires either a permanent preservation restriction attached to the deed of the property, or the creation of a single building Local Historic District (if the property is not already in an LHD). There may be a cost to create the preservation restriction.

Complete specs of the exterior work is required. For example, the preference is to restore windows and doors to their original condition. If your plan includes replacement doors or windows, explain why it is necessary. Include the manufacturer specs of the desired doors and windows in the proposal. If repair of stained-glass windows is requested, religious iconology on the glass is not covered but restoration of non-religious glass is covered. A protective covering of the restored windows is allowed. Please get a quote from a company that specializes in restoration of historic glass windows.

Please evaluate the building and view the National Park Service Preservation Briefs here: <https://www.nps.gov/orgs/1739/preservation-briefs.htm> for the proper treatment of restoring historic resources and incorporate the requirements into your submitted plan.

The following may be the most useful:

9: [The Repair of Historic Wooden Windows](#)

16: [The Use of Substitute Materials on Historic Building Exteriors](#)

17: [Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character](#)

31: [Mothballing Historic Buildings](#)

45: [Preserving Historic Wooden Porches](#)

51: [Building Codes for Historic and Existing Buildings: Planning and Maximizing their Application](#)

Here is another National Park Service link that may be useful. The first page has links with specific guidance on topics to include windows, new construction, and deteriorated or damaged buildings.

[National Park Service: Planning Successful Rehabilitation Projects](#)

Is the building over 100 years old or have other local historic significance due to age, architecture, social history, etc.?

Yes

What year was the property built?
1830

Is the building located in a National Register District?

Yes

Will the owner agree to a preservation restriction or local historic district designation?

Yes

Has the project been reviewed and approved by the Springfield Historical Commission?

Yes

What steps will be taken to ensure the work complies with the Secretary of the Interior's Standards?

Submission of work plans and approval of work plans.

Open Space & Outdoor Recreation Questions

If the project is on municipal land or conservation land, attach a letter of support from the Park Commission or Conservation Commission.

If open space is acquired with CPA funds for conservation land, a conservation restriction is required on the property. The City cannot hold a restriction on itself and the property will need a third party to oversee the restriction.

Is this project in a wetland or does it abut a wetland?

No

If so, has the Conservation Commission been informed?
n/a

If your proposal involves a city park/property have you contacted Department of Parks Building Recreation Management?

n/a

Has the appropriate city agency been contacted?

Yes

Has the appropriate Neighborhood Civic Association been contacted?

Yes

Project Details

PLEASE NOTE: You have the option of typing in a response or attaching a file. If your responses are lengthy, please upload a document. Be sure to label each document with a title.

If selected for a grant, the Grantee shall submit semi-annual progress reports. The Final report will include before/after photos and a summary of the CPA work completed. I

Disbursement of Funds.

For non-city grants. Reimbursement is made to the grantee once an invoice is submitted with proof of payment. An inspection is required before releasing funds. The CPC does not pay vendors. Reimbursement for work is paid to the grantee.

Upload Narrative (200 words or less)

Gunn Block Apartments Development Narrative II-2.pdf

Or type Project Description

Urban Impact Initiative Massachusetts (UII-MA) recently acquired the historic Gunn Block Building, located at 477 State Street in Springfield, Massachusetts. As the second oldest commercial building in the city and listed on the Historic Endangered Properties List, the Gunn Block holds tremendous cultural and architectural value. Urban Impact is undertaking a comprehensive redevelopment strategy that restores the structure, activates it with vibrant community uses, and creates three affordable housing apartment units on the upper floors.

The completed redevelopment will transform the Gunn Block into a community-serving mixed-use space featuring:

Affordable housing apartments on the upper floors

A neighborhood cafe and artist bar as a social enterprise

A community learning space and digital literacy lab

Programming and training opportunities for local youth, families, and re-entry program participants

A restored historic landmark that strengthens the State Street corridor

Upload Applicant Experience

MassHousing Development Team Capacity.pdf

Signature to Submit Application

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a Community Preservation Act grant and is a true copy and is complete to the best of the applicant's knowledge and belief.

Jynai McDonald