

**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: **275 Chestnut Supportive Housing**

Brief Project/Program Summary:

Home City Development, Inc. seeks \$250,000 for the rehabilitation of space, previously used to house YMCA office and program staff, into 29 affordable residences. Twenty (20) residences will be reserved for chronically homeless individuals with incomes at or below 30% of Area Median Income (AMI). Three (3) 3 residences will be reserved for clients of MA Department of Mental Health with incomes at or below 30% of AMI, and Six (6) residences will be for individuals with incomes at or below 60% of AMI. Supportive services will be provided on site by Mental Health Association, Inc. Prospective residents for this permanent supportive housing property will be referred through the Springfield/Hampden County Continuum of Care.

estimated start date: November 2022

estimated completion date: August 2023

II. APPLICANT INFORMATION

Type of Applicant - check one:

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

Name of Organization: **Home City Development, Inc.**

Name of Contact Person: **Peter A. Serafino**

Mailing Address: **261 Oak Grove Avenue**

Mailing City/State/Zip: **Springfield, MA 01109**

Phone: **(413) 387-8039**

Fax: **(413) 328-7212**

Email: **pserafino@homecitydevelopment.org**

Website: **www.homecitydevelopment.org**

III. BUDGET SUMMARY

Estimated Project Budget: **\$8.6 million**

CPA Funding Request: **\$250,000**

Will you be seeking multi-year funding ☐ Yes ☒ No

CPA Request as Percentage of Total Project/Program Budget: **3%**

List Other Secured Funding Sources:

City of Springfield: \$400,000
Developer Loan: \$25,000

List Other Prospective Funding Sources:

Federal LIHTC Equity: \$2,530,000
MA LIHTC Equity: \$ 969,038
DHCD soft debt: \$4,426,000

Applicant Signature: _____



Date Submitted: 3/2/2022

Springfield Community Preservation Act

Application for Funding

I. GENERAL INFORMATION

Project Name: 275 Chestnut Supportive Housing
Applicant: Home City Development, Inc. (HCDI)
Funding Categories: Community Housing
Funds Requested: \$250,000
Address: 275 Chestnut Street, basement, floors 1 & 2
Parcel ID#: To be created from 027500480
Owner: The Young Men's Christian Association of Greater Springfield, Inc. To be acquired by 275 Chestnut, LLC, an affiliate of HCDI

Community Housing Information

An affiliate of HCDI, 275 Chestnut LLC has an option agreement to acquire the project site at 275 Chestnut Street. Located in the same building currently housing 101 individuals, 275 Chestnut Supportive Housing will contain 29 affordable rental studio residences

- 20 residences will be reserved for chronically homeless individuals (as defined below) with incomes at or below 30% of Area Median Income (AMI)
- 3 residences will be reserved for clients of MA Department of Mental Health with incomes at or below 30% of AMI
- 6 residences will be for individuals with incomes at or below 60% of AMI.

Supportive services will be provided on site by Mental Health Association, Inc. (MHA), and will be available to chronically homeless and others eligible for MHA's services. Prospective residents for this permanent supportive housing property will be referred through the Springfield/Hampden County Continuum of Care (CoC) Coordinated Entry System, under the direction of Geraldine McCafferty, Director of Housing for the City of Springfield.

Tenant income-eligibility will be determined by staff of Housing Management Resources, Inc. (HMR), the company that manages all apartments owned by HCDI. Marketing and lease-up procedures for 275 Chestnut Supportive Housing will be in conformance with a Tenant Selection Plan to be approved by MA Department of Housing and Community Development (DHCD). The Plan is 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.

II. NARRATIVE

Project Summary

HCDI seeks \$250,000 of Community Preservation Act funds from the Community Housing category for the rehabilitation of space, previously used to house YMCA office and program staff, into 29 affordable residences. The estimated total development cost, including property acquisition, design, engineering, construction, financing fees and other expenses is \$8.6 million. HCDI is prepared to begin construction of 29 residences within four months of an award of affordable housing resources from DHCD and the Springfield Community Preservation Committee (CPC). Construction is expected to be complete in 10 months.

Proposal Description

The 275 Chestnut Supportive Housing site represents a superb opportunity for the production of new affordable rental residences for low-income households in close proximity to the Springfield central business district, government and court buildings, and regional transportation center. The project will expand the use of the property and provide additional services and support to the homeless, formerly homeless, and special needs populations in the Springfield area.

The property is located .4 miles from Union Station Transportation Center, .5 miles from Mercy Medical Center, 1 mile from Baystate Medical Center, .8 miles from Springfield City Hall, and 1.1 miles from Springfield Technical Community College. Union Station provides access to Amtrak train service, CTrail service, Peter Pan regional bus services, and Pioneer Valley Transit Authority bus service. The project exemplifies Smart Growth principles by reutilizing an existing building with existing infrastructure, in a walkable downtown setting. Water, sewer, electricity, gas, and cable services are available at the property.

The first and second floor residences will average 275 square feet and include a bathroom and kitchenette. A counselling office, conference room, laundry room, mail room, and resident gathering space will be located in the first floor. An elevator provides access to second floor residences. The site includes outdoor seating, and is located 1,000 feet from Emily Bill Park.

The majority of residents of 275 Chestnut Supportive Housing will be chronically homeless individuals transitioning from emergency assistance shelter to permanent housing. These individuals face serious hardships-histories of trauma including current incidents of domestic violence and sexual assault, multiple shelter placements, lack of education, poor financial skills, prior evictions, credit issues, poverty, mental health and substance abuse issues and criminal histories. The barriers they face often result in eviction and homelessness. There continues to be a need for these individuals to have access to subsidized rents through the MRVP and Sec. 8 programs in addition to supportive services that would help them get back on their feet and stabilize.

MHA will provide 2 full-time staff to provide support for the 20 chronically homeless individuals referred by the CoC. MHA staff will:

- coordinate with property management staff in order to identify strategies for positive tenant engagement in order to prevent eviction, when possible, and to reinforce positive tenant behavior;
- conduct an individualized, detailed assessment for each chronically homeless individual referred through the CoC and residing at 275 Chestnut Street to identify tenant strengths and goals in order to develop a simple, yet effective, goal-driven service plan;
- provide the 20 tenants identified and referred through the CoC with furniture, access to and awareness of additional resources, including public assistance benefits, health insurance, adequate clothing, access to food, and transportation;
- assist owner and property manager with the pre-screening process of referrals from the CoC to MHA;
- lease an office and small conference room with a total of approximately 250 square feet;
- meet monthly or more frequently, if needed, with HCDI and HMR to assess success, address challenges, etc.;
- leverage funds for eligible individuals referred through the CoC to provide additional supports and services as needed;
- refer tenants (including those residing at 275 Chestnut, who are not referred by the CoC) when helpful and appropriate, to other MHA programming including Bestlife, MHA's Center for Emotional Health and Wellness.

The population to be served in this project will be single adults with serious, long-term mental illness, or both serious mental illness and substance abuse with a history of chronic homelessness. Chronically homeless, as defined in 24 CFR § 578.3 means:

(1) A “homeless individual with a disability,” as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who:

- (i) Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and
- (ii) Has been homeless and living as described in paragraph (1)(i) of this definition continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at

least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;

(2) An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or

(3) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) or (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

MHA's 2.26 FTE Case Managers will be on site seven days per week to provide the supportive services described above. Case Managers will be primarily responsible for developing supportive and recovery-focused relationships with each person served to ensure engagement in the supports and services necessary to maintain permanent housing. Case Managers will report to MHA's Clinical Director for Homeless Services, a skilled, licensed clinician who has ample experience working with individuals who experience mental health conditions, substance use disorders, and chronic homelessness.

Feasibility and Sustainability

Construction of 275 Chestnut Supportive Housing is highly ready to proceed. Construction drawings and specifications are underway and Allegrone Construction Co., Inc. has been selected as general contractor. HCDI has advanced project plans so that it can commence construction within four months of an award by DHCD and CPC. A Special Permit to allow residential use of the property was approved by the Springfield City Council on October 4, 2021.

In December 2021, HCDI submitted a OneStop funding application to DHCD pursuant to its August 2021 NOFA Supportive Housing for Vulnerable Populations. The OneStop application asked DHCD to commit the following affordable housing resources to the project:

- \$275,000 of federal 4% Low Income Housing Tax Credits, estimated to yield \$2,530,000 of equity
- \$242,259 of MA Low Income Housing Tax Credits, estimated to yield \$969,037 of equity
- \$1,000,000 from the Affordable Housing Trust Fund
- \$426,000 of Facilities Consolidation Fund-Department of Mental Health funds
- \$1,000,000 of Housing Innovation Funds
- \$1,000,000 of Housing Stabilization Funds
- \$1,000,000 from the National Housing Trust Fund
- Twenty Three (23) project-based Massachusetts Rental Voucher subsidies, 20 with supportive service funds

Given the record of successful accomplishments of the project team, the project is wholly feasible with the financial support of DHCD, the City of Springfield, and the CPC. The project is sustainable due to professional property and asset management, along with Massachusetts Rental Voucher subsidies, tenant rental payments, DHCD supportive service funds, and Springfield-Hampden County Continuum of Care funds for supportive services.

Low Income Housing Tax Credit syndicators (Tab 2), and construction lender (Tab 5) have shown interest in providing the financing needed for the project. Letters of commitment or letters of interest have been received and are attached. Selection of tax credit syndicators and lenders will be finalized after a funding award by DHCD. See the attached 20-year operating proforma for 275 Chestnut Supportive Housing which demonstrates the long-term sustainability of the project.

Applicant/Team Experience

HCDI works to provide a full range of housing opportunities for moderate and low-income families and individuals in the Springfield area. It currently owns 421 units in six properties in Western Massachusetts, including the 101-unit Chestnut Crossing property, which occupies floors 3-6 of 275 Chestnut Street. In April 2022, HCDI will complete construction of 42 affordable rental units at Elias Brookings Apartments, with funds provided by Springfield's Community Preservation Committee. Also in 2022, HCDI will complete renovations to the historic 18-unit New South Street Apartments in Northampton. Other completed developments include:

- Phase I and Phase II of E. Henry Twiggs Estates comprising 136 scattered-site apartments in the Upper Hill and Bay neighborhoods of Springfield
- 47 apartments in 4 Springfield buildings known as Cross Town Corners.
- Liberty Hill Town Homes (88 apartments) in Springfield
- Tapley Court, 30 apartments at 221 Bay Street, Springfield

HMR will provide property management services for 275 Chestnut Street Supportive Housing. HMR has extensive experience managing projects developed with Low Income Housing Tax Credits, State and federal rental subsidies, and other state and federal housing programs. It currently manages over 80 properties housing over 7,800 households in 12 states. HMR is experienced with coordinating services that promote resident self-sufficiency, and supportive services for formerly homeless and special needs populations.

MHA provides access to therapies for emotional health and wellness; services for substance use recovery, developmental disabilities and acquired brain injury; among other services. With respect, integrity and compassion, MHA provides each individual served through person-driven programming to foster independence, community engagement, wellness, and recovery. A Memorandum of Understanding between MHA and HCDI for services at the property is included in this application. MHA has received funding a commitment from Springfield-Hampden County Continuum of Care for supportive services for chronically homeless persons.

Davis Square Architects and Allegrone Construction Co. are project architect and general contractor, respectively. In 2020, HCDI successfully completed the Chestnut Crossing project with Davis Square and Allegrone. In 2022, HCDI will complete Elias Brookings Apartments with this team. See Tab 1 for materials describing the professional experience of HCDI, HMR, MHA, Davis Square Architects, and Allegrone Construction, Inc.

III. TIMELINE

Construction drawings 100% complete	June 2022
DHCD funding award	July 2022
Building Permit issued	August 2022
Closing on all project financing	November 2022
Commence Construction	November 2022
Complete Construction	August 2023
Certificate of Occupancy	August 2023
100% Tenant Occupancy	October 2023

IV. BUDGET

Please see attached Sources and Uses of Funds

V. ATTACHMENTS

Tab 1 Professional qualifications of HCDI, HMR, MHA, Davis Square Architects, and Allegrone Construction Co., Inc.

- Tab 2 Federal Low Income Housing Tax Credits:
- Massachusetts Housing Investment Corporation
 - National Equity Fund
 - Alliant Capital
- Tab 3 State Low Income Housing Tax Credits:
- Dorfman Capital
- Tab 4 Local Funding:
- City of Springfield - \$400,000
- Tab 5 Construction Financing:
- TD Bank
- Tab 6 Permanent Financing: N/A
- Tab 7 Letters of Support. Please see attached letters of support from:
- Mayor Domenic Sarno
 - Senator Adam Gomez
 - State Representative Carlos Gonzalez
 - State Representative Bud Williams
 - Springfield City Councilor Melvin Edwards
 - Springfield City Councilor Justin Hurst
 - Lower Liberty Heights Neighborhood Council
 - Western Massachusetts Coalition to End Homelessness
- Tab 8 Maps
- Plot Plan
 - Property Record Card
 - Zoning Map
- Tab 9 Architectural Plans, Elevations and Site Plan
- Tab 10 Photographs
- Tab 11 Operating Pro Forma
- Tab 12 Option Agreement
- Tab 13 Fair Wage Compliance Certificate
- Tab 14 Memorandum of Understanding between MHA and HCDI



HOME CITY DEVELOPMENT, INC.

COMPANY PROFILE

The Mission

Home City Development, Inc., a non-profit real estate development company, serves low- and moderate-income households in Western Massachusetts. Home City helps to strengthen families and the surrounding communities. We recognize the need for stable housing as an essential element for economic and educational success.

The mission of Home City Development, Inc. is three-fold:

- To restore or replace substandard housing with a supply of decent, affordable, and well-managed housing for individuals and families;
- To facilitate neighborhood growth and health in collaboration with partners, leading to long-term family and community stability;
- To work with residents, building on their strengths, toward healthy and stable futures.

Whether you are an investor, tenant, property owner, or nonprofit organization, Home City Development, Inc. is interested in working with you to build better neighborhoods.

The Organization

Home City Housing and Better Homes, Inc., our parent, non-profit company founded in 1968, were brought together in 2017 under one name... **Home City Development, Inc. (HCDI)**. Generally known in the community as Home City, we are a non-profit organization that develops and owns multi-family rental properties in Hampden and Hampshire counties. HCDI continues to have the same commitment to providing quality, affordable housing as well as a commitment to building better neighborhoods.

As of July 1, 2016, all property management responsibilities were shifted over to a new partner, Housing Management Resources, Inc. This private firm has a strong commitment to high quality, resident-centered professional management. Although based in Quincy, many of the senior staff are residents of the Pioneer Valley and have worked with Home City Development and other local agencies for many years. Most of the Home City staff transitioned over to HMR, so you will still recognize many of the faces in the office.



HOME CITY DEVELOPMENT, INC.

In 2017, HCDI completed the substantial renovation of 75 units of existing affordable housing in the Bay Area Neighborhood including the new 4,000 square foot Bay Area Neighborhood Resident Resource Center. Building on some of the prior development work of long-time Springfield resident, E. Henry Twiggs, we will be bringing substantial resources to the community. In 2020 HCDI completed renovation of 104 single-room-occupancy units in the former Springfield YMCA building. March 2021 marked the commencement of construction for the rehabilitation of the historic, former Elias Brookings School in Springfield's Old Hill neighborhood into 42 apartments and the moderate renovation of 18 affordable apartments at New South Street Apartments in Northampton. Pre-development work is underway for the construction of 29 single-room-occupancy units at 275 Chestnut Street, Springfield, for chronically homeless persons. HCDI has been designated as developer of a vacant parcel of land in the South End of Springfield on which will be constructed 33 town homes for sale to first-time low and moderate-income home buyers.

HCDI currently owns 405 apartments within the City of Springfield and 18 apartments in Northampton. HCDI also provides technical assistance to nonprofit groups to facilitate the development of affordable housing using various federal and state housing assistance programs.

Home City Development is sensitive to the needs of the Greater Springfield community, seeking to improve its housing stock while serving the needs of vulnerable populations such as the mentally ill and chronically homeless persons.

We take pride not only in our investment to provide more attractive and sustainable places to live, but also to build the social infrastructure essential to community life through our Resident Engagement Program. From after-school teen programs, to workforce readiness and financial independence classes, to early childhood literacy programs, homeownership counseling and community gardening, Home City encourages residents to reach for their goals and engage in a mutually supportive and respectful community. Our Resident Engagement Program also assists residents by providing access to supportive services, such as fuel assistance, mediation, case management and programs for children and families.

The Resident Engagement Program receives support from the United Way of Pioneer Valley, as well as the Davis Foundation, Community Foundation of Western Mass, Beveridge Family Foundation, MassHousing, the Charles H. Hall Foundation, and the Springfield Local Cultural Council.



HOME CITY DEVELOPMENT, INC.

PROPERTIES AT A GLANCE

Owned Properties

Home City Development owns 423 units. Among properties owned by Home City Development are several larger, multi-unit properties, including the following:

- Tapley Court, Springfield, MA: 30 apartments
- Cross Town Corners, Springfield MA: 47 apartments
- Liberty Hill Townhouses, Springfield MA: 88 apartments
- E. Henry Twiggs – Phase I, Springfield MA: 75 apartments
- E. Henry Twiggs – Phase II, Springfield MA: 61 apartments
- Chestnut Crossing, Springfield MA: 104 apartments
- New South Street, Northampton MA: 18 apartments

The breakdown of our owned residences is as follows:

- SRO apartments: 104
- 1 bedroom apartments: 16
- 2 bedroom apartments: 124
- 3 bedroom apartments: 143
- 4 bedroom apartments: 30
- 5 bedroom apartments: 6



HOME CITY DEVELOPMENT, INC.

OWNED PROPERTIES



Cross Town Corners

Comprising 4 properties in Springfield, MA

47 total apartments

1 bedroom units — 13

2 bedroom units — 34



Tapley Court

221 Bay Street, Springfield, MA

30 total apartments

1 bedroom units — 3

2 bedroom units — 23

3 bedroom units — 4



Liberty Hill Homes

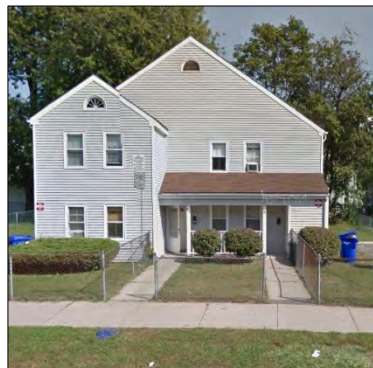
Nursery Street, Springfield, MA

88 total apartments

2 bedroom units — 17

3 bedroom units — 66

4 bedroom units — 5



E. Henry Twiggs I

34 multi-unit scattered sites in Springfield, MA

75 total apartments

2 bedroom units — 18

3 bedroom units — 44

4 bedroom units — 9

5 bedroom units — 4



HOME CITY DEVELOPMENT, INC.



E. Henry Twiggs II

25 multi-unit scattered sites in Springfield, MA

61 total apartments

2 bedroom units — 21

3 bedroom units — 24

4 bedroom units — 14

5 bedroom units — 2



Chestnut Crossing

Springfield, MA

104 total apartments

SRO units — 104



New South Street

Northampton, MA

18 total apartments

2 bedroom units — 12

3 bedroom units — 4

4 bedroom units — 2



HOME CITY DEVELOPMENT, INC.

PROPERTY LISTING — SPRINGFIELD & NORTHAMPTON

PROPERTY	# of Units
E. Henry Twiggs Phase I - Springfield MA	75
437 Bay Street - Resident Resource Center	
36/38 Acorn Street	
19/21 Cambridge Street	
44 Cambridge Street	
109/111 Cambridge Street	
99/101 Cambridge Street	
118/120 Cambridge Street	
122 Cambridge Street	
19/21 Dawes Street	
43/45 Dawes Street	
47/49 Dawes Street	
74 Dawes Street	
17 Kenyon Street	
66/68 Kenyon Street	
225 Oak Grove Avenue	
32/34 Shattuck Street	
36 Shattuck Street	
66/68 Shattuck Street	
67/69 Shattuck Street	
86/88 Maynard Street	
9 Kenyon Street	
25/27 Kenyon Street	
31/33 Kenyon Street	
39/41 Kenyon Street	
49/51 Kenyon Street	
55/57 Kenyon Street	
101/103 Kenyon Street	
162/164 College Street	
167/169 College Street	
170/172 College Street	
177/179 College Street	
178/180 College Street	
185/187 College Street	
193/195 Collect Street	
255/257 College Street	



HOME CITY DEVELOPMENT, INC.

PROPERTY	# of Units
E. Henry Twiggs Phase II - Springfield MA	61
103/105 Albemarle Street	
7/9 Beverly Street	
18 Bristol Street	
24 Bristol Street	
49/51 Dearborn Street	
65/67 Dearborn Street	
49/51 Dunmoreland Street	
55/57 Dunmoreland Street	
14/16 Gunn Square	
20 Gunn Square	
42/44 Marlborough Street	
95/97 Marlborough Street	
41 Middlesex Street	
55/57 Middlesex Street	
56/58 Middlesex Street	
34/36 Norfolk Street	
55 Northampton Avenue	
75 Northampton Avenue	
109/111 Northampton Avenue	
150 Northampton Avenue	
170/172 Northampton Avenue	
55/57 Reed Street	
24/26 Rochelle Street	
124/126 Westford Avenue	
456 Wilbraham Road	
Liberty Hill Townhouses – Springfield MA	88
5 Nursery Street	
9-63 Nursery Street	
9-39 Halsey Street	
390-396 Franklin Street	
405 Franklin Street	
415 Franklin Street	
Cross Town Corners	47
91/93 Pine Street	
22/24 Winthrop Street	
116 Hancock Street	



130 Tyler Street	HOME CITY	
71 Adams Street		

HOME CITY DEVELOPMENT, INC.

Tapley Court – Springfield MA	30
221 Bay Street	
Chestnut Crossing – Springfield MA	104
275 Chestnut Street	
New South Street – Northampton MA	18
22-34 New South Street	
Units Owned Grand Total	423

9/2021

HOME CITY DEVELOPMENT, INC.
BOARD OF DIRECTORS – 2021



Atty. V. Van Johnson III, president
Board member since 2010

Van Johnson, a former sergeant in the Springfield Police Department, is currently a practicing attorney with Raipher, P.C. in Springfield. His practice focuses on business transactions and commercial and residential real estate.

Van brings to the board both legal expertise and an intimate knowledge of the Springfield community.

A graduate with honors from University of Massachusetts, Van holds both a master's degree and a juris doctorate from Western New England College. He is adept at legal research, writing and editing, and is a member of the Massachusetts Bar Association and the Real Estate Bar Association of Massachusetts.

Van began his career as a uniformed police officer in Springfield and later became a staff instructor, community policing sector commanding officer and a police sergeant in the Springfield Police Department. He has worked in the legal field since 2002. His pro bono activities include the Springfield Alumni Chapter and Northeastern Province of Kappa Alpha Psi Fraternity, and he serves as president of the Kappa Foundation of Greater Springfield, Inc.



Tom McColgan, vice president
Board member since 2009

Tom is a vice president for commercial real estate at TD Bank, where his work is almost exclusively focused on low-income housing and new market tax credits.

Formerly the director of housing and economic development for the City of Springfield, Tom has more than 35 years of real estate development and lending experience. In addition to the Home City Development board, he currently serves on the Way Finders (formerly HAP Housing) board of directors and is chairman of the board for Hampden Affordable Housing, Inc. / Liberty Crossing. Over the past three years, he has worked with Home City Development senior management and board leadership as a sounding board for real estate development. He is interested in continued service on a development committee.



Andrew Balder, MD
Board member for more than 14 years

Dr. Balder is an internist working in community health with a strong interest in homelessness, community development and services to the poor. Board certified in internal medicine and pediatrics, he is former medical director for the Mason Square Neighborhood Health Center and senior medical director for the Boston Medical Center HealthNet Plan in Springfield.

Dr. Balder received his medical degree from the University of North Carolina at Chapel Hill. In addition to the Home City Development board, Dr. Balder has contributed long service on the boards of the Pioneer Valley Free Health Service and the Holyoke-Chicopee-Springfield Head Start. He comes to our board with an intimate knowledge of the Mason Square neighborhood in Springfield and the delivery of social services in that area. His skills also include staff development, community development, and tenant services.



Loleta Collins
Board member since 2016

Currently a Real Estate Representative with BKaye Realty in Springfield, Loleta was previously the Manager of Resident Services, Resident Assistance Office at Springfield Housing Authority and brings to our

Board 20 years of experience and progressive success in various aspects of non-profit and government funded programs. She has worked to engage the community and business professionals on the advantages of homeownership amongst low-income populations and has managed various projects designed to help families eliminate barriers to becoming economically self-sufficient.

Loleta has a keen knowledge of working in systems in accordance to federal regulations and guidelines. She served as representative of inter-agency and intra-agency collaborator and coordinator at senior levels of policy and program development at DTA and DHCD.

Loleta received her certificate in Hospitality from the University of Massachusetts as well as an Associate Degree in Mental Health from North Shore Community College.



Chris Sugrue
Board member since 2018

Chris brings 18 years of commercial lending experience as well as commercial real estate transactions to the board. He is currently the vice president of commercial lending at bankESB, previously at TD bank.

Chris began his career as a boarding officer with the United States Coast Guard. He has volunteered with numerous local community groups including Big Brother Big Sister, American Cancer Society, and the Holyoke boys & Girls Club and was the past treasurer of the Holyoke Chamber of Commerce.

Chris received his Bachelor of Science from Skidmore College with a concentration in accounting and finance. He has had numerous leadership and other military training focusing on group morale.



Kyle Callender
Board member since 2018

Kyle brings his expertise in the building industry to the HCDI board. He has been the primary owner of a local for-profit building company in Western Massachusetts for almost ten years.

A Springfield native and active community member, Kyle believes that investing in local real estate is a critical tool for Springfield's economic growth. Kyle gives back to the community as an academic administrator, coach, and an adviser for underserved urban youth. His philanthropic endeavors extend the community through his service to local ministries/ community groups.

Kyle has served in various capacities since childhood and currently volunteers to numerous local community cornerstones for the Western MA Community.



David Maynard
Board member since 2019

Since 2017, David has served as Assistant Vice President-Workout Officer Upper Business Banking at Santander Bank, N.A., managing accounts that have adverse risk ratings, stabilizing over \$50 million in outstanding loan balances.

Prior to that, David worked in Credit at both Santander and TDBank, analyzing a diverse portfolio of loans and acquiring significant experience in financial restructuring, Asset Based Lending, Commercial Lending, Non-profit Lending and Hypothecation loans. He received his Bachelor of Science at Bentley University in 2003.

David currently serves as Board Chairman of the Association of Black Business & Professionals, Board Member of the Library Foundation and Library Commissioner for the City of Springfield. A lifelong resident of Springfield, David is committed to bringing his expertise in real estate finance to serve the community with quality, affordable housing.



Rev. Dr. Karen L. Walker
Board member since 2019

Born and raised in Springfield, Karen worked as a volunteer and as a professional, working to improve the quality of life for the City's residents. She currently serves as Vice President of Development for Ascentria Care Alliance. Previously, Karen served as the Executive

Director of Advancement for Quinsigamond Community College in Worcester, respectively. She is also Adjunct Professor of Comparative Religion and Ethics at Quinsigamond. Formerly the Vice President of Program Operations at Martin Luther King Family Services in Springfield, Karen provided high quality services to approximately 500 children, families, and adults in Springfield.

Her substantial community service included membership on several non-profit boards in Springfield, including United Way, Springfield College President's Community Advisory Board, Sisters of Providence Health Systems, Partners for a Healthier Community, Mason Square Weed and Seed Community Coalition, among others.

Karen is a tireless advocate for those who have been marginalized or neglected. Her passion and commitment combined with thoughtful and practical problem-solving skills make her an excellent addition to the Home City Board.



Malissa Naylor
Board member since 2019

A lifelong resident of Springfield. Malissa is the VP Relationship Manager, New Valley Bank & Trust. Previously, Karen worked as Vice President, Banking Center and Business Development Officer for Webster Bank, respectively.

In her 15 years in banking, Malissa has learned to assess risks, review business plans, study market trends, and analyze financial statements. Her current duties also include training and coaching for new and current employees.

As a member of the Diversity and Inclusion Committee at Webster Bank, she supports diversity in all realms of leadership within the organization. She is eager to continue to advocate, educate and work for the benefit of emerging leaders, seeking to contribute meaningfully to the community and the upcoming generation of leaders.

Malissa received her Bachelor of Science in Business Administration at Western New England University—College of Business. She is also a Licensed Real Estate Professional. Her community service has included membership on various boards, including the Board of Directors of the Springfield Young Professionals Association, Greater Springfield YMCA, and the East Longmeadow Lions Club, as well as service to Holy Redeemer Cathedral and Vision Intervention Technology Academic Learning Center (VITAL). Malissa has a strong desire to give back meaningfully to the community she is from.



Vanessa Otero
Board member since 2021

Vanessa currently is Interim Director for Healing Racism Institute of Pioneer Valley and Director for Urban Education Initiative in Northampton, MA.

Previously, Vanessa worked for 9 years for Partners for Community as Chief Operating Officer (formerly Deputy Director). Vanessa holds a master's degree from the University of Massachusetts. She serves on many boards, Chair of Springfield Water and Sewer Commission, Massachusetts Department of Transportation Board of Directors and Governor's Latino Advisory Commission.



Beverly Bates
Board member since 2021

Bev has been in housing and community development for more than 40 years. She recently retired as Executive Vice President at The Community Builders, one of the largest non-profit, urban developers of affordable and mixed-income housing in the country, after 35 years there. Most recently, Bev managed a team of 65 professionals were responsible for designing, financing, and constructing housing communities in fifteen states and the District of Columbia.

Before joining TCB, Ms. Bates worked at Brightwood Development Corporation in the North End neighborhoods of Springfield, MA. She also worked as an investment officer for the Massachusetts Community Development Finance Corporation and as a program manager for the Massachusetts Executive Office of Communities and Development. Bev was born and raised in Western Massachusetts and is a graduate of Springfield College with a degree in community leadership and development.

Ms. Bates has been active on numerous community and nonprofit boards throughout her life. In March of 2020, Bev was inducted into the AHF Affordable Housing Hall of Fame which was created in 2006 to “pay tribute to the pioneers who have advanced the cause of affordable housing and made lasting contributions to the industry.”



HOME CITY DEVELOPMENT, INC.

STAFF LISTING

Tom Kegelman, Executive Director

Phone 413-785-5312, ext. 101

Cell 413-531-8144 | Fax 413-328-7212

Peter A. Serafino, Director of Real Estate Development

Phone 413-785-5312, ext. 102

Cell 413-387-8039

Jasper McCoy, Project Manager

Phone 413-785-5312, ext. 111

Tia Altman, Administrative Services Manager

Phone 413-785-5312, ext. 120



HOME CITY DEVELOPMENT, INC.

STAFF PROFILES



Thomas Kegelman
Executive Director

Tom joined Home City Development in May 2009, assuming the role of executive director, and was charged with the mission of strengthening the nonprofit organization and preparing it for growth through development activities. He holds a master's degree in city planning from the Massachusetts Institute of Technology in Cambridge. His previous experience includes:

Community Builders, Development Staff Tom worked with The Community Builders from 1993 to 2009, and as senior project manager assumed responsibility for sizeable projects:

HUD Section 236 Sale and Refinancing As a consultant to the inner-city community development corporation of Nueva Esperanza, Inc. in Holyoke, MA, Tom managed a 127-unit HUD Section 236 sale and refinancing and three Low Income Housing Tax Credit (LIHTC) rental projects, including 5,000 sf of commercial rental space. On one project he helped a tenant group purchase the defaulted mortgage on their building and foreclose on the landlord.

Tenant Buyout through Title VI In another tenant buyout, Tom helped a group of 190 tenants in Vernon, CT, take ownership of their property through the Title VI preservation program. He developed 96 units in two Section 202 elderly housing projects, managed a 200-unit LIHTC refinancing, and assisted in a 430-unit 236 decoupling with 4% bond financing.

Hope VI Community Planning Tom organized an intensive community planning program in Holyoke, facilitating dozens of meetings with public housing residents, community members and city officials. He then prepared a successful HOPE VI funding application for the Holyoke Housing Authority, managed master and subdivision plan development and production of the first phase of 50 rental units. He also managed two HOPE VI projects in New Brunswick, NJ.

Redevelopment of Northampton State Hospital Working closely with the Citizens Advisory Council, local city councilors, neighborhood residents and city officials, Tom oversaw the residential redevelopment of the Northampton State Hospital, including a 28-unit, mixed-income subdivision of for-sale homes, renovation of 33 rental units, new construction of 40 additional rental units, and the design and permitting of a 115-unit subdivision for mixed-income homeowner and rental housing.

Community-based Nonprofit Corporations Prior to joining The Community Builders development staff, Tom worked for 15 years with community-based nonprofit corporations.

HAPHousing As director of technical services, he oversaw a team of rehabilitation and weatherization specialists as well as the Section 8 Moderate Rehabilitation Program.

The Community Builders, Management Division Tom worked with the management division of Community Builders, rising to the rank of regional property manager before leaving to pursue a master's degree.



Peter A. Serafino
Director of Real Estate Development

Peter joined Home City Development in the summer of 2019. Prior to joining Home City, Peter was a project manager in Real Estate Development at Way Finders for 10 years. There, he managed several major developments

with complex funding structures throughout Western and Central Massachusetts. In family housing he managed three developments creating 125 units total. In senior housing he managed a project to re-finance and rehabilitate 40 units, and an adaptive re-use of a historic building to complete 28 units. He also managed the construction of 70 studio/one-bedroom apartments with 2,500 square feet of retail space. These projects were completed using a variety of private and public funding sources including: State and federal Low Income Housing Tax Credits (LIHTC); state and federal Historic Rehabilitation Tax Credits, USDA 515 funds, HUD 233(f) financing, and many others.

From 2005-2008 Peter worked with The Community Builders as project manager primarily for a HOPE VI development of 127 rental apartments in Hartford, CT.

A native of Springfield, MA, Peter lived in Brooklyn, NY for 19 years. Peter holds a bachelor's degree with Individual Concentration (International Development) from the University of Massachusetts at Amherst.



Jasper McCoy
Project Manager

Jasper joined Home City Development in the summer of 2021. Prior to joining Home City, Jasper worked in Boston as a Design Coordinator at Stantec, a top tier global design and delivery firm. There, he assisted with several complex design strategies to implement projects in the Greater Boston area. He joins with a combined 8 years of experience in Architectural Design with a focus on Housing in Urban Contexts.

Previously, Jasper worked at ICON Architecture, as well as for the City of Springfield. At ICON Architecture, he managed the construction administration for an affordable townhome redevelopment in East Boston. At Stantec he handled the pre-design, phasing, and community outreach, for an affordable housing redevelopment in Charlestown.

A native of Springfield, Jasper lived and worked in Boston for 10 years prior to come back to his hometown. Jasper holds a Bachelor of Science degree in Architecture, as well as a Master of Architecture degree, both from Northeastern University.



Tia Altman
Administrative Services Manager

Tia Altman joined Home City Development in January 2020. Her responsibilities include assisting in the administrative support to the executive director and implementation of human resources programs and policies for staffing, compensation, benefits, employee relations, and training. Tia will be transitioning into the role of Administrative Services Manager position during 2020.

Tia has worked as the Executive Assistant at Springfield College as well as at American International College. She has a BA in liberal studies from American International College. Tia also graduated from the Women's Fund of Western Massachusetts, LIPPI (Leadership Institute for Political and Public Impact)

She is a commissioned notary public in the state of Massachusetts and has many years of executive-level administrative experience. Tia serves as the Board Secretary of the Pesce Family Foundation.

HOUSING MANAGEMENT RESOURCES, INC.

Experience – Organizational History

Housing Management Resources, Inc. (“HMR”) incorporated in 2001 is a dynamic, full-service property management company whose approach is 'hands on' professionalism. Our philosophy is to set expectations high for each team member, and then to provide the training and support to foster success. We pledge to do this in accordance with our core values of Integrity, Respect, Enthusiasm, Accountability, Commitment, and Harmony. HMR manages more than 7,000 apartment homes spanning twelve states. The organization is headquartered in Quincy, Massachusetts.

As we grew, HMR responded to the increased requirements and diverse needs of mixed financed properties in multiple states by creating strong systems and training programs to ensure the properties were preserved and enhanced, and that they met or exceeded their performance goals.

HMR provides management agent services to for-profit, non-profit, community development corps, and cooperative owners.

Our established policies and systems ensure consistency while allowing us to remain flexible to address each property's specific needs. Creating community and enhancing value through attentive management is the cornerstone of our philosophy. Transparency, between sites, corporate staff, and owners, is achieved through sophisticated web-based software and accounting programs, regularly scheduled communication, and strict adherence to mandatory accounting practices. HMR Leadership consists of a cohesive, experienced team who understands how to approach the complexities of affordable housing. Our expertise encompasses Low Income Housing Tax Credits and the full range of HUD programs, including public housing management, with a special emphasis on the layering of funding programs.

HMR is fully committed to compliance with local, state, and federal Fair Housing Laws, as well as those mandated by HUD. In the provision of housing and other services, HMR does not discriminate or exhibit any preference or limitation based on race, creed, color, religion, national origin, gender, gender identity, marital or other family status, presence or absence of children, age, lawful source of income, familial status, physical or mental disability, or sexual orientation. Further, HMR is aggressive in informing applicants and residents of their rights to Reasonable Accommodations and Modifications and of the process by which these requests are considered. HMR has implemented a comprehensive and on-going staff training program to ensure strict adherence to fair housing.

HMR Facilities Management department is led by the Vice President of Facilities Management and a team of Regional Maintenance Managers that are knowledgeable in property management systems, construction, and regulation. This experienced team is able to evaluate, create and execute innovative and effective capital plans.

HMR works to preserve and enhance existing affordable housing, overseeing the transition and transformation of several developments from their previous state as deteriorated properties to vital, communities with actively engaged residents.

HMR has extensive experience with mixed finance properties and is responsible for the successful rent up timely delivery of credits to investors. Ongoing reviewing and reporting to investors, owners and agencies on property and portfolio performance is the key to our successful management relationships.

All Together Now

— 2019 —

BEST LIVES

IN
HOME
SUPPORTS
SAFE HAVEN

YOUTH IN
TRANSITION

HOME AND HEALTHY FOR GOOD

NEW WAY

PAY FOR
SUCCESS

844-MHA-WELL

INTEGRATION AND
COMMUNITY LIVING

MHAINC.ORG

& HOUSING

RECOVERY

HOUSING
FIRST

TENANCY PRESERVATION
PROGRAM

REACH

GRIT

THE RESOURCE
CENTER

OUTREACH

SHARED LIVING



Dear Friends:

How do you measure a year? For an organization like MHA, a year is often measured through financial statements. We are required to prepare these statements annually, and they do shed light on our priorities and progress. Yet, they are not the singular way in which we measure the meaning and impact of our work.

How do you put a number on having a safe place to live? How do you measure the worth of not missing your daughter’s birthday party because now you’re in recovery? How do you calculate the impact of moving out of a nursing home and into a residence that lets you live your life in a new way?

This year, we’ve assembled a few numbers, statistics, and moments in time that convey the impact of MHA’s innovations and collective energy, and the outcomes that result for those we serve.

In the past year MHA has been growing strategically in new directions: Bestlife Emotional Health & Wellness Center, GRIT Residential Rehabilitation Services programs, residences and services for those with Acquired Brain Injury, partnerships with Accountable Care Organizations, and more. Earlier this year we launched our new Strategic Plan which serves as a roadmap – MHA’s own GPS – to guide our growth in programs and services.

None of this would have been possible without you. My thanks to you for being part of this inspirational evening to celebrate being All Together Now!

Sincerely,

Cheryl Fasano

Cheryl Fasano, President & CEO



MHA by the Numbers: Impacts and Outcomes for a Year

451,984 care hours provided by our staff to people living in MHA residences.

Stroke is one example of an acquired brain injury (ABI). MHA continues to open specialized New Way residences designed to address the needs of people living with ABI. New Way homes include accessible bathrooms, counter heights that accommodate wheelchairs and other thoughtful features.



“My new home used to be a Christmas tree farm. I like the quiet outside. It’s so peaceful there.”

Susan Wolfe, New Way Resident

519,565 miles driven by MHA teams to provide

one-on-one services for individuals experiencing homelessness, transitioning to a new residence, working in the community, staying clean and sober in recovery, and more.

“Sue, my MHA outreach worker, goes over important paperwork and helps me with budgeting and bills.

Those can be stressful things for me, especially when they involve reading and complete comprehension.

Sue also helped me organize the apartment I’m in.

I haven’t had a real home in a long time and being on my own, in my own space, feels like a sanctuary.”



Samantha Michaelson, Served by MHA’s Supported Living Outreach Team



“Iron sharpens iron. You can’t do it on your own. You need the right team around you, a supportive team with people who are there for the right reasons. Where we used to rely on alcohol or drugs, now we rely on each other. To develop those skills of recovery we have to ask each other for support. If you just want me to listen, I’ll listen. If you want a conversation, I’ll talk. Just don’t isolate yourself. There will be obstacles and you have to face yours and confront them. I fought hard to get where I am today. I’m not going to let anyone take that away, and I’m here to support the people who have chosen to be here at GRIT to win their fight, too.”

Dallas Clark, Recovery Coach GRIT Program

40,494 hours spent together with people who have developmental disabilities, providing direct support that enables them to live, work and participate in their community.

“I put my all into my art. I try to do that. Painting makes me feel better. It makes me happy. I’m taking an art class at HCC. When I finish the class, I’m getting some wall hangers to put my paintings on the wall to make an art exhibit. I like making other people happy with my art.”



David Skinner, MHA Integration & Community Living Resident



96% of people MHA helped to get housed still have a safe place to live and call home.

“I’ve had addiction and mental health issues and sometimes I struggle with all that, but now I have opportunities I never thought I’d have. Safe Haven gives me a safe place to live and access to resources I need for my mental wellness and recovery. MHA is helping me move from “impossible” to “I’m possible.”

Dan Hall, MHA Safe Haven Resident

2,242 items donated to Good To Go, an MHA initiative that provides clothing, personal care items, home goods and more to people who are intellectually or developmentally disabled, challenged by mental health, new in their recovery from addiction, or chronically homeless.

“It’s inspiring to witness the ability of people in our community to support a resource like Good to Go and to then see that support immediately engaged in order to further assist those we serve. Simple items such as soap, toothpaste, shampoo and socks make a huge difference in the life of someone struggling on an extremely fixed and limited income. I am proud of what we have been able to accomplish with this new initiative and am grateful for the community’s ongoing support.”

Cheryl Fasano, MHA President & CEO



15,000 Volunteer hours provided through internships and partnerships with organizations and institutions of higher education, including Springfield College, Bay Path University, UMass, Holyoke Community, and the Polus Center’s Envision Success Project.

“One MHA intern switched her major from Sports Management to Public Policy after being exposed to how health agencies, state government and elected officials work together—and how she thought they could do better! This is not to suggest that an internship is supposed to lead to a change in major, just that an opportunity to gain practical experience in the real world can open a person’s eyes to what’s out there and how they can make their mark.”

Kim Lee, VP Resource Development & Branding

27,820 hours of staff and volunteer hours by individuals in our Integration & Community Living Programs that help people with developmental disabilities get to their paid jobs, community service projects and volunteer activities.



Erik Nelson works part-time stocking shelves at CVS. He has for over 20 years. There can be a lot of moving parts involved in getting a person with disabilities to their job, and MHA is a spoke in a wheel of partnering nonprofits that make sure the people we care for who want to work can work.

Erik Nelson, Served by MHA’s division of Integration & Community Living

\$25 million invested by MHA into our community to make lives better for the people we serve, their families and the people who work for our organization.

In just the past three years, MHA has grown by \$8 million, adding new programs, opening new residences and facilities, serving more people, employing more people – and making even greater impact in our community.

And doing that, all together!



MHA Programs

The Resource Center

New Way

Recovery & Housing

Safe Haven

Housing First

Youth In Transition

GRIT

Home and Healthy for Good

Pay for Success

REACH

Respite

Tenancy Preservation Program

Bestlife Center for Emotional Health & Wellness

In Home Supports

Outreach

Shared Living

Integration and Community Living

What We Do

MHA (Mental Health Association) helps people live their best life. We provide access to therapies for emotional health and wellness; services for substance use recovery, developmental disabilities and acquired brain injury; services for housing and residential programming, and more. With respect, integrity and compassion,

MHA provides each individual served through person-driven programming to foster independence, community engagement, wellness and recovery.

NEW WAY
HOME AND HEALTHY FOR GOOD
844-MHA-WELL
PAY FOR SUCCESS
MHA.ORG
TENANCY PRESERVATION PROGRAM
REACH
GRIT
OUTREACH
SHARED LIVING
BESTLIFE
IN HOME SUPPORTS
YOUTH IN TRANSITION
SAFE HAVEN
RECOVERY & HOUSING
HOUSING FIRST
INTEGRATION AND COMMUNITY LIVING
THE RESOURCE CENTER

MHA Leadership Team

Cheryl Fasano
President/CEO

Cheryl Cormier
Vice President of Human Resources

Sara Kendall
Vice President of Clinical Operations

Linda Kloss
Vice President of Integration and Community Living

Sara Kyser
Vice President of New Way

Kimberley Lee
Vice President of Resource Development & Branding

Christine Palmieri
Vice President of Recovery and Housing

Sarah J. Smith
Vice President of Finance

MHA Board of Directors

Denise Cogman, Chair	Jacqueline Johnson, Vice Chair
Executive Director	Chief Operating Officer
Springfield School Volunteers, Inc.	Caring Health Center
Springfield, MA	Springfield, MA

Michael Brassard	Charlene Mazer
Program Participant Advocate	Program Participant Advocate
Springfield, MA	Longmeadow, MA
.....	

Laura J. Fenn	John A. Odierna, J.D.
Assistant Clerk Magistrate	Odierna & Beaumier Attorneys
Western Division Housing Court	Springfield, MA
Springfield, MA	

Donna-Rae Kenneally, Treasurer	Robin Olejarz
Associate Director Human Resources	Independent Financial Consultant
Western New England University	Chicopee, MA
Springfield, MA	

Joseph Lepper	Kathy Reid, Clerk
Relationship Manager,	Director of Health Services
Community Responsibility	Western New England University
MassMutual Financial Group	Springfield, MA
Springfield, MA	

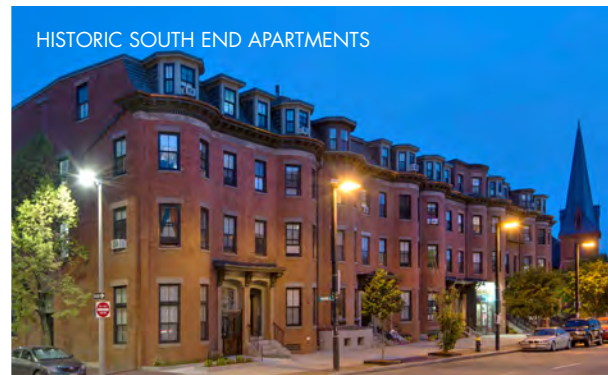
FIRM PROFILE



WAVERLEY WOODS



SIMON-KUCHER & PARTNERS



HISTORIC SOUTH END APARTMENTS



FIRST CHURCH OF ROXBURY
EDUCATION & JUSTICE CENTER



BRIGHT HORIZONS BROOKLINE

We are an award-winning architectural design and planning studio with a simple mission: to create excellent design, to develop long-term relationships with clients, and to help build viable communities.

OUR CURRENT AREAS OF EXPERTISE INCLUDE:

- Multi-family housing
- Renovation and historic preservation
- Transit-oriented design
- Feasibility and needs assessment
- Commercial and corporate interiors
- Childcare centers
- Community spaces
- Learning spaces

COMPANY LEGAL NAME:

Davis Square Architects, Inc.

PRINCIPALS/OFFICERS:

- President and Principal: Iric L. Rex, AIA, LEED AP
- Principal and Clerk: Ross A. Speer, AIA
- Principal: Clifford J. Boehmer, AIA

Founded in 1984, Davis Square Architects, Inc. is a medium-sized firm organized into project-specific teams. We maintain the same team from schematic design through construction, under the direction of a Principal. As a result of this continuity, our clients come to know and rely on individual staff members over time, seeking them out for subsequent projects.

Our best work is achieved in collaboration with demanding, involved clients. Design solutions evolve through careful consideration of our clients' needs, constraints, and dreams.

To this we add a commitment to architecture that is both beautiful and respectful of its surroundings.

Working within the design studio tradition, we have created an open collegial work environment where education is highly valued; where the exchange of ideas, informed by experience, is encouraged; and where the most advanced technology supports the design process. Our success has allowed us to contribute a portion of our profits to worthy community service organizations, in the belief that strong communities and great architecture are mutually dependent. ■



DAVIS
SQUARE
ARCHITECTS

est. **1921**Allegrone Co. Founded with **Craftsmanship**.
Built with **Integrity**. Secured with **Vision**.

About Allegrone Companies

Allegrone brings every project the invaluable benefit of 100 years of technical construction experience. As vertically integrated companies, we provide our clients with expertise in planning, design, development, and construction services.

Allegrone Companies are privately held corporations and a family operated business dating back to 1921.



Four Strategic Divisions



Construction Management

Allegrone Construction Co., Inc. is a full-source construction manager and general contractor serving clients from conceptual planning through pre-construction design and budgeting to delivery of project vision.



Masonry Restoration

L.C. Allegrone, Inc. brings to our clients years of expertise within historic restoration and preservation to new and complex masonry construction.



Design

Berkshire Design Center, Inc. provides our clients and partners with the benefit of in house architecture, interior design, and direct material sourcing for a seamless integration of design and construction.



Real Estate

Allegrone Real Estate, Inc. handles the companies acquisitions, developments, and manages a range of mixed use, residential, and commercial properties.

Contact

allegrone.com

Executive Contact

Louis E. Allegrone
Vice President / Principal
leallegrone@allegrone.com

Berkshire Headquarters

150 Pittsfield Road, Suite A
Lenox, MA 01240

Boston Office

126 Lewis Wharf
Boston, MA 02110

Our Integrated Services

Our process leverages development planning, collaborative design, engineering, and construction manager expertise to understand cost, schedule, and scope of work very early in the process.



Strategy & Planning

We are your trusted advisors for program management, scheduling and logistics, and conceptual budgeting to facilitate owner project requirements prior to full design.

- ✓ Planning
- ✓ Financing Strategy
- ✓ Owner Representation
- ✓ Economic Development



Development & Design

Our in-house design and proven partnerships bring together innovative, collaborative solutions with improved cost-efficiency.

- ✓ Planning & Feasibility
- ✓ Architecture & Engineering
- ✓ Historic Design
- ✓ Interior Design
- ✓ Sustainable Solutions
- ✓ Visualizations & Graphics



Construction & Management

Integrated Design-Build and Construction Management at Risk bring together a collaborative, organized, cost conscious solution.

- ✓ Preconstruction & Planning
- ✓ Management
- ✓ Safety
- ✓ Project Closeout
- ✓ 3D Modeling & Coordination
- ✓ M/E/P Services
- ✓ Design Facilitation
- ✓ Self-Performance
- ✓ Sustainability



Real Estate

We provide expertise in public-private partnerships, state and municipal compliance and facilitating complex financing.

- ✓ Marketing
- ✓ Adaptive Reuse
- ✓ Sustainability
- ✓ Property Management
- ✓ Tenant Improvements
- ✓ Facilities Administration

What Sets Us Apart?



We're a Merit Shop Construction Manager

Allegrone Companies' construction services division (Allegrone Construction Co., Inc.) operates as an open shop privately held corporation conducting business across Massachusetts and its surrounding states. As a merit shop construction manager, Allegrone offers the most efficient management of operational and labor costs.

Free Market - Ability to provide our clients competitive bidding pool with no restrictions.

Cost Advantage - Managing a project as merit shop could result in saving the project up to 20%.

Flexibility - Our long-term relationship with both union and open shop subcontractors give us flexibility to find the most qualified contractor to perform the widely varying scopes at the right price.

50,000+
hours self-performed
annually

Trade Self-Performance

The Allegrone Companies employ full-time experienced tradesmen to perform carpentry, masonry, site work, concrete, and demolition as our projects demand. Our self-performance capabilities remain a key factor in our ability to:

Strict cost and quality control over our projects.

Drive project schedule with ability to provide labor for key components of the construction process.

Self-performing field team serves as the working arm of our quality control and quality assurance.



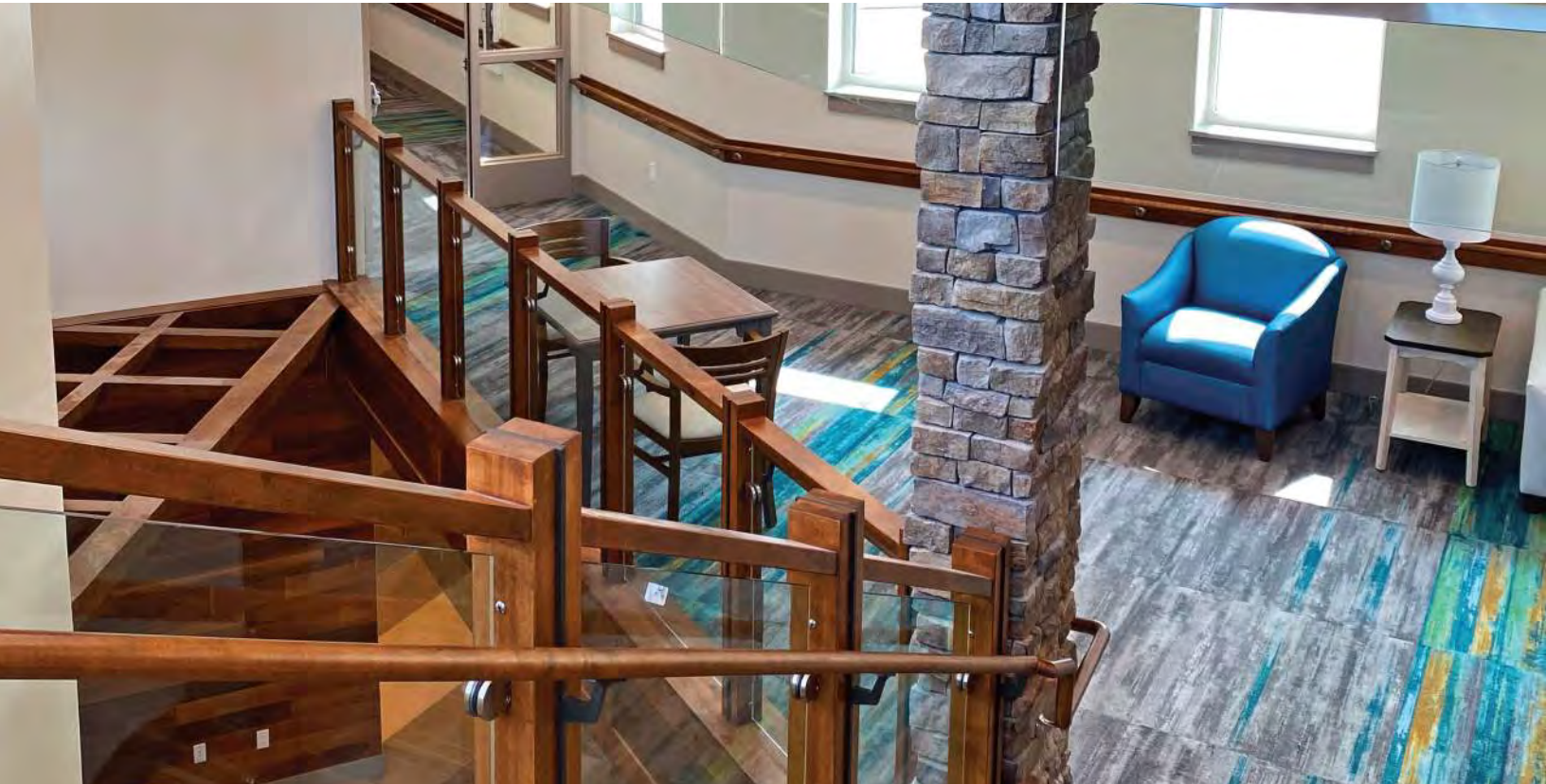
Allegrone Co.'s Regional Market Presence

Familiarity with bidders, local construction customs, codes and ordinances.

Readily available to solve problems upon a moment's notice.

Buying power with subs and suppliers via several concurrent local and regional projects to realize substantial value and savings.

Core group of subcontractors accustomed to our quality and schedule expectations.



Experience in Multi-Family Residential

Allegrone's background spans a wide array of project types within adaptive reuse, renovation and restoration of residential structures. We have extensive experience in phased construction, complex projects in occupied sites, as well as new construction of various types of architectural styles.

Some of our Esteemed Partners





**Soldier On: Gordon Mansfield
Veterans Community
Agawam, MA**
51 Units - 43,000 sq ft



**Capitol Square Apartments
Pittsfield, MA**
69 Units - 71,500 sq ft



**Highland Woods Housing
Williamstown, MA**
40 Units - 44,000 sq ft

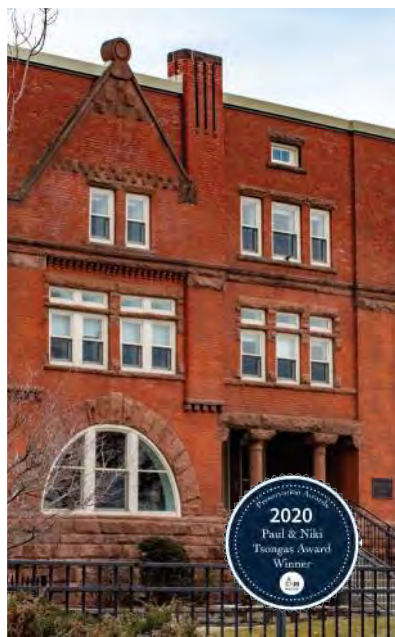


**Abby's House
Worcester, MA**
56 Units - 35,500 sq ft



Chestnut Crossing
Springfield, MA

112 Units - 45,500 sq ft



**89 South Senior
Living Community**
Pittsfield, MA

18 Units - 40,000 sq ft



The Howard Residences
Pittsfield, MA

15 Units - 30,000 sq ft



Onota 74 Residences
Pittsfield, MA

25 Units - 50,000 sq ft



21 Custom House Street
8th Floor
Boston, MA 02110
(617) 850-1000

Guilliaem Aertsen
Chairman

Joseph L. Flatley
President and CEO

December 9, 2021

Thomas P. Kegelman
Executive Director
Home City Development, Inc.
261 Oak Grove Avenue
Springfield, MA 01109

RE: 275 Chestnut, Springfield

Dear Tom,

Thank you for your interest in having MHIC provide equity financing for the 275 Chestnut development located at 275 Chestnut Street, Springfield that Home City Development, Inc. is undertaking. It is our understanding based upon the information you have provided to us that the renovation of this property would result in the creation of 29 enhanced SRO units serving chronically homeless individuals, who will have access to on-site services provided by the Mental Health Association. Between 15 and 29 units will have project based MRVP subsidies. The project will also contain associated counseling and office space.

Based upon the information that we have received, the total development costs for this project will be approximately \$8.6 million. This letter indicates our interest to provide equity financing at a price of \$0.92, or approximately \$2.53 million, subject to the completion of normal and customary due diligence and the approval of our Board of Directors.

MHIC provided equity financing for the 101-unit Chestnut Crossing project located on the upper five floors of the 275 Chestnut Street building, and we are very interested in working with Home City Development to complete this important project. If you have any questions, please do not hesitate to call me at 617.850.1040.

Sincerely,

Bruce Ehrlich

Bruce Ehrlich
Senior Investment Officer

December 9, 2021

Mr. Tom Kegelman
Executive Director
Home City Development
261 Oak Grove Avenue
Springfield, MA 01109

Re: **275 Chestnut** (The “Project”)
275 Chestnut Street, Springfield, MA 01104

Dear Mr. Kegelman:

We are pleased to present the following summary of terms for a potential equity investment in a limited partnership or LLC which will own and operate a residential rental property in Springfield Massachusetts known as 275 Chestnut. The project will have a total of 29 units, all which will be affordable and eligible for low-income housing tax credits. There will also be 250 sq. ft. of commercial space. This summary of terms is based on the information you provided and is further based on certain assumptions made by NEF regarding the development budget, lease-up schedule, pro-forma operating statements, and ownership structure.

Developer/Sponsor: Home City Development, Inc.

Investment Entity: A to-be-formed limited liability company or limited partnership. NEF as limited partner will be entitled to 99.99% ownership interest.

Annual Low-Income Housing Tax Credit Allocation (NEF, as Limited Partner, will be entitled to 99.99% of LIHTCs):

\$275,000

Total Low-Income Housing Tax Credits purchased:

\$2,750,000

Price per LIHTC:

\$0.945

MA State Low-Income Housing Tax Credits (NEF, as Limited Partner, will be entitled to 99.99% of SLIHTCs):

\$242,259

Total State Low-Income Housing Tax Credits purchased:
\$1,211,295

Price per LIHTC:
\$0.80

Total Tax Credit Equity:
\$3,499,036

Equity Pay-In Schedule:

Capital Contribution #1
(2%) at Construction Start – NEF legal fees
\$55,000

Capital Contribution #2
(8%) at Investor Admittance, 75% Construction Completion
\$274,904

Capital Contribution #3
(88%) at Achievement of Stabilized Operations, Conversion of
Construction Loan to Permanent Debt
\$3,094,132

Capital Contribution #4
(2%) at Delivery of 8609 and First-Year Tax Filing
\$75,000

Capitalized Operating Reserve:
Amount of Operating Reserve to be determined during credit underwriting
process.

Annual Replacement Reserve Requirement:
No less than \$250/unit/year, increasing 3.0% annually

Due Diligence Fee:
\$55,000, paid at construction start.

Other Terms and Conditions:

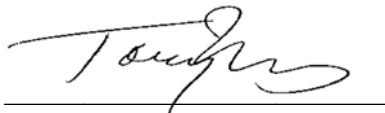
1) The General Partner must have a firm commitment for construction
financing and fixed-rate permanent financing with terms, conditions and
lender acceptable to NEF.

- 2) Receipt, review, and approval of the appraisal, market study, environmental and geological reports, plans and specifications, contractor and architect agreements, and such other due diligence as is customary and reasonable for an equity investment of this nature and amount.
- 3) The Capital Contributions are based on mutually agreed upon closing date, construction schedule and lease-up schedules.
- 4) The terms of this letter are subject to change based upon investor yield requirements at the time of credit award

After you have reviewed the terms outlined above, please contact me with any questions or issues that you may have. Upon the project's receipt of a Low-Income Housing Tax Credit award, NEF will issue a binding Letter of Intent and begin our underwriting and closing process.

Sincerely,

NATIONAL EQUITY FUND, INC.

A handwritten signature in black ink, appearing to read "Tony Lyons", written over a horizontal line.

Tony Lyons
Vice President



December 9, 2021

275 Chestnut LLC
c/o Home City Development, Inc.
261 Oak Grove Avenue
Springfield, MA, 01109
Attention: Peter Serafino, Director of Real Estate

Re: 275 Chestnut-floors 1-2, Springfield, Massachusetts

Dear Mr. Serafino:

Thank you for the opportunity to discuss an investment by Alliant Capital, Ltd. (“Alliant”) on 275 Chestnut-floors 1-2 (“the Project”). Alliant Capital, Ltd. is assuming that developer will construct and lease the project in accordance with the Section 42 of the Internal Revenue Code of 1986. Since 1997, Alliant has invested, through affiliated funds, in over \$5 billion in real estate projects that qualify for and are allocated low-income housing tax credits (“LIHTCs”). This letter describes our initial assumptions to inform our continued discussions about this potential investment and to provide support for your tax credit application.

I. Transaction Summary

A. Equity Amount, Price – The anticipated pricing is \$0.92 per dollar of LIHTC, available to the Investor over the full 10-year credit period, for a total investment of \$2,530,000, based upon annual LIHTCs of \$275,000. If the closing of this investment does not occur within 365 days of the tax credit award issuance, Alliant may need to modify the price to reflect market conditions, in the exercise of its reasonable discretion.

B. Transaction Timeline

1. Closing and admission of Alliant to the Partnership: November 2022
2. Start of construction of the Property: November 2022
3. Substantial completion of construction: November 2023
4. Stabilized Occupancy: February 2024
5. Closing of the permanent financing: February 2024

C. Equity Pay-in

	Capital Contribution	Amount	% of total	Timing
1 st	Closing	\$253,000	10.00%	November 2022

2 nd	Completion	\$885,500	35.00%	November 2023
3 rd	Stabilization	\$1,175,250	46.45%	February 2024
4 th	8609's	\$216,250	8.55%	July 2024

D. Developer Fee - \$890,000 of which \$865,000 is projected to be payable from the sources and uses, based upon the assumptions contained herein. The Developer to fee is projected to be paid as follows:

25% at closing (estimated at \$216,250);
25% at construction completion (estimated at \$216,250);
25% at Stabilization (estimated at \$216,250); and
25% at delivery of 8609's (estimated at \$216,250).

E. Required Reserves

Operating Deficit Reserve - an amount equal to the greater of: (i) six months of operating expenses and mandatory debt service, or (ii) \$156,391.

Replacement Reserve – an amount of \$325 per unit per year trending at 3%.

Reversion and Cash Flow Splits after waterfall – 90% to the General Partner 9.99%, to the Limited Partner and 0.01% to the Administrative Limited Partner.

F. Guarantees

1. Completion / Development Deficits. The Guarantor will guaranty that construction will commence within 30 days after Closing and will be substantially completed on schedule and in accordance with the approved plans and specifications. If at any time, the Partnership's available sources of debt and equity are less than the funds necessary for timely payment of all development costs (excluding the Development Fee), then the Guarantor will fund the shortfall (*i.e.*, the "Development Deficit") without reimbursement. The Guarantor will guaranty timely lease-up and rental achievement.

2. Operating Deficits. The Guarantor will guarantee and agree to advance to the Partnership sufficient funds, for a period of 60 months following the

275 Chestnut LLC
Attention: Peter Serafino
December 9, 2021
Page 3

date stabilization is attained (the “Operating Deficit Guaranty Period”), to fund operating deficits up to an amount of \$120,000.

3. Tax Credit Delivery. The Guarantor will guarantee, for the compliance period, the delivery of the projected tax credits and tax credits taken will not be recaptured.

G. Alliant Syndication/ Legal Fee – at closing, the Partnership will pay \$60,000 to the Investor on account of the costs associated with the preparation of such documents and with the due diligence, underwriting, and closing process.

H. Alliant Asset Management Fee - \$5,000, payable \$2,500 on April 1st and the balance on October 1st of each year.

I look forward to our continued discussions.

Very truly yours,

Alliant Capital, Ltd.

By: Alliant, Inc., its general partner



By: _____
Macy Kisilinsky
Vice President



AGREEMENT FOR THE SALE AND PURCHASE OF MA LOW INCOME HOUSING TAX CREDITS

Agreement made as of this 9th day of December, 2021 by and between

Dorfman Company, Inc., a corporation organized and existing pursuant to the laws of the State of MA with an office and place of business at 180 Riverview Lane, Centerville, MA 02632 ("Dorfman") and

Home City Development, Inc. (and affiliates), a Massachusetts 501 C 3 with an office and place of business at 261 Oak Grove Avenue, Springfield, MA 01109 ("Seller").

Whereas, Seller will receive a transferable Massachusetts Low Income Housing Tax Credit for the 275 Chestnut Supportive Housing project at 275 Chestnut Street, Unit 4, Springfield, MA 01105 in the amount of \$242,259.45 per year for five years beginning in 2023 or 2024 (the "MA Low Income Tax Credit").

Whereas, Dorfman is in the trade or business of identifying parties who desire to purchase transferable tax credits and brokering the sales thereof; and

Whereas, Seller desires Dorfman to find a purchaser for the Tax Credit:

NOW THEREFORE in consideration of the premises and covenants herein contained and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties hereto covenant and agree as follows:

1. The MA Low Income Housing Tax Credit Sale. The tax credit purchaser ("the Credit Purchaser") and Seller will enter into a Purchase Agreement at the price agreed upon (see "Net Price" definition below). This Agreement is subject to satisfactory due diligence, including third party reports. Upon the transfer of the Tax Credit and payment of the entire purchase price, Seller will pay a fee, hereinafter described to Dorfman for services rendered. Seller agrees not to contact, pursue, or negotiate with any capital sources other than Dorfman regarding the sale of the Tax Credit and/or the provision of services described herein.
2. The Fee. For the purposes of calculating the fee to be paid, the following terms have the following meanings:
 - a. "Gross Price" means the total price to be paid by the Credit Purchaser to Seller for the Tax Credit, expressed as a rate per Tax Credit Dollar (as that term is hereafter defined).
 - b. "Net Price" means the net amount to be received by Seller after payment of the Fee. The Net Price for the MA Low Income Housing Tax Credits is \$.80. The Net Price is subject to market conditions at the time of the Sale.
 - c. "Tax Credit Dollar" means a dollar of the Massachusetts Low Income Housing Tax Credit.
 - d. "Fee" means the fee to be paid to Dorfman. The Fee for this transaction will be equal to the Gross Price less the Net Price expressed as a rate per Tax Credit Dollar multiplied by the Tax Credit amount transferred, i.e. [(Gross Price per Tax Credit Dollar minus Net Price per Tax Credit Dollar) times (amount of Tax Credit transferred)]. If there is a price adjuster on the gross price on this transaction because of late delivery of the Tax Credit, price adjuster will be fully absorbed by the Seller and will not impact the Dorfman Fee.
3. Payment of Fee. The Fee is due and payable to Dorfman within 2 business days of the date the Tax Credit becomes available for transfer in good funds, i.e., either in cash, or by wire transfer, or by a bank or certified check.



4. Time of Closing. The Credit Purchaser will buy the entire Tax Credit from Seller within 2 business days of the date the Tax Credit becomes available for transfer.
5. Advertising of Transaction. If this transaction is consummated as set forth herein, then Dorfman will have the right to advertise the success of the transaction.
6. In the event Seller and its affiliates enters into a sale of the Tax Credit to the Credit Purchaser pursuant to paragraph 1 above, and further providing said sale closes and the Net Price is paid to Seller, Seller agrees that should it sell a different state tax credit to the same business entity identified in this transaction as the Credit Purchaser for the tax years 2024, 2025, 2026, 2027 or 2028 it will pay a fee to Dorfman constructed in the same manner as provided in paragraph 2d above. This obligation does not survive the termination of this agreement, will not be construed to require Seller to enter into any other or further agreements with Dorfman or the Credit Purchaser (including but not limited to agreements pertaining to the 2024-2028 tax years), and does not apply to sales of tax credits to any other party other than the business entity identified as the Credit Purchaser.
7. Dorfman and Seller each agree to indemnify the other for any damages incurred as a direct result of any intentional bad faith or fraud.
8. The terms of this Agreement including the name of the Credit Purchaser, the pricing and fee arrangement are strictly confidential.

DORFMAN COMPANY, INC.

By
Robert S. Dorfman
Its President

Dated: December 9, 2021

HOME CITY DEVELOPMENT, INC.

By _____

Dated:

Its Authorized Representative

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



THE CITY OF SPRINGFIELD, MASSACHUSETTS

HOME INVESTMENT PARTNERSHIPS PROGRAM
CONDITIONAL COMMITMENT LETTER

December 2, 2021

Thomas Kegelman
Home City Development, Inc.
261 Oak Grove Avenue
Springfield, MA 01109

Re: 275 Chestnut St., Springfield, MA

Dear Mr. Kegelman:

I am pleased to inform you that the City of Springfield's Office of Housing ("**Grantor**" or "**City**") is committing to provide a loan of federal housing development funds to Home City Housing Development, Inc. ("**Grantee**") in the principal amount of **Four Hundred Thousand and 00/100 Dollars (\$400,000.00)** to be used to redevelop the first and second floors of the property at 275 Chestnut St., Springfield, MA into 29 enhanced single-room occupancy housing units. The City's funds will support the development of eleven (11) units in the project. Terms of the loan shall be negotiated once all funding commitments are in place.

Closing and funding of this loan shall be contingent upon the following:

1. If Davis-Bacon regulations are applicable to the Project, the Grantee is required to have a pre-bidder conference with the City prior to bidding the Project (Davis-Bacon Act wages, §92.354). Grantee shall notify City 30 days prior to implementation of procurement in order to schedule the pre-bidder conference.
2. Approval by City of the construction contracts for the Project. Grantee shall provide evidence of contractor's payment and performance and lien bonds in the amount of the construction contract. The City shall be an additional named obligee on such bonds.

3. Submission to City of satisfactory evidence of the existence and issuance of all necessary permits and licenses (including without limitation building permits and zoning relief) from all governmental authorities with jurisdiction over the Project necessary to use the Project for the purposes intended.
4. Evidence, including without limitation opinions of counsel, satisfactory to City that the Project complies with all applicable laws, including zoning, subdivision, rent control and environmental laws and laws governing proposed uses of the Project.
5. Submission to City of a survey of the Property.
6. Submission to City of a project budget and a list of project costs eligible for funding under the federal housing development program to be paid for with proceeds of the grant and acceptable to City.
7. Submission to City of a schedule for project completion, with specific tasks to be performed and the scheduled completion dates for such tasks, acceptable to City.
8. Submission to City of an affirmative marketing plan, acceptable to City.
9. Submission to City of an opinion of counsel for Grantee, in form and substance satisfactory to City's counsel, that all agreements and instruments executed by Grantee in connection with the loan are legal, valid, binding and enforceable.
10. Submission to City by Grantee of certificates or binders of insurance, naming City as additional insured, and/or loss payee (as appropriate) with respect to comprehensive general liability insurance and with respect to builder's risk and all-risk insurance on the Project, in each case providing that City shall receive 30 days prior written notice of cancellation, and in amounts acceptable to City.
11. Submission to the City of any and all information which it may reasonably request from time to time concerning the financial condition and/or collateral of Grantee, both before and after the grant is closed.
12. Absence of any material change in the financial condition of Grantee or in the nature, condition or quality of any collateral for the grant. For purposes of this paragraph, a material change shall include the discovery by the City at any time subsequent to the date of this letter of information concerning an existing condition.
13. Execution by Grantee of such grant documentation as the City may

reasonably require.

14. Submission by Grantee to City of evidence of firm commitments for construction and permanent mortgage financing on such terms as are reasonably acceptable to the City in its sole discretion.
15. Satisfaction of all requirements and agreement to all conditions of the commitments referred to in Section 14 above and the closing of such loans, including the Construction Loan.
16. If required by Construction Lender or City, execution of an intercreditor agreement satisfactory to the City outlining the respective interests and rights of the lenders.
17. Satisfactory completion of an Environmental Review (to be performed by the City's Office of Housing staff).

Grant proceeds shall be disbursed subject to the following requirements:

- A. Submission of requisitions approved by City at least ten days prior to disbursement;
- B. Approval of requisitions by the Construction Lender or, at the City's election, certification as to status of completion by a construction inspector acceptable to City; and
- C. Submission of evidence acceptable to City that prior disbursements have been expended in accordance with the approved project budget and unadvanced funds from all sources are sufficient to pay all remaining costs for completion of the Project.

Construction of the Project in accordance with the approved plans and specifications shall be completed in or within fourteen (14) months of the grant closing. At the completion of construction, the Grantee shall certify that all federal funds were expended for eligible costs under the federal housing development program to construct the units, that certificates of occupancy have been issued for all units in the Project and that all units meet the housing quality standards applicable under the federal housing development program, as well as all applicable laws, codes, ordinances and regulations.

The foregoing is not intended to describe all of the terms and provisions of the loan, but is intended as a summary of the major conditions of the financing. Prior to closing, complete draft documents covering the transaction will be provided to you and your legal counsel, for review and comment.

All legal fees and other expenses incurred by the City in connection with this transaction will be the responsibility of Grantee whether or not the grant is closed. The City will in

general bill such fees and expenses to Grantee at closing, to be collected out of grant proceeds.

This commitment may not be assigned and no provision herein may be waived or amended without the prior written consent of the City.

This commitment supersedes all prior commitments or representations made to Grantee by City, written or oral, pertaining to the subject hereof.

This commitment shall be construed in accordance with the laws of The Commonwealth of Massachusetts.

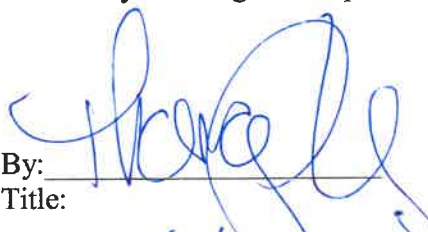
If the foregoing meets with your approval and you wish to accept this commitment of the City subject to the conditions contained herein, please indicate your acceptance by signing the original of this letter in the space provided and returning it to City.

Very truly yours,

CITY OF SPRINGFIELD-OFFICE OF
HOUSING

By: 
Geraldine McCafferty
Director of Housing

Accepted by:
Home City Housing Development, Inc.

By: 
Title:
Date: 12/2/21



Date: November 29, 2021

To: Tom Kegelman, Executive Director
Home City Development
261 Oak Grove Avenue
Springfield, MA 01109

From: Nathan Bondini, Vice President
TD Bank, N.A.

Re: 275 Chestnut Supportive Housing Project

Dear Mr. Kegelman:

TD Bank, N.A. has undertaken a preliminary review of your proposal for the 275 Chestnut Street project located in Springfield, MA the ("Project"). In connection therewith, we are pleased to submit our preliminary proposal as described below.

The exact structure and terms of the proposed Loan cannot be precisely stated until the completion of our field examination, credit investigation, and underwriting and approval process. The terms highlighted below may be modified in whole or in part during this review process or the Bank may decide to decline the loan request.

TERMS AND CONDITIONS:

SPONSOR: Home City Development ("Sponsor")

BORROWER: TBD LLC

PURPOSE: Construction financing for the development of 275 Chestnut Street, a 29-unit affordable apartment complex located in Springfield, MA

**CONSTRUTCION
LOAN AMOUNT:**

The maximum construction loan amount (the "Construction Loan") shall be the lesser of:

- a) \$4,000,000
- b) 75% of the appraised value of the Property as determined by a FIRREA-conforming appraisal engaged by Lender and subject to Lender's respective internal review and approval.
- c) 75% loan to total Project cost ratio.

TERM:	Up to 24 months
COMMITMENT FEE:	0.50% commitment fee on the full committed construction amount, paid at closing.
INTEREST RATE:	The loan shall bear interest at a variable per annum rate equal to two hundred seventy five basis points (2.75%) above the greater of (.25%) percent and the forward-looking secured overnight financing rate ("SOFR") for a one month period as published by CME Group Benchmark Administration Ltd., the administrator of the benchmark (or a successor administrator) and/or reported by a public service provider selected by the Bank in its discretion. The effective interest rate applicable to the loan shall change on the first day of each one-month interest period to the extent of any change in Term SOFR as of such date.
REPAYMENT:	During construction and through stabilization, interest on the Loan will be paid from established interest reserve. Established reserve must be acceptable to Bank. Prepayment is allowed at any time without penalty.
COLLATERAL:	▪ A first mortgage encumbering property and improvements. ▪ An assignment of proceeds of the subordinate financing. Subsidies to be held at TD Bank, if possible. ▪ An assignment of the Low-Income Housing Tax Credits and any proceeds earned from their sale. Tax credit syndicator and investor subject to approval by TD Bank. ▪ Collateral assignment of all contracts and agreements associated with the construction, ownership and operating of this specific Project including, but not limited to, permits, construction contracts and related agreements, operating agreements, licenses, permits, approvals, insurance proceeds, management agreements, interest rate contracts, plans and specifications, permanent financing commitments, etc. ▪ UCC-1 financing statements on FF&E. ▪ Assignment of unpaid Developer Fees.
GUARANTORS:	Home City Development will provide unlimited repayment, completion, interest carry and carve-out guarantees. Net Worth and Liquidity covenants will be required for the Guarantor, the amounts to be set prior to closing.
APPRAISAL:	The Bank would require an appraisal of the property that is to serve as collateral for the loan. This report will be ordered, reviewed and accepted by the Bank's Appraisal Department. The maximum allowable loan to value ratio would be 75% based on the "As-Complete" appraised value of the property, plus the value of the associated tax credits, and any value assigned to favorable financing associated with the project.
ENVIRONMENTAL:	The Bank would require a satisfactory environmental due diligence investigation, as necessary and appropriate, acceptable to the Bank, and at the Borrower's expense.

OTHER:

The Borrower would be responsible for all the Bank's out of pocket expenses incurred in underwriting, committing and closing the loan, including environmental assessment survey, and title insurance expenses as well as the Bank's legal counsel fees.

- All insurance certificates and policies shall be reviewed and approved by an insurance consultant at Lender's option prior to the closing of the Loan. The cost of all such reviews shall be paid by Borrower.
- Subject to satisfactory review of the credit and financial condition of the Borrower, and Guarantor, and the equity investor.
- All construction and permanent financing sources committed at time of closing. Satisfactory review of all corresponding financing documents.
- All subsidy funds must be subordinate to the Bank's lien and subordination documentation must be satisfactory to Bank.
- Subject to satisfactory review of the General Contractor and construction contract. The Bank will require that the general contractor provide a payment and performance bond.
- TBD buy-out requirement for all major subcontractors and suppliers will be required prior to closing.
- Subject to a review of the budgets for both hard and soft costs, as well as plans, specifications, contracts, permits, approvals, covenants, deed restrictions and other pertinent orders, conditions, etc. necessary for the development and construction of the subject property. The Bank will hire an independent engineer/inspector to represent the Bank and the Borrower will be responsible for the cost of the Bank engineer/inspector for the review of the plans, specifications, budgets and monthly site inspections.
- Budget shall include adequate interest reserve that is sufficient to carry the Loan for the full term, including any extension options.
- Budget shall include contingency in an amount acceptable to the Bank. Construction to be monitored by TD Bank Commercial Real Estate Administration Group.
- Payment schedule of Developer's Fee to be acceptable to Bank.
- Upon receipt and approval of certification from the title company of record that the Bank mortgage continues to be first lien position, the Bank will fund on the construction funds.
- Loan must remain "in balance" at all times. Funds remaining in the budget must be sufficient to cover costs; otherwise, Borrower/Guarantor must deposit with Bank any shortfall amounts.
- Any LIHTC or soft debt funds disbursed but not immediately requisitioned and advanced for project will be directed to the Bank and held in an escrow account to be used towards budgeted/approved project expenses.
- Funds will be advanced for in place improvements only (except as noted below), as verified by a Bank's inspector, who shall be the same inspector engaged by the LIHTC syndicator. The costs of these inspections will be the responsibility of the Borrower. All soft costs must be evidenced by paid invoices. Advances for hard costs will be subject to retainage.
- Permanent loan commitment in an amount sufficient to fully retire the construction loan after factoring in the committed equity sources. Commitment must be in place and satisfactory to the Lender prior to closing. Permanent loan interest rate is required to be locked at or prior to closing. Subject to satisfactory underwriting demonstrating the project's ability to achieve a stabilized occupancy of no less than 90% and a minimum take-out parameter of 1.15x DSCR.
- The final payment of the hard cost budget will not be made until construction has been fully completed in accordance with final plans and specifications approved by Bank and Borrower has obtained valid completion certificates or such other zoning or use permits as may be required by any governmental authority having jurisdiction. Retainage will be held at 10% until 50% completion after which retainage will be reduced to 5% going forward for a total of 7.5%. Retainage release will be considered on a trade-by-trade basis. No retainage will be held on soft cost advances.
- The funding of deposits and stored materials will be negotiated during the legal documentation negotiation based on the actual needs of the project.

- Subject to receipt and satisfactory review of the Appraisal and Environmental reports any other items as may be required for a project loan of this nature.
- Satisfactory review of any applicable real estate tax abatement if applicable.
- Satisfactory review of the organizational documents of the Borrower.
- Satisfactory operating agreement of Borrower.
- Prior to closing, the Bank shall have received satisfactory evidence that the Borrower and Guarantor are free from any and all material litigation or judgments. In addition, the Bank shall have also received satisfactory bank and credit checks on the Borrower and Guarantor.
- Borrower and any Guarantor shall be required to submit financial statement necessary for the Bank to complete a formal credit review. During the term of the loan, Borrower and Guarantors shall submit Audited Financial Statement within 150 days of its fiscal year end and Federal Income Tax Returns within 45 days of filing, rent rolls and interim income and expense reports as requested by the Bank.
- Any and all other conditions as required by the Bank and/or its legal counsel, as reasonable and customary.

I look forward to continuing discussions with you at your convenience. Thank you again for providing us this opportunity to review. Unless otherwise noted, the foregoing proposal will expire on 12/31/21.

TD BANK, N.A.

BY: _____
NATHAN BONDINI
VICE PRESIDENT

Patriot Act Notice:

Pursuant to the requirements of the U.S.A Patriot Act (Title III of Pub. 107 56) signed into law October 26, 2001 (the "Patriot Act"), Lender is required to obtain, verify and record information that identifies Borrower and its affiliates, with such information to possibly include the respective names and addresses of Borrower and such affiliates, and other information that will allow the Lender to identify Borrower or any of its affiliates in accordance with the Patriot Act. This notice is given in accordance with the requirements of the Patriot Act.



THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

HOME OF THE BASKETBALL HALL OF FAME

November 2, 2021

Jennifer Maddox, Undersecretary
Massachusetts Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02114

RE: 275 Chestnut Street, floors 1 & 2 – Springfield MA

Dear Undersecretary Maddox:

I understand that Home City Development Inc. (HCDI) is seeking affordable housing resources from Massachusetts Department of Housing and Community Development for the adaptive reuse of two floors of the former Springfield YMCA building in order to create 29 Single Room Occupancy (SRO) residences for extremely low-income and low-income persons. Fifteen of the SRO residences will be for chronically homeless persons. I am writing to indicate my strong support for this project. The project includes office and program space for supportive services provided on-site by Mental Health Association, Inc. (MHA)

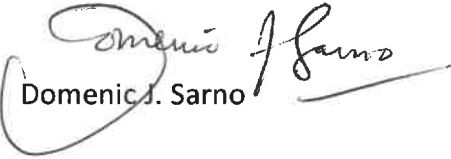
HCDI is a highly respected and accomplished local non-profit housing development company with a strong track record of building housing for low-income moderate-income households. Springfield-Hampden County Continuum of Care (CoC) has identified 159 persons in Hampden County as chronically homeless, meaning they are either continuously homeless for a year or longer or have been homeless four or more times in the past year. I am pleased that HCDI, MHA, the City of Springfield Office of Housing and the CoC are working together to create new housing for this vulnerable population.

My understanding is that HCDI is seeking an allocation of federal Low Income Housing Tax Credits for this project which is proposes to combine with State and City of Springfield soft debt, and rental vouchers to provide the resources needed to house an extremely vulnerable population. The supportive services provided to residents by MHA will help residents maintain their housing and meet other challenges in their lives.

I respectfully request that every consideration be given to this funding request.

Respectfully,

"Good health & God Bless."


Domenic J. Sarno



The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR ADAM GÓMEZ
Hampden District

STATE HOUSE
BOSTON, MA 02133-1053
TEL: (617) 722-1660
FAX: (617) 722-1020
WWW.MASENATE.GOV

Chair
JOINT COMMITTEE ON CHILDREN, FAMILIES
AND PERSONS WITH DISABILITIES

Vice Chair
JOINT COMMITTEE ON ELECTION LAWS

November 15, 2021

Massachusetts Department of Housing and Community Development

Attention: Jennifer Maddox, Undersecretary
100 Cambridge Street
Boston, MA 02114

Re: 275 Chestnut Street, floors 1 and 2, Springfield, MA

Dear Undersecretary Maddox:

I understand that Home City Development Inc. (HCDI) is seeking affordable housing resources from Massachusetts Department of Housing and Community Development for the adaptive reuse of two floors of the former Springfield YMCA building in order to create 29 Single Room Occupancy (SRO) residences for extremely low-income and low-income persons. Fifteen of the SRO residences will be for chronically homeless persons. I am writing to indicate my strong support for this project. The project includes office and program space for supportive services provided on-site by Mental Health Association, Inc. (MHA)

HCDI is a highly respected and accomplished local non-profit housing development company with a strong track record of building housing for low and moderate-income households. Springfield-Hampden County Continuum of Care (CoC) has identified 159 persons in Hampden County as chronically homeless, meaning they are either continuously homeless for a year or longer, or have been homeless four or more times in the past year. I am pleased that HCDI, MHA, the City of Springfield Office of Housing, and the CoC are working together to create new housing for this vulnerable population.

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I respectfully urge your approval of the HCDI funding request.

Sincerely,

ADAM GOMEZ, State Senator
Hampden District

CC: AG/am



The Massachusetts House of Representatives

Representative Carlos Gonzalez

Tenth Hampden District

State House, Room 167, Boston, Massachusetts 02133-1053

December 1st, 2021

Jennifer Maddox, Undersecretary
Massachusetts Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02114

Re: 275 Chestnut Street Supportive Housing

Dear Undersecretary Maddox:

I understand that Home City Development Inc. (HCDI) is seeking affordable housing resources from Massachusetts Department of Housing and Community Development for the adaptive reuse of two floors of the former Springfield YMCA building in order to create 29 Single Room Occupancy (SRO) residences for extremely low-income and low-income persons. Twenty of the SRO residences will be for chronically homeless persons. I am writing to indicate my strong support for this project. The project includes office and program space for supportive services provided on-site by Mental Health Association, Inc. (MHA)

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I respectfully urge your approval of the HCDI funding request. Please do not hesitate to reach out if I can be of any assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carlos Gonzalez".

Carlos Gonzalez, **State Representative**

10th Hampden District



The Commonwealth of Massachusetts
HOUSE OF REPRESENTATIVES

OFFICE OF STATE REPRESENTATIVE BUD L. WILLIAMS

11TH HAMPDEN DISTRICT

HOUSE CHAIR, JOINT COMMITTEE on RACIAL EQUITY, CIVIL RIGHTS, and INCLUSION

November 18, 2021

Jennifer Maddox, Undersecretary
Massachusetts Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02114

Re: 275 Chestnut Street, floors 1 & 2
Springfield, MA

Dear Undersecretary Maddox:

I understand that Home City Development Inc. (HCDI) is seeking affordable housing resources from Massachusetts Department of Housing and Community Development for the adaptive reuse of two floors of the former Springfield YMCA building in order to create 29 Single Room Occupancy (SRO) residences for extremely low-income and low-income persons. Fifteen of the SRO residences will be for chronically homeless persons. I am writing to indicate my strong support for this project. The project includes office and program space for supportive services provided on-site by Mental Health Association, Inc. (MHA)

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I respectfully urge your approval of the HCDI funding request.

Sincerely,

Bud L. Williams

BUD L. WILLIAMS
MA State Representative
11TH Hampden District

October 30, 2021

Jennifer Maddox, Undersecretary
Massachusetts Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02114

Re: 275 Chestnut Street, floors 1 & 2
Springfield, MA

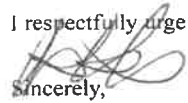
Dear Undersecretary Maddox:

I understand that Home City Development Inc. (HCDI) is seeking affordable housing resources from Massachusetts Department of Housing and Community Development for the adaptive reuse of two floors of the former Springfield YMCA building in order to create 29 Single Room Occupancy (SRO) residences for extremely low-income and low-income persons. Fifteen of the SRO residences will be for chronically homeless persons. I am writing to indicate my strong support for this project. The project includes office and program space for supportive services provided on-site by Mental Health Association, Inc. (MHA)

HCDI is a highly respected and accomplished local non-profit housing development company with a strong track record of building housing for low and moderate-income households. Springfield-Hampden County Continuum of Care (CoC) has identified 159 persons in Hampden County as chronically homeless, meaning they are either continuously homeless for a year or longer, or have been homeless four or more times in the past year. I am pleased that HCDI, MHA, the City of Springfield Office of Housing, and the CoC are working together to create new housing for this vulnerable population.

My understanding is that HCDI is seeking an allocation of federal Low Income Housing Tax Credits for this project which it proposes to combine with State and City of Springfield soft debt, and rental vouchers to provide the resources needed to house an extremely vulnerable population. The supportive services provided to residents by MHA will help residents maintain their housing and meet other challenges in their lives.

I respectfully urge your approval of the HCDI funding request.



Sincerely,
Justin Hurst, City Councilor, City of Springfield



Lower Liberty Heights Neighborhood Council Meeting 9/29/2020 -Meeting start time 6:45pm and ended at 7:40pm

Attendees: Tom Kegelman, Teo Alvarado, Luis Diaz, Luis Diaz Jr, Eduardo Rivera, Gladys Rivera, Linda Lewis, Peter Lewis, Carmen Santiago, Victor Neives, Eduardo Rivera and Gladys Rivera

Agenda and Minutes:

Home City Housing additional 29 units at 275 Chestnut Street Springfield MA – agenda item continued from previous meeting held on 8/10/2021

8/10/21 - Lower Liberty Heights Neighborhood Council (LLHNC) met with Tom Kegelman via Zoom meeting. We discussed the potential expansion of residential portion of the building at 275 Chestnut Street

9/29/21 – LLHNC met with Tom Kegelman and we reviewed the planning documents that Mr. Kegelman provided. Attached is a copy of the plan.



Chestnut_St_275_20
21 (2).pdf

Tom Kegelman provided an overview. LLHNC reviewed and discussed the items below:

- Purpose of the unit expansion is to provide permeant supportive housing that aligns with the City of Springfield's vision
- Covert old YMCA old offices on the 1st floor into 29 individual housing units that will provide housing opportunity for homeless individual(s)
 - o *After reviewing the plan it was noted that a portion of the existing building will be demolished. LLHNC has questions/concerns for the owner on future plans for this site. This will be address at a different meeting. Pool and gym will be torn down and maybe be a vacant lot (Vid Mittas owner of the tower square?)*
- The purpose is to establish unit for homeless individuals that currently are enrolled in city/state agencies. The proposed plan is that Home City Housing will get referrals from city/state agencies and partner together to provide homeless individuals with permeant housing.
- Addition of 29 units to the existing 101 units will be a total of 131 and the proposed plan has a max of 135 units.
- It was stated that only 29 units or less will be used for the homeless program

- It was stated that there will be services available on site for the homeless that included mental health and social services
- Counseling and mental health Staff – will have support and will work with a case manager to help individuals
- There will be a screening process – make sure individual(s) are not a danger to the community, no violent individuals and no sex offenders
- The 29 units will be based on income
- Full maintenance staff on site – potential for job opportunities
- There will Security on site
- Parking - 101 units use 40 parking spots and will add additional parking spaces
- No smoking in the unit and there will be a specific smoking area
- No pets allowed in the building

Lower Liberty Heights Neighborhood Council Meeting 9/29/2020 - held a vote for the proposed Special Permit application for 275 Chestnut redevelopment

LLHNC (members only) start 7:45pm and ended at 8:20pm

LLHNC reviewed and discussed and had the following concerns and recommendations:

- Increase in police patrol maybe needed. Have more police in the community due to increase in housing for the homeless – *Tom will work with city, and city council and community police liaison*
- Video recording of the area for security purposes – *Tom advised that it will incorporate into the plan*
- Lighting will be almost like the way it is now but if the other side of building will be torn down and *the lighting will need to be adjusted to the vacant lot*
- Safety is a concern as we have elder residents that currently reside at the Seniority House Building next door and now the community will have increase of residents that were homeless

9/29/2021 - LLHNC voted to support the Home City Housing project at 275 Chestnut and will add our concerns to the plan. LLHNC has reviewed the proposed plan that will expand the availability of efficiency apartments at the site to up to 135 max units. After careful review of the proposed project, LLHNC voted to support the project.

November 18, 2021

Jennifer Maddox, Undersecretary
Massachusetts Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02114

Re: 275 Chestnut Street, floors 1 & 2
Springfield, MA

Dear Undersecretary Maddox:

I understand that Home City Development Inc. (HCDI) is seeking affordable housing resources from Massachusetts Department of Housing and Community Development for the adaptive reuse of two floors of the former Springfield YMCA building in order to create 29 Single Room Occupancy (SRO) residences for extremely low-income and low-income persons. Twenty of the SRO residences will be for chronically homeless persons. I am writing on behalf of the Western Massachusetts Network to End Homelessness to indicate our strong support for this project. The project includes office and program space for supportive services provided on-site by Mental Health Association, Inc. (MHA)

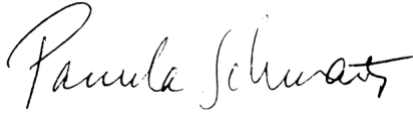
The [Western Massachusetts Network to End Homelessness](#) (“Network”), which includes [hundreds of partners](#) from every sector across the region, supports collaborative solutions across Hampden, Hampshire, Franklin and Berkshire Counties to prevent and end homelessness through a Housing First approach that centers racial equity.

HCDI is a highly respected and accomplished local non-profit housing development company with a strong track record of building housing for low and moderate-income households. Springfield-Hampden County Continuum of Care (CoC) has identified 159 persons in Hampden County as chronically homeless, meaning they are either continuously homeless for a year or longer, or have been homeless four or more times in the past year. The Network is pleased to support the collaborative efforts of HCDI, MHA, the City of Springfield Office of Housing, and the CoC, all working together to create new housing for this vulnerable population.

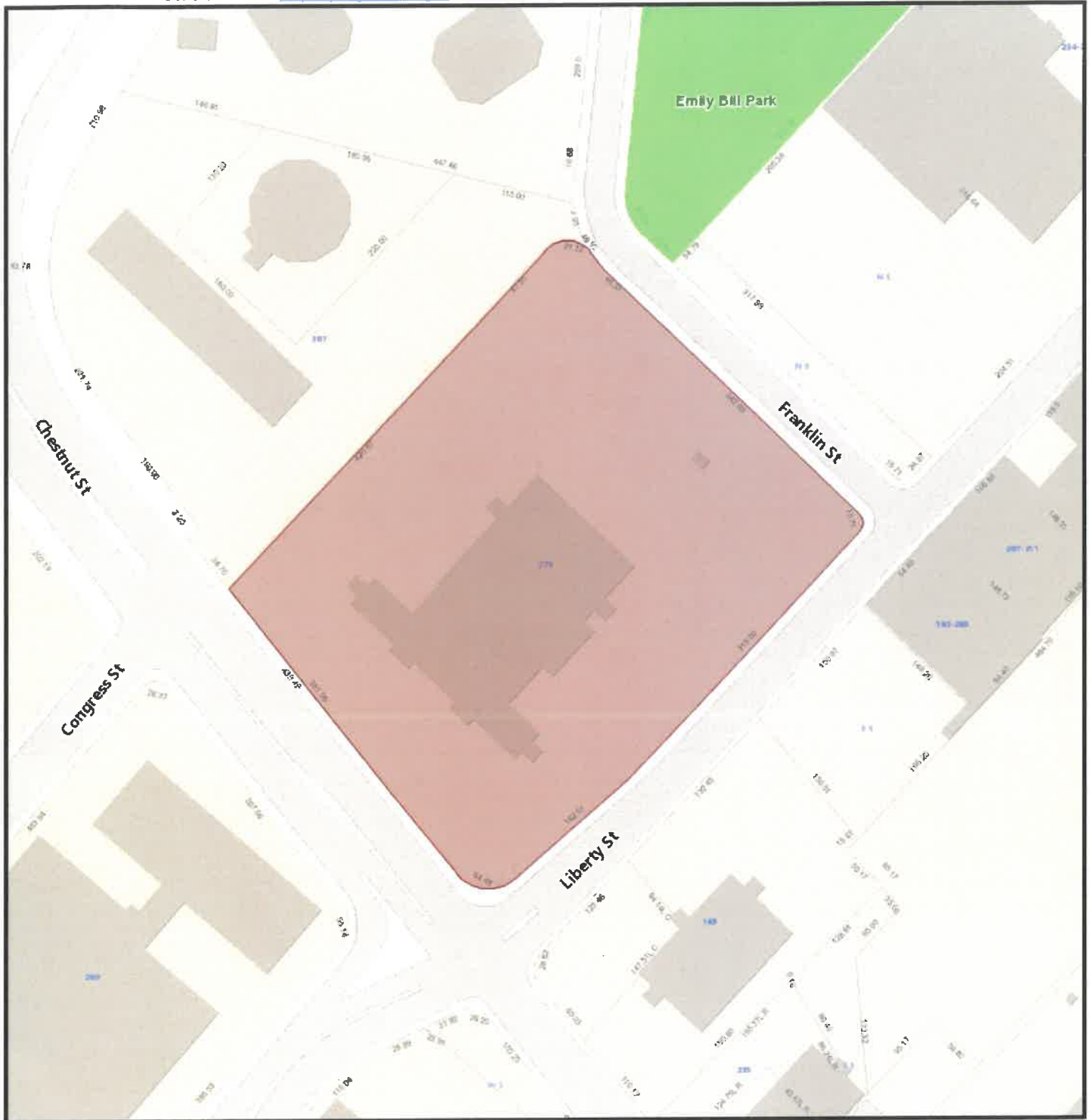
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On behalf of the Western Massachusetts Network to End Homelessness, I respectfully urge your approval of the HCDI funding request.

Best,

A handwritten signature in black ink that reads "Pamela Schwartz". The signature is fluid and cursive, with the first name "Pamela" being more prominent than the last name "Schwartz".

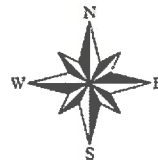
Pamela Schwartz, Director
Western Massachusetts Network to End Homelessness
pschwartz@westernmasshousingfirst.org
413-219-5658
<http://westernmasshousingfirst.org>

**275 Chestnut Street**

2/3/2022 4:08:50 PM

Scale: 1"=138'

Scale is approximate



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

COMMERCIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 275 CHESTNUT ST Map ID: 027500483

Class: Residential
Condominium

Card: 1 of 1

Assessed Owner

BH CHESTNUT CROSSING LLC
261 OAK GROVE AVE
SPRINGFIELD MA 01109

General Information

Living Units:
Neighborhood: 901
Alternate:
Zoning: B2
Class: RESIDENTIAL

Photo

Diagram

No photo available

No diagram available

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	364,500	364,500	364,500	0	0
Total	364,500	364,500	364,500	0	

Value Flag: COST APPROACH

Manual Override Reason:

Entrance Information

Permit Information

Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
				2018-10-16	18BLDOT-00217AL	7,200,000	REMODEL	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
2018-12-21	500,000	BLDG ONLY	TO/FROM EXEMPT ORG	22494 / 357		BH CHESTNUT CROSSING LLC
2018-12-21	0	BLDG ONLY	TO/FROM EXEMPT ORG	22494 / 346		YOUNG MENS CHRISTIAN ASSOCIATION OF GREA

Building Information			Building Other Features				
Year Built/Eff	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
Year: 1965 /							
Building #: 1							
Structure APARTMENTS							
Type: - GARDEN							
Identical							
Units: 1							
Total Units:							
Grade: C							
# Covered							
Parking:							
# Uncovered							
Parking:							
DBA:							

Interior / Exterior Information

Line	Level From	-To	Int Fin	Area	Perim			
1	02	02	100	7,843	400			
Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical Functional
APARTMENT	10	Brick Veneer	FIRE RESISTANT	NORMAL	ELECTRIC	CENTRAL	NORMAL	3 3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Value/RCNLD
1	7,843	APARTMENT	67		364,530

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Condition
------	------	--------	-------	-------	-----	------	-------	-----------

Income Detail (Includes all Buildings on Parcel)

Use Grp	Mod Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income
01	A	999	LOW RISE APARTMENT	0	7,843			0

Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
4		0	0	66			0	0	0

Building Cost Detail - Building 1 of 1

Total Gross Bldg Area	7,843
Replace Cost New Less Depr	364,530
% Complete	100
# Identical Units	1
Econ Conditions Factor	
Final Building Value	364,530
Value per SF	46.48

Income Summary (Includes all Buildings on Parcel)

Total Net Income	0
Capitalization Rate	0.0740
Sub Total	0
Residual Land Value	0
Final Income Value	0
Total Net Rent Area	7,843
Total Gross Building Area	7,843

FY 2022 data: property descriptions as of June 30, 2021, and values as of Jan 1, 2021

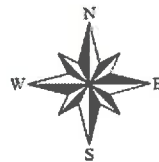


Zoning Map

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Scale: 1"=376'

Scale is approximate



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275 CHESTNUT SUPPORTIVE HOUSING

275 CHESTNUT ST, SPRINGFIELD, MA

DRAWING LIST

G000	COVER SHEET
A001	GENERAL NOTES, MOUNTING HEIGHTS AND ABBREVIATIONS
A002	WALL TYPES
A003	DOOR SCHEDULE
A004	WINDOW SCHEDULE AND FINISH SCHEDULE
D100	BASEMENT EXISTING/ DEMOLITION PLAN
D101	FIRST FLOOR EXISTING/ DEMOLITION PLAN
D102	SECOND FLOOR EXISTING/ DEMOLITION PLAN
D103	ROOF FLOOR EXISTING/ DEMOLITION PLAN
D200	NORTH AND SOUTH EXISTING/DEMOLITION ELEVATIONS
D201	EAST AND WEST EXISTING/ DEMOLITION EVOLUTIONS
A100	PROPOSED BASEMENT PLAN
A101	PROPOSED FIRST FLOOR PLAN
A102	PROPOSED SECOND FLOOR PLAN
A103	PROPOSED ROOF PLAN
A11a	ENLARGED FIRST FLOOR PLAN (1 of 3)
A11b	ENLARGED FIRST FLOOR PLAN (2 of 3)
A11c	ENLARGED FIRST FLOOR PLAN (3 of 3)
A112	ENLARGED SECOND FLOOR PLAN
A120	BASEMENT REFLECTED CEILING PLAN
A121	FIRST FLOOR REFLECTED CEILING PLAN
A122	SECOND FLOOR REFLECTED CEILING PLAN
A200	NORTH AND SOUTH ELEVATIONS
A201	EAST AND WEST ELEVATIONS
A600	BATHROOM DRAWINGS
A601	ACCESSIBLE BATHROOM DRAWINGS
A610	KITCHEN DRAWINGS
A621	ACCESSIBLE KITCHEN DRAWINGS



OWNER

275 Chestnut LLC
261 Oak Grove Avenue, Springfield, MA 01109
413.785.5312

ARCHITECT

Davis Square Architects
240A Elm Street, Somerville, MA 02144
617.628.5700
Ifc: Rex, AIA, LEED AP

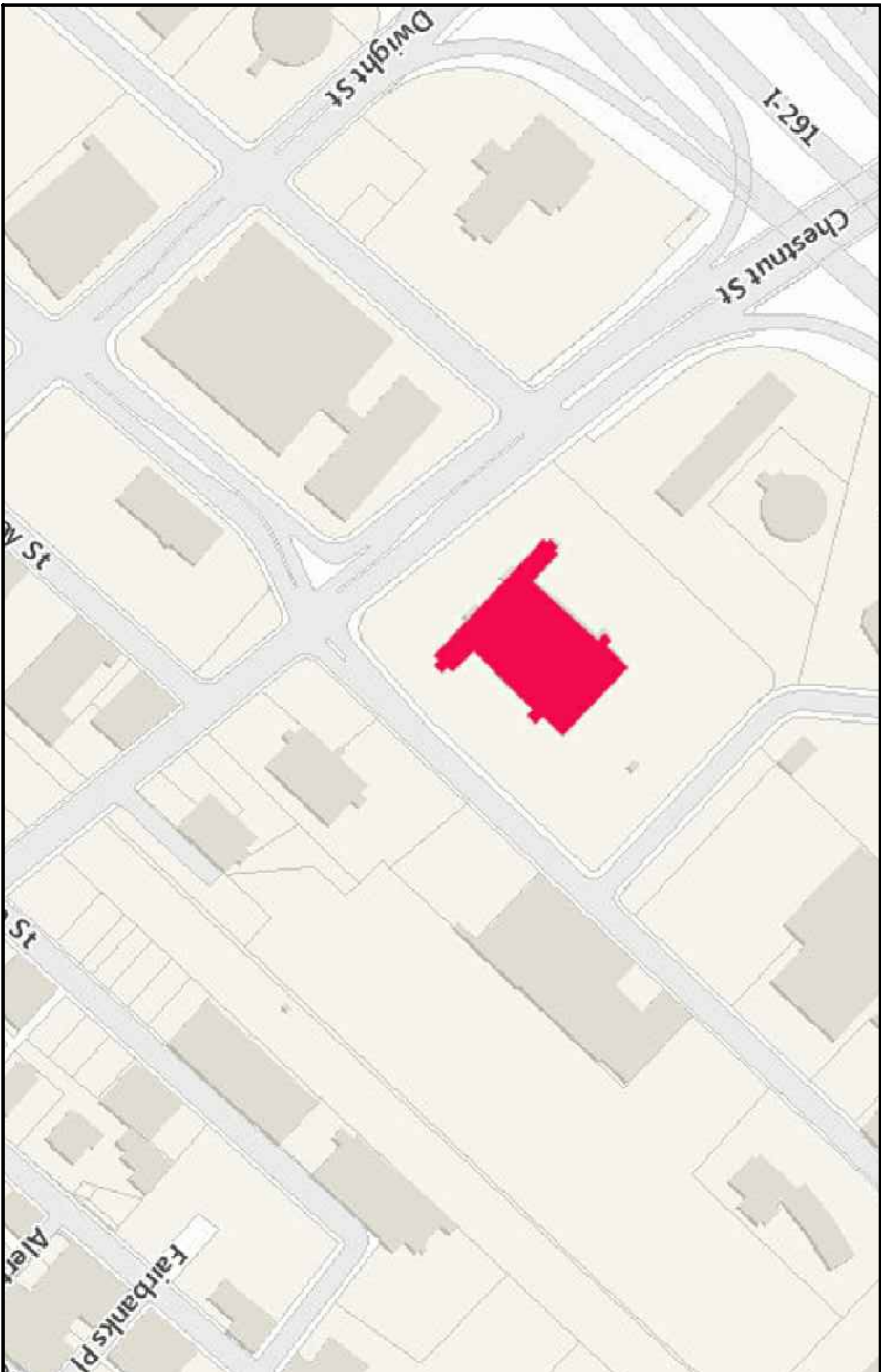
STRUCTURAL ENGINEER

Dan Bonardi Structural Engineer
1165R Massachusetts Ave, Suite 203, Arlington MA, 02476
781.483.3336
Daniel Bonardi

MEP ENGINEER

BLW Engineers
311 Great Road, Littleton MA, 01460
978.486.4301

LOCATION MAP



ONE STOP
2021.11.22



DAVIS
SQUARE
ARCHITECTS

PROJECT NO.
2020055.00

NOTES

DO NOT SCALE DRAWINGS.

EXISTING TO REMAIN

DEMOLISHED

No.	Date
REVISIONS/SUBMISSIONS	

DAVIS

SQUARE

ARCHITECTS

240A Elm St,

Somerville, MA 02144

617.928.5700

www.davisquarearchitects.com

Consultant

Project
275 CHESTNUT SUPPORTIVE HOUSING
275 CHESTNUT ST, SPRINGFIELD, MA

Title
EXISTING/ DEMO SITE PLAN

Revised
11/16
R1 / RV

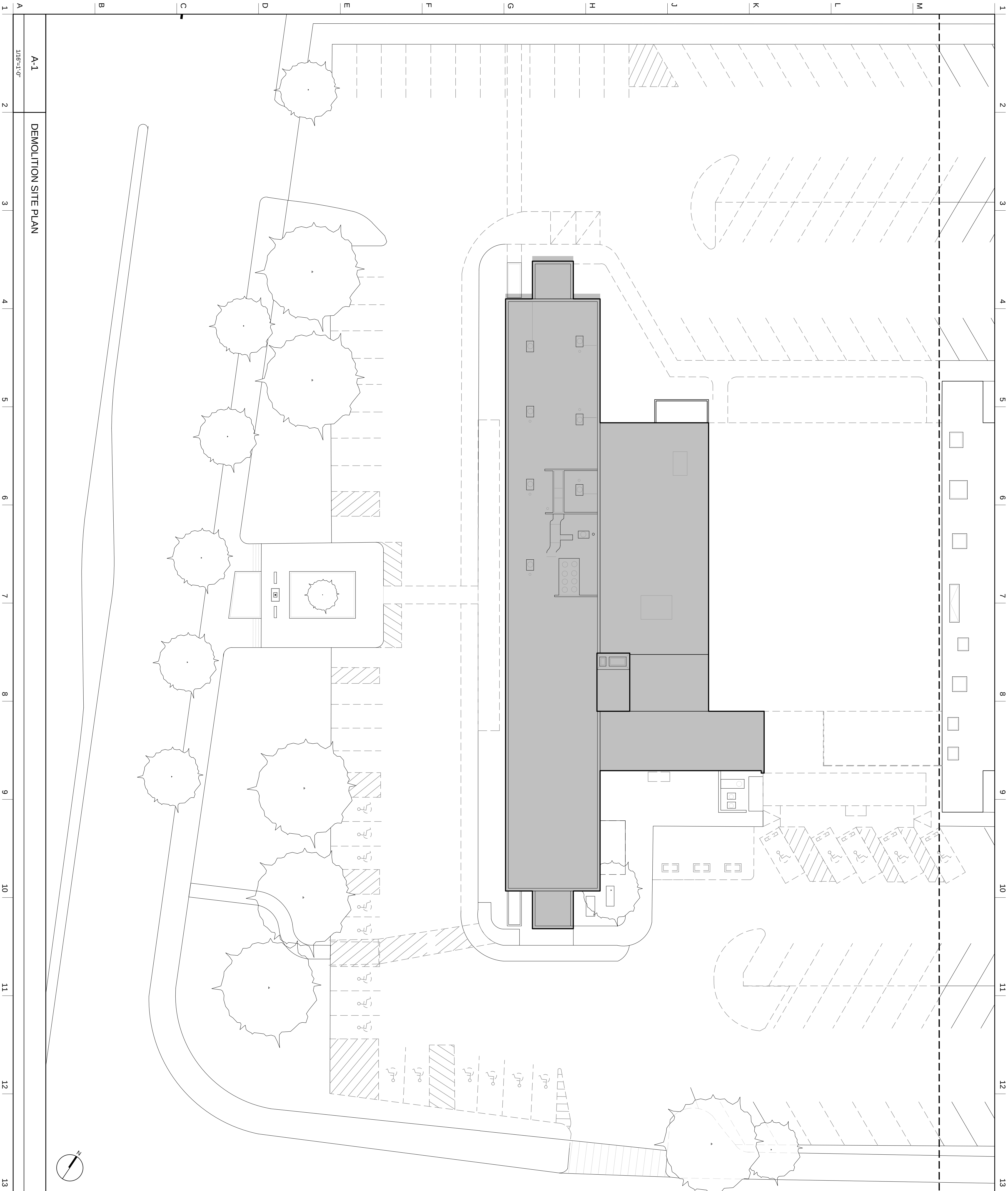
Project No.
2020055.00

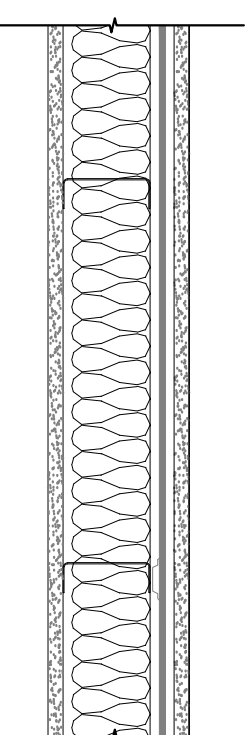
Scale
1/16" = 1' - 0"

Date
2021.11.22

Drawing No.

LX101



1	2	3	4	5	6	7	8	9	10	11	12	13
M	SECTION 05100 - PARTITIONS 1. PARTITION WALLS											
L												
K												
J												
H												
G												
F												
E	1. UNIT DEMISING WALL  • NEW 1/2" TYPE X GWB • NEW 2 1/2" METAL STUDS • NEW ACOUSTIC BATT INSULATION • NEW RESILIENT CHANNEL @24" @ ISOLATION CLIP • NEW 5/8" TYPE X GWB											
D												
C	IF DEMISING WALL IS AT BATH, PROVIDE PAPERLESS GWB ON BATH SIDE, TYP.											
B	ALL WALLS TO GO TO UNDERSIDE OF DECK. INCLUDE FIREPROOFING AND FIRESTOPPING AS REQUIRED BY CODE.											
A	A-1 WALL TYPES 1 1/2" = 1'-0" 2 3 4 5 6 7 8 9 10 11 12 13											

[illegible]

NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

1. WHERE INFILLING OPENINGS, ADJUST FRAMING, FURRING, ETC. TO ACHIEVE A FLUSH FINISHED SURFACE.

2. PROVIDE JOINT SEALANTS AS REQUIRED. DETAIL AND SPECIFY.

3. WINDOW HARDWARE: PROVIDE CHILD GUARDS AT ALL UNIT WINDOWS ABOVE THE FIRST FLOOR LEVEL. FURNISH & INSTALL NEW WINDOW TREATMENTS AT ALL WINDOWS.

4. ALL UNIT LOCATIONS, FURNISH AND INSTALL PAPERLESS GYP (INCLUDING KITCHENS, BATHS, LAUNDRY, ETC.)

5. PATCH EXISTING GYP AS REQUIRED FOR INSTALLATION OF NEW EQUIPMENT AND ACCESSORIES. PRIME AND PAINT TO MATCH ADJACENT SURFACE.

6. AT ALL SPACES WHERE WALL FINISH TREATMENT IS INDICATED, PROVIDE AT ALL WALLS.

7. PATCH AND REPAIR GYP IN UNITS SCHEDULED FOR NEW FINISHES, TYP.

8. FINISH AND INSTALL ALL NEW ACCESSIBLE SQUARE, REFER TO SPECIFICATIONS.

9. ROOM, MEETING ROOMS, ELEVATOR LOBBIES, ENTRY LOBBIES, ETC.

10. APPLY PEEL & STICK BITUMINOUS FLASHING MEMBRANE AROUND ALL WINDOW OPENINGS (JAMB & HEAD) BEFORE INSERTING WINDOW FRAME.

11. ALL INTERIOR WOOD TRIM JOINTS SHALL BE PAINTED.

KEYED NOTES:

1.

Project

275 CHESTNUT SUPPORTIVE HOUSING

275 CHESTNUT ST, SPRINGFIELD MA

WINDOW SCHEDULE AND FINISH SCHEDULE

Revised By

DR

Project No.

2020055.00

Scale

1/8" = 1'-0"

Date

2021.11.22

Drawing No.

A004

240A Elm St,
Somerville, MA 02114
617.628.5700
www.davis-squarearchitects.com

DAVIS
SQUARE
ARCHITECTS

No.

REVISIONS/SUBMISSIONS

Date

CT

CERAMIC TILE, FLOOR

CTB

CERAMIC TILE, BASE

CTW

CERAMIC TILE, WALL

ETR

EXISTING TO REMAIN

LVT

LUXURY VINYL TILE

PT

PAINT

RFT

RESILIENT FLOOR TILE

RVP

RESILIENT VINYL PLANK

RWB

RESILIENT WALL BASE

S.S.

SOLID SURFACE

Abbreviation

KEY

CT CERAMIC TILE, FLOOR

CTB CERAMIC TILE, BASE

CTW CERAMIC TILE, WALL

ETR EXISTING TO REMAIN

LVT LUXURY VINYL TILE

PT PAINT

RFT RESILIENT FLOOR TILE

RVP RESILIENT VINYL PLANK

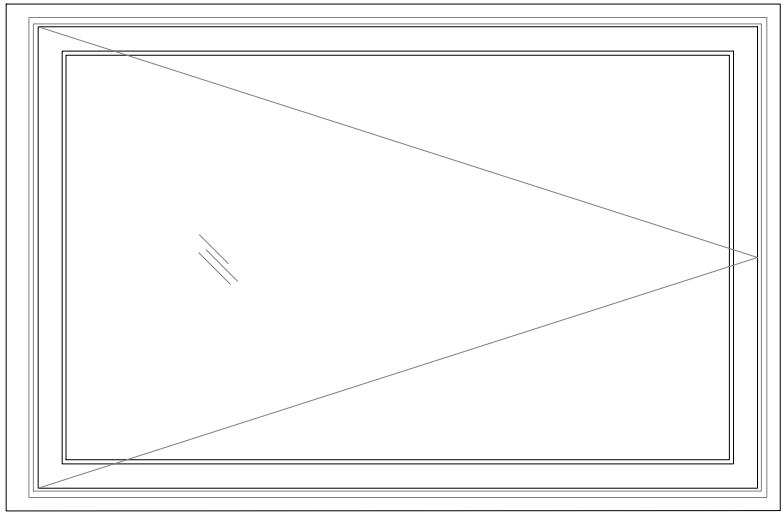
RWB RESILIENT WALL BASE

S.S. SOLID SURFACE

1 2 3 4 5 6 7 8 9 10 11 12 13

M

INT. GLAZED
PANEL



INT. GLAZED
STANDARD GLASS

K

J

A/B VINYL WINDOW, TYP.
SEE SHEET A504 FOR DETAILS

H

DOOR SCHEDULE										LEGEND
TYPE MARK	DIMENSIONS		FRAME TYPE	FINISH TYPE	FLASHING	GLAZING TYPE	TINT			
	WIDTH	HEIGHT					LOW-E	COATING	ARGON FILLED	
A	42"	54"	VINYL	PREF-FIN	COPPER	DOUBLE	CLR	X	X	X
B	48"	54"	VINYL	PREF-FIN	COPPER	DOUBLE	CLR	X	X	X

F-1 WINDOW SCHEDULE

F

UNIT FINISHES

ROOM NAME	FLOOR	BASE	WALLS	CEILING	SOLID SURFACE	CABINETS	COUNTERTOP	COMMENTS
LIVING AREA	LVT DECORA, STAINLESS STEEL NUMBER, 50-1713	RWB, JOHNSONITE, 288" SEACREST HEIGHTS 688 (ACCENT)	PT. BENJAMIN MOORE, SEBRING ACT	N/A	N/A	TRU CHESTNUT (DELMAR DOOR STYLE) FINISH	PLAM FORMICA, FLINT CRYSTALL, 3518, ETCHINGS	
BATHROOM	CT, DALTILE, PATINA P522, 6X6	CT DALTILE, PATINA P522	PT. BENJAMIN MOORE, SEBRING WHITE, 1492	GWB	SS SWANSTONE, ICE 130	N/A	SS SWANSTONE, ICE 130	

* CLOSETS SHALL RECEIVE FINISHES AS SPECIFIED IN ROOM IT IS ACCESSORY TO.

TYPICAL COMMON AREA FINISHES

ROOM NAME	FLOOR	WALLS	TRIMBASE	CEILING	COUNTERTOPS	CABINETS	COMMENTS
TRASH ROOM	BURKE FLOORING, BURKE FLOORING, SCULPTURED	PT. SEBRING WHITE 1492	RWB, JOHNSONITE, T46 BEDROCK CG	GWB	N/A	N/A	
LAUNDRY	BURKE FLOORING, GRANITE GRAY 014, SCULPTURED	PT. SEBRING WHITE 1492	RWB, JOHNSONITE, T46 BEDROCK CG	GWB	N/A	N/A	
STAFF BATHROOM	CT, DALTILE, CS57 ENGLISH GREY, 6X6	PT. SEBRING WHITE 1492	CTB, DALTILE, CS57 ENGLISH GREY	GWB	N/A	N/A	
OFFICE	LVT DECORA, ST, LUCA W4-W132	PT. BENJAMIN MOORE, SEBRING WHITE 1492, ANNAPOUS GREEN 687 (ACCENT)	RWB, JOHNSONITE, T44 GATEWAY WG	ACT	PLAM, WILSONART, GESSO TRACERY, 1492, FINE VELVET FINISH	N/A	
RECREATION RM.	REFINISH EXIST, HARDWOOD FLOOR	MOORE, SEBRING WHITE 1492, ANNAPOUS GREEN 687 (ACCENT)	RWB, JOHNSONITE, T44 GATEWAY WG	ACT	PLAM FORMICA, FLINT CRYSTALL, 3518, ETCHINGS FINISH	N/A	
CORRIDORS	LVT DECORA, ANNAPOUS GREEN RUB114	PT. BENJAMIN MOORE, TWO COLORS, TBD	RWB, JOHNSONITE, T81 FERROCON	ACT	N/A	N/A	
LOBBY	LVT DECORA, CATHEDRAL SL418, ASH & EMBER RUB114	PT. BENJAMIN MOORE, SEBRING WHITE 1492, AMERICAS AMERICAN AND 197 (ACCENT)	RWB, JOHNSONITE, T44 GATEWAY WG	ACT	N/A	N/A	
LOBBY (CONTD)	WALK OFF MAT, PATCRAFT, WALK CHARCOAL						

NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

- WHERE INFILLING OPENINGS, ADJUST FRAMING, FURRING, ETC. TO ACHIEVE A FLUSH FINISHED SURFACE.
- PROVIDE JOINT SEALANTS AS REQUIRED. DETAIL AND SPECIFY.
- WINDOW HARDWARE: PROVIDE CHILD GUARDS AT ALL UNIT WINDOWS ABOVE THE FIRST FLOOR LEVEL. FURNISH & INSTALL NEW WINDOW TREATMENTS AT ALL WINDOWS.
- ALL UNIT LOCATIONS, FURNISH AND INSTALL PAPERLESS GYP (INCLUDING KITCHENS, BATHS, LAUNDRY, ETC.)
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- AT ALL SPACES WHERE WALL FINISH TREATMENT IS INDICATED, PROVIDE AT ALL WALLS.
- PATCH AND REPAIR GYP IN UNITS SCHEDULED FOR NEW FINISHES, TYP.
- FINISH AND INSTALL ALL NEW ACCESSIBLE SQUARE, REFER TO SPECIFICATIONS.
- ROOM, MEETING ROOMS, ELEVATOR LOBBIES, ENTRY LOBBIES, ETC.
- APPLY PEEL & STICK BITUMINOUS FLASHING MEMBRANE AROUND ALL WINDOW OPENINGS (JAMB & HEAD) BEFORE INSERTING WINDOW FRAME.
- ALL INTERIOR WOOD TRIM JOINTS SHALL BE PAINTED.

KEYED NOTES:

1.

1 2 3 4 5 6 7 8 9 10 11 12 13

NOTES

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GENERAL NOTES:

- PROVIDE ALL DEMOLITION REQUIRED FOR NEW WORK NOTED ON PLANS AND DESCRIBED IN SCOPE SUMMARIES.
 - DEMOLISH WALLS, PARTITIONS, AND STRUCTURE AS NOTED ON PLANS AND AS REQUIRED FOR NEW WORK.
 - REVIEW ALL DEMO AREAS FOR BUILDING STRUCTURE, AND PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED.
 - REFER TO SPECIFICATIONS FOR INSTRUCTIONS ON HANDLING REMOVED DEMOLISHED ITEM. NOT TO BE REUSED FOR NEW WORK.
 - DEMOLITION DRAWINGS ARE DIAGNOSTIC ONLY. GC IS RESPONSIBLE FOR ALL DEMOLITION WORK ON ALL FLOORS THAT IS NECESSARY TO COMPLETE NEW WORK.
 - THESE PLANS AND DETAILS OF DEMOLITION WORK (AND SKETCHES ON THE DEMOLITION DRAWINGS).
 - ABATE AS NEEDED AT 1ST FLOOR LOBBY, AND 2ND FLOOR AT ALL LOCATIONS IN SCOPE.
- INTERIOR SCOPE - COMMON AREAS:**
- REMOVE & DISPOSE OF ALL TRIM, FLOORING, AND ACFT SYSTEM, EXCEPT WHERE NOTED.
 - REMOVE & DISPOSE OF PARTITIONS, FLOORING AND EQUIPMENT IN LAUNDRY ROOM.
 - REMOVE & DISPOSE OF PACKED ROOM FINISHES AS NOTED.
 - REMOVE & DISPOSE OF PARTITION, DOORS, PARTURES AND ACCESSORIES
 - REMOVE & DISPOSE OF MAILBOXES
 - REMOVE & DISPOSE OF ALL STAFF OFFICE FLOORING AND FINISHES.

INTERIOR SCOPE - TYPICAL UNITS:

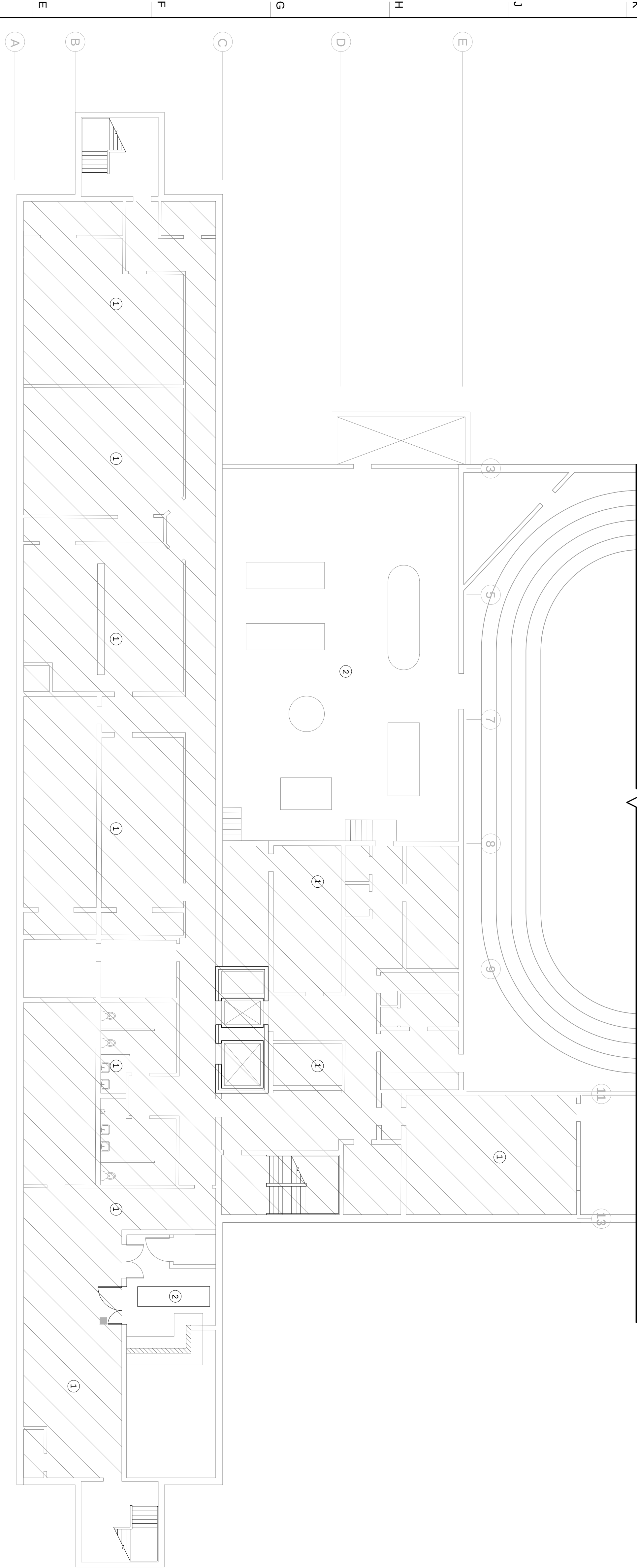
- REMOVE & DISPOSE OF ALL ACCESSIBLE UNIT DOORS AND HARDWARE
- REMOVE & DISPOSE OF ALL UNIT PARTITIONS
- REMOVE & DISPOSE OF FLOORING AND BASE
- REMOVE & DISPOSE OF ALL UNIT LIGHTING, COORDINATE TENANT OWNED FIXTURES W/ BLDG. MGT.
- REMOVE & DISPOSE OF ALL WALL & FLOOR FINISHES AT UNIT BATHROOMS.

KEYED NOTES:

1. REMOVE ALL ACFT CEILINGS AND LIGHT FIXTURES FOR ACCESS TO INSTALL NEW FIRST FLOOR PLUMBING, TYPICAL IN HATCHED REGION OF PLAN.
2. REMOVE ALL EXISTING PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT, EXCEPT FOR EXISTING MEP SUPPLY, AS INDICATED BY DASHED, REMOVE LINE, CEILINGS, AND FIXTURES TO PREP FOR NEW LAYOUT
3. MAILBOXES TO BE RETAINED AND RELOCATED TO NEW MAIN LOBBY
4. DEMO STOREFRONT BETWEEN BRICK PIERS TO PREP FOR NEW WINDOWS AND INFILL WALL
5. REMOVE ALL EXISTING INTERIOR FINISHES
6. REMOVE EXISTING STRUCTURE FOR ACCESS HATCH
7. REMOVE EXISTING STRUCTURE FOR ACCESS HATCH
8. REMOVE EXISTING STRUCTURE FOR ACCESS HATCH

LEGEND

-  EXISTING TO REMAIN
-  TO BE DEMOLISHED



A-1 BASEMENT DEMOLITION PLAN

3/32" = 1' - 0"

Project
275 CHESTNUT SUPPORTIVE HOUSING
275 CHESTNUT ST, SPRINGFIELD, MA
Title
EXISTING/ DEMO BASEMENT FLOOR PLAN

Project No.
2020055.00

Scale
3/32" = 1' - 0"

Date
2021.11.22

Drawn By
JRI/KV

Checked By
H.C.

Design By
H.C.

275 CHESTNUT SUPPORTIVE HOUSING

275 CHESTNUT ST, SPRINGFIELD, MA

617.628.5700

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Consultant

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No. REVISIONS/SUBMISSIONS

Date

G:\2020\2020055.00 - Chestnut Subdivision\CD Set\C2_D100s_Demo Plans.dwg

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[illegible]

NOTES

DO NOT SCALE DRAWINGS.

- GENERAL NOTES:**
- PROVIDE ALL DEMOLITION REQUIRED FOR NEW WORK NOTED ON PLANS AND DESCRIBED IN SCOPE SUMMARIES.
- DEMOLISH WALLS, PARTITIONS, AND STRUCTURE AS NOTED ON PLANS AND AS REQUIRED FOR REMOVING ALL DEMO AREAS FOR BUILDING STRUCTURE, AND PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED.
- REFER TO SPECIFICATION FOR INSTRUCTIONS ON HANDLING REMOVED DEMOLISHED ITEM. NOT TO BE REUSED.
- DEMOLITION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO SHALL SUBMIT CONSTRUCTION AND DEMOLITION WASTE STREAM DIRECTION SCHEDULE.
- DEMOLITION DRAWINGS ARE DIAGNOSTIC ONLY. GC IS RESPONSIBLE FOR ALL DEMOLITION WORK ON ALL LOCATIONS THAT IS NECESSARY TO COMPLETE NEW WORK.
- ALL EXISTING AND REMAINING DEMOLITION WORK IS NOT SHOWN ON THE DEMOLITION DRAWINGS.
- CEILING AND 1ST FLOOR LOBBY, AND 2ND FLOOR AT ALL LOCATIONS IN SCOPE, ARE AS SHOWN AT DEMOLITION.
- DEMOLITION SCOPE - COMMON AREAS:**
- REMOVE & DISPOSE OF ALL TRIM, FLOORING, AND ACT SYSTEM, EXCEPT WHERE NOTED.
- REMOVE & DISPOSE OF PARTITIONS, FLOORING AND EQUIPMENT IN LAUNDRY ROOM.
- REMOVE & DISPOSE OF RECREATION ROOM FINISHES AS NOTED.
- REMOVE & DISPOSE OF ALL DOORS, HALLWAYS AND ACCESSORIES.
- REMOVE & DISPOSE OF ALL STAFF OFFICE FLOORING AND FINISHES.

ANTERIOR SCOPE - COMMON AREAS:

- REMOVE & DISPOSE OF ALL HIM, FLOORING, AND ACI SYSTEM, EXCEPT WHERE NOTED.
REMOVE & DISPOSE OF PARTITIONS, FLOORING AND EQUIPMENT IN LAUNDRY ROOM.
REMOVE & DISPOSE OF RECREATION ROOM FINISHES AS NOTED.
REMOVE & DISPOSE OF PARTITIONS, DOORS, FIXTURES AND ACCESSORIES
REMOVE & DISPOSE OF MAILBOXES.
REMOVE & DISPOSE OF ALL STAFF OFFICE FLOORING AND FINISHES.

ANTERIOR SCOPE - TYPICAL UNITS:

- REMOVE & DISPOSE OF ALL ACCESSIBLE UNIT DOORS AND HARDWARE.
REMOVE & DISPOSE OF FLOORING IN ALL BATHROOMS.
REMOVE & DISPOSE OF FLOORING AND BASE IN ALL UNITS
REMOVE & DISPOSE OF ALL UNIT LIGHTING; COORDINATE TENANT OWNED FIXTURES W/ BLDG. MGT.
REMOVE & DISPOSE OF ALL WALL & FLOOR FINISHES AT UNIT BATHROOMS.

KEYED NOTES:

- [illegible]

LEGEND

- EXISTING TO REMAIN

[illegible]

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Project		275 CHESTNUT SUPPORTIVE HOUSING	
Title		275 CHESTNUT ST. SPRINGFIELD, MA	
Title		EXISTING/ DEMO FIRST FLOOR PLAN	
Drawing No.	Drawing No.		
Client	Client		
IR/ KY	IR/ KY		
Project No.	Project No.		
Scale	Scale		
Date	Date		
2021.11.22	2021.11.22		

1 2 3 4 5 6 7 8 9 10 11 12 13

NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES:

- PROVIDE ALL DEMOLITION REQUIRED FOR NEW WORK NOTED ON PLANS AND DESCRIBED IN SCOPE SUMMARIES.
 - DEMOLISH WALLS, PARTITIONS, AND STRUCTURE AS NOTED ON PLANS AND AS REQUIRED FOR NEW WORK.
 - REVIEW ALL DEMO AREAS FOR BUILDING STRUCTURE, AND PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED.
 - AFTER TOP REMOVAL, PROVIDE INSTRUCTIONS ON HANDLING REMOVED DEMOLISHED ITEM. NOT TO BE REUSED FOR NEW CONSTRUCTION.
 - DEMOLITION DRAWINGS ARE DIAGNOSTIC ONLY. GC IS RESPONSIBLE FOR ALL DEMOLITION WORK ON ALL FLOORS THAT IS NECESSARY TO COMPLETE NEW WORK.
 - THESE NOTES AND DETAILS OF DEMOLITION WORK (DO NOT SHOW ON THE DEMOLITION DRAWINGS).
 - ABATE AS NEEDED AT 1ST FLOOR LOBBY, AND 2ND FLOOR AT ALL LOCATIONS IN SCOPE.
- INTERIOR SCOPE - COMMON AREAS:**
- REMOVE & DISPOSE OF ALL TRIM, FLOORING, AND AC SYSTEM EXCEPT WHERE NOTED.
 - REMOVE & DISPOSE OF PARTITIONS, FLOORING AND EQUIPMENT IN LAUNDRY ROOM.
 - REMOVE & DISPOSE OF PACKAGED ROOM FINISHES AS NOTED.
 - REMOVE & DISPOSE OF PARTITIONS, FLOORING, AND EQUIPMENT IN LAUNDRY ROOM.
 - REMOVE & DISPOSE OF PARTITIONS, FLOORING, AND EQUIPMENT IN LAUNDRY ROOM.
 - REMOVE & DISPOSE OF MALBOXES.
 - REMOVE & DISPOSE OF ALL STAFF OFFICE FLOORING AND FINISHES.

INTERIOR SCOPE - TYPICAL UNITS:

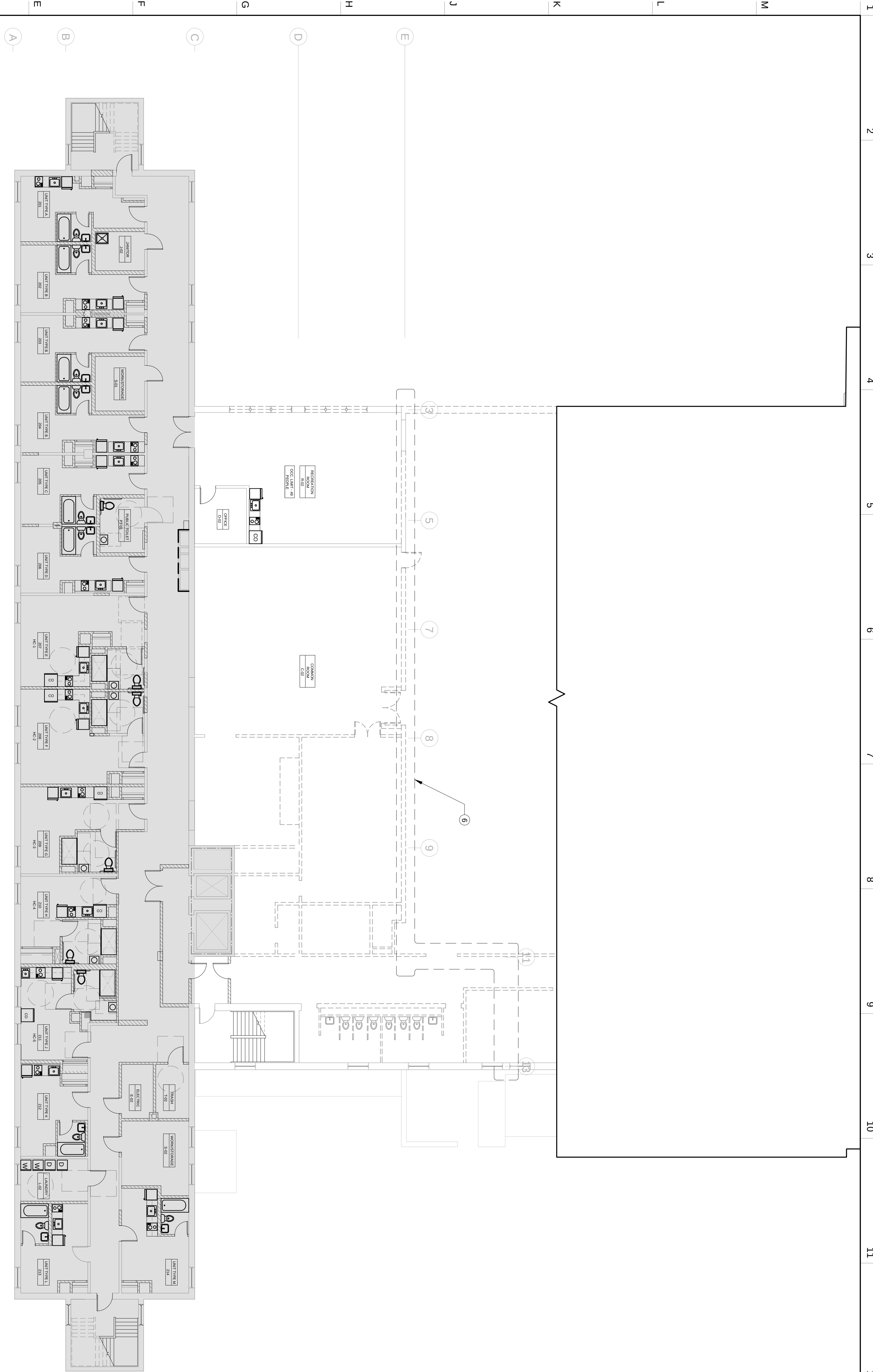
- REMOVE & DISPOSE OF ALL ACCESSIBLE UNIT DOORS AND HARDWARE.
- REMOVE & DISPOSE OF ALL UNIT PARTITIONS.
- REMOVE & DISPOSE OF FLOORING AND BASE FINISHES.
- REMOVE & DISPOSE OF ALL UNIT LIGHTING, COORDINATE TENANT OWNED FIXTURES W/ BLDG. MGT.
- REMOVE & DISPOSE OF ALL WALL & FLOOR FINISHES AT UNIT BATHROOMS.

KEYED NOTES:

1. REMOVE ALL ACCT CEILINGS AND LIGHT FIXTURES FOR ACCESS TO INST. ALL NEW FIRST FLOOR PLUMBING, TYPICAL IN HATCHED REGION OF PLAN.
2. REMOVE ALL EXISTING PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT. EXCEPTION FOR EXISTING MEP SUPPLY, VENTS AS INDICATED BY DASHED. REMOVE LINE, CEILINGS, AND FIXTURES TO PREP FOR NEW LAYOUT.
3. TO PREP FOR NEW LAYOUT.
4. MALBOXES TO BE RETAINED AND RELOCATED TO NEW MAIN LOBBY.
5. DEMO STOREFRONT BETWEEN BRICK PIERS TO PREP FOR NEW WINDOWS AND INFILL WALL.
6. INTERIOR FINISHES TO REMAIN.
7. SEISMIC RENTS TO REMAIN.
8. REMOVE EXISTING STRUCTURE FOR ACCESS HATCH.

LEGEND

-  EXISTING TO REMAIN
-  TO BE DEMOLISHED



REVISIONS/SUBMISSIONS

Date



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Consultant

Project
275 CHESTNUT SUPPORTIVE HOUSING
275 CHESTNUT ST, SPRINGFIELD, MA
Title
EXISTING/ DEMO SECOND FLOOR PLAN

Design H.C.	Drawn R.V.	Project No. 2020055.00	Scale 3/32" = 1'-0"	Date 2021.11.22
Drawing No. D102				

A-1

SECOND FLOOR DEMOLITION PLAN

3/32" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13

1 2 3 4 5 6 7 8 9 10 11 12 13

NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES:

- PROVIDE ALL DEMOLITION REQUIRED FOR NEW WORK NOTED ON PLANS AND DESCRIBED IN SCOPE SUMMARIES.
 - DEMOLISH WALLS, PARTITIONS, AND STRUCTURE AS NOTED ON PLANS AND AS REQUIRED FOR NEW WORK.
 - REVIEW ALL DEMO AREAS FOR BUILDING STRUCTURE, AND PROVIDE ALL TEMPORARY BRACING AND SHORING REQUIRED.
 - REFER TO SPECIFICATION FOR INSTRUCTIONS ON HANDLING REMOVED DEMOLISHED ITEM. NOT TO BE REUSED OR REINSTALLED.
 - DEMOLITION CONSTRUCTION AND DEMOLITION WASTE STREAM DIVERSION SCHEDULE SHALL SUBMIT DRAWINGS ARE DIAGRAMMATIC ONLY. GC IS RESPONSIBLE FOR ALL DEMOLITION WORK ON ALL FLOORS THAT IS NECESSARY TO COMPLETE NEW WORK.
 - THE SCOPE OF DEMOLITION WORK IS NOT SHOWN ON THE DEMOLITION DRAWINGS.
 - ABATE AS NEEDED AT 1ST FLOOR LOBBY, AND 2ND FLOOR AT ALL LOCATIONS IN SCOPE.
- INTERIOR SCOPE - COMMON AREAS:**
- REMOVE & DISPOSE OF ALL TRIM, FLOORING, AND AC SYSTEM EXCEPT WHERE NOTED.
 - REMOVE & DISPOSE OF PARTITIONS, FLOORING AND EQUIPMENT IN LAUNDRY ROOM.
 - REMOVE & DISPOSE OF PARTITION ROOM FINISHES AS NOTED.
 - REMOVE & DISPOSE OF PARTITION, DOORS, PARTINGS AND ACCESSORIES
 - REMOVE & DISPOSE OF MAILBOXES
 - REMOVE & DISPOSE OF ALL STAFF OFFICE FLOORING AND FINISHES.

INTERIOR SCOPE - TYPICAL UNITS:

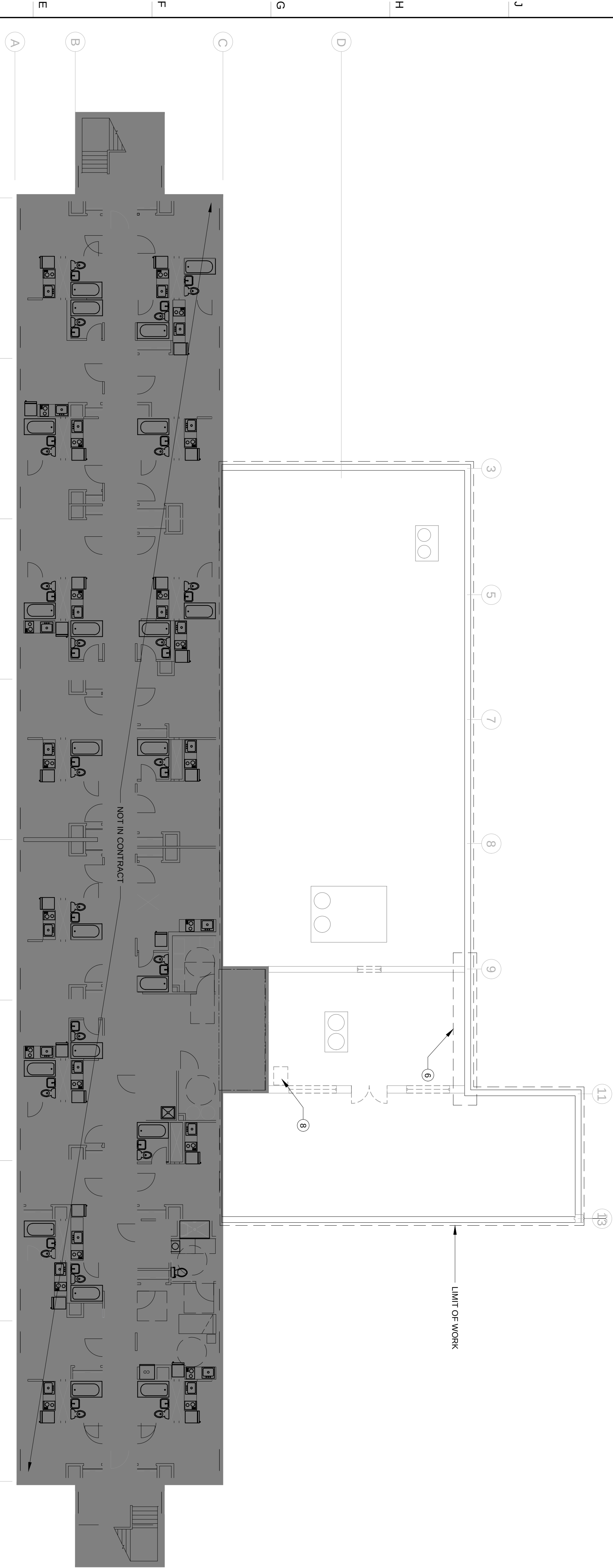
- REMOVE & DISPOSE OF ALL ACCESSIBLE UNIT DOORS AND HARDWARE
- REMOVE & DISPOSE OF ALL UNIT FINISHES
- REMOVE & DISPOSE OF FLOORING AND BASE
- REMOVE & DISPOSE OF ALL UNIT LIGHTING, COORDINATE TENANT OWNED FIXTURES W/ BLDG. MGT.
- REMOVE & DISPOSE OF ALL WALL & FLOOR FINISHES AT UNIT BATHROOMS.

KEYED NOTES:

1. REMOVE ALL ACFT CEILINGS AND LIGHT FIXTURES FOR ACCESS TO INSTALL NEW FIRST FLOOR PLUMBING, TYPICAL IN HATCHED REGION OF PLAN.
2. REMOVE ALL EXISTING PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT, EXCEPTION FOR EXISTING MEP SUPPLY, VENTS AS INDICATED BY DASHED, REMOVE LINE, CEILINGS, AND FIXTURES TO PREP FOR NEW LAYOUT
3. DEMO STONEFRONT BETWEEN BRICK PIERS TO PREP FOR NEW WINDOWS AND INFILL WALL
4. MAILBOXES TO BE RETAINED AND RELOCATED TO NEW MAIN LOBBY
5. REMOVE ALL INTERIOR FINISHES
6. REMOVE EXISTING STRUCTURE FOR ACCESS HATCH

LEGEND

-  EXISTING TO REMAIN
-  TO BE DEMOLISHED



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Consultant

Project
275 CHESTNUT SUPPORTIVE HOUSING
275 CHESTNUT ST, SPRINGFIELD, MA

Title
EXISTING/ DEMO 2ND FLOOR ROOF AND 3RD FL MECH

Design H.C.	Drawn R.B. / K.V.	Project No. 2020055.00	D103
Scale 1/8" = 1'-0"	Date 2021.11.22		

A-1

EXISTING/ DEMO 2ND FLOOR ROOF AND 3RD FL MECH

3/32" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13

1 2 3 4 5 6 7 8 9 10 11 12 13

NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES:

- A. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD BEFORE ORDERING ANY MATERIALS OR FABRICATING ITEMS.
- B. DIMENSIONS ARE TO BE TO FINISHED FACE OF WALL, FLOOR, AND CEILING UNLESS OTHERWISE NOTED. DIMENSIONS WITH THE ARCHITECT/DISEIGNER PRIOR TO CONSTRUCTION.
- C. REFER TO A-600S FOR ENLARGED UNIT FLOOR PLANS.
- D. FURNISH AND INSTALL ALL NEW INTERIOR BUILDING SIGNAGE.
- E. DRAWINGS REPRESENT TYPICAL CONDITIONS ONLY. ADDITIONAL VARIATIONS MAY EXIST IN THE FIELD. VERIFY ALL CONDITIONS IN THE FIELD. VERIFY ALL CONDITIONS IN THE FIELD.
- F. FLOOR TO FABRICATE ITEMS OR ORDERING ANY MATERIALS. ALL CONFLICTING INFORMATION SHALL BE RESOLVED BY THE ARCHITECT/DISEIGNER PRIOR TO CONSTRUCTION.
- G. COORDINATE REFRIGERANT LINE LOCATIONS WITH HVAC PIPING PLANS, H-307S.
- H. COORDINATE ELECTRICAL PANEL LOCATIONS WITH ELECTRICAL PLANS, E-200S.
- I. ABATE @ SECOND FLOOR ABOVE REPAIRS.
- J. ABATE @ SECOND FLOOR ABOVE REPAIRS.
- K. ADD FIREPROOFING AT ALL EXPOSED STEEL AND DECKING AT COLUMNS, BEAMS & DECK, TYPE 1.
- L. GC TO PROVIDE & INSTALL WIRING & POWER FOR OWNERS SECURITY SYSTEM AS SHOWN IN SECURITY PROTOCOL PARTITION & PROJECT MANUAL. EXPOSED ON CMU WALL.
- M. GC TO PROVIDE & INSTALL WIRING & POWER FOR OWNERS SECURITY SYSTEM AS SHOWN IN SECURITY PROTOCOL PARTITION & PROJECT MANUAL. EXPOSED ON CMU WALL.
- N. GC TO FIRESTOP ALL PENETRATIONS IN FLOORS, WALLS, AND CEILINGS, WHETHER EXISTING, NEW OR DECOMMISSIONED OPENINGS.
- O. PROVIDE NEW NON-SLIP PAINT ADHERED TO NEW TPO ROOF. SEE SPECIFICATION FOR DETAILS.
- P. CONFIRM FINISH FLOORING PATTERN AT LOBBY AND ALL CORRIDORS WITH ARCHITECT PRIOR TO INSTALLATION.
- Q. EQUIPMENT TO BE INSTALLED BY OWNER. GC TO COORDINATE WITH MEP FOR REQUIRED ROOM UNITS.

INTERIOR SCOPE - COMMON AREAS:

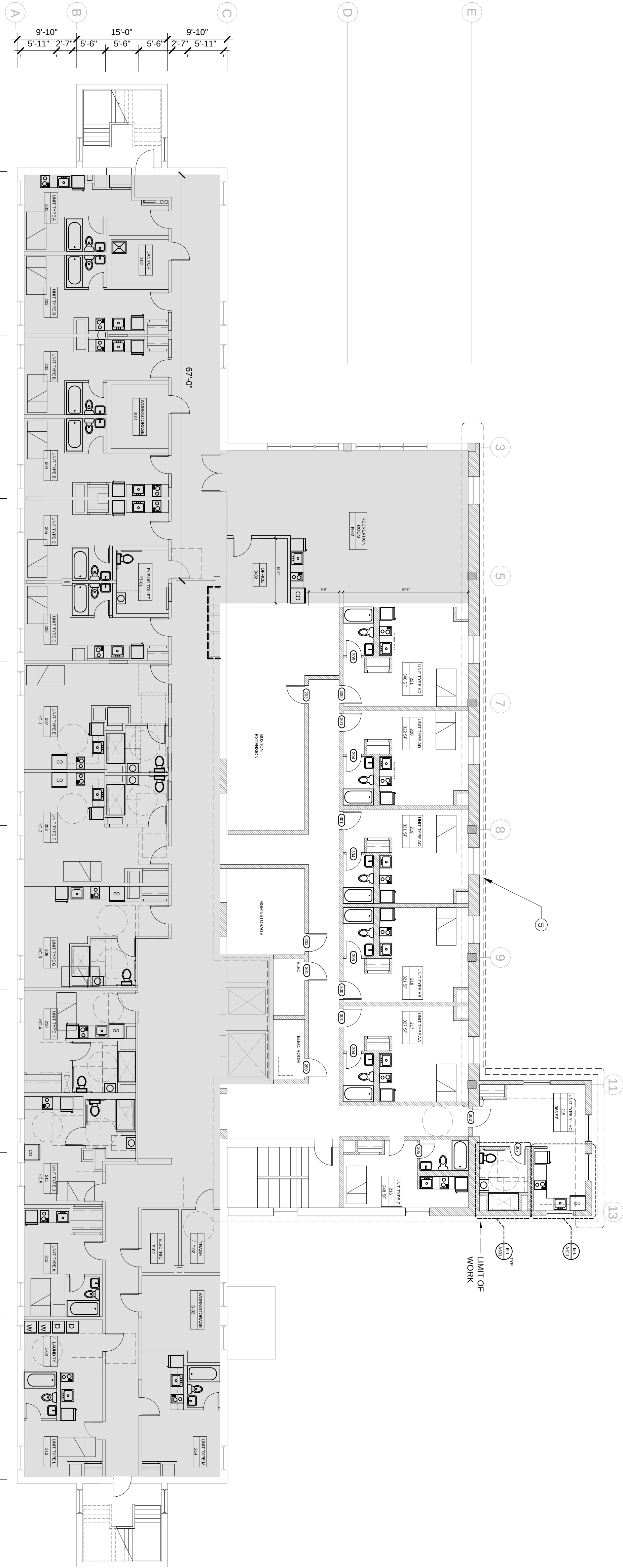
- R. FURNISH AND INSTALL ALL NEW COMMON AREA FINISHES INCLUDING PAINT, FLOORING, BASE, AND TRIM.
- S. FURNISH AND INSTALL NEW FLOORING, BASE, TRIM, PAINT AT LAUNDRY ROOMS. REINSTALL EXISTING EQUIPMENT & INSTALL NEW EQUIPMENT IN LAUNDRY ROOM. PREPARE FOR NEW FINISHES AND INSTALL ALL NEW CABINETS, FLOORING, BASE, PAINT PLUMBING FIXTURES AND APPLIANCES. REFER TO ENLARGED KITCHEN PLAN IN A-600S.
- T. FURNISH AND INSTALL NEW MALIBOXES.
- U. FURNISH AND INSTALL NEW MALIBOXES.

INTERIOR SCOPE - TYPICAL UNITS:

- V. DOORS, FRAMES, HINGES AND DEADBOLTS ARE EXISTING TO REMAIN. PASSAGE SET KNOB TO BE REPLACED WITH PASSAGE SET LEVER. SWEEP TO BE ADDED IF NOT INSTALLED.
- W. FURNISH AND INSTALL NEW FLOORING IN COMMON AREAS AND BEDROOMS OF ALL UNITS.
- X. FURNISH AND INSTALL NEW FLOORING IN COMMON AREAS AND BEDROOMS OF ALL UNITS. REFER TO ENLARGED PLANS (A-600S) FOR SCOPE INCLUDED IN ALL KITCHENS/ETTES AND BATHROOMS.
- Y. FURNISH AND INSTALL NEW CLOSET PARTITION AS NOTED. SEE WALL PLANS FOR LOCATIONS.
- Z. FURNISH AND INSTALL NEW CLOSET PARTITION AS NOTED. SEE WALL PLANS FOR LOCATIONS.
- AA. FURNISH AND INSTALL NEW CLOSET SHELVEYS & CLOTHING ROD AT ALL UNITS.
- AB. FURNISH AND INSTALL NEW CLOSET SHELVEYS & CLOTHING ROD AT ALL UNITS.
- AC. FURNISH AND INSTALL NEW ADJUSTABLE CLOSET SHELVEYS AND CLOTHING ROD AT ALL HC UNITS.

KEYED NOTES:

- 1. CARRY ALLOWANCE FOR NEW ACT AND DROP IN FIXTURES
- 2. INSULATE AT INTERIOR OF SPACE
- 3. ADD AIR CONDITIONING
- 4. NEW ROOF DRAIN. COORDINATE WITH PLUMBING DRAWINGS
- 5. NEW WALL BY OTHERS. INTERIOR FINISH AND MEP TO BE PART OF THIS PROJECT SCOPE



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DATE



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Consultant

Project
275 CHESTNUT SUPPORTIVE HOUSING
275 CHESTNUT ST, SPRINGFIELD, MA

Title
PROPOSED SECOND FLOOR PLAN

Project No.
2020055.00

Scale
3/32" = 1' - 0"

Date
2021.11.22

Drawing No.
A102

A-1

PROPOSED SECOND FLOOR PLAN

3/32" = 1' - 0"

1 2 3 4 5 6 7 8 9 10 11 12 13

NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES:

- A. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD BEFORE ORDERING ANY MATERIALS OR FABRICATING ITEMS.
- B. DIMENSIONS ARE TO BE TO FINISHED FACE OF WALL, FLOOR, CEILING, AND ROOF UNLESS OTHERWISE NOTED.
- C. REFER TO A-600S FOR ENLARGED UNIT FLOOR PLANS.
- D. FINISH AND INSTALL ALL NEW INTERIOR BUILDING SIGNAGE.
- E. DRAWINGS REPRESENT TYPICAL CONDITIONS ONLY. ADDITIONAL VARIATIONS MAY EXIST IN THE FIELD.
- F. FLOOR TO FABRICATING ITEMS OR ORDERING ANY MATERIALS. ALL CONFLICTING INFORMATION SHALL BE RESOLVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- G. COORDINATE REFRIGERANT LINE LOCATIONS WITH HVAC PIPING PLANS, H-307S.
- H. COORDINATE ELECTRICAL PANEL LOCATIONS WITH ELECTRICAL PLANS, E-207S.
- I. ABATE @ SECOND FLOOR ABOVE REPAIRING.
- J. PROVIDE & INSTALL WIRING & POWER FOR OWNER'S SECURITY SYSTEM AS SHOWN IN SECOND FLOOR PLAN.
- K. ADD FIREPROOFING AT ALL EXPOSED STEEL AND DECKING AT COLUMNS, BEAMS & DECK, TYP.
- L. GC TO PROVIDE & INSTALL WIRING & POWER FOR OWNER'S SECURITY SYSTEM AS SHOWN IN SECOND FLOOR PLAN.
- M. GC TO FIRESTOP ALL PENETRATIONS IN FLOORS, WALLS, AND CEILINGS, WHETHER EXISTING, NEW OR DECOMMISSIONED OPENINGS.
- N. PROVIDE NEW NON-SLIP PATH ADHERED TO NEW TPO ROOF. SEE SPECIFICATION FOR DETAILS.
- O. CONFIRM FINISH FLOORING PATTERN AT LOBBY AND ALL CORRIDORS WITH ARCHITECT PRIOR TO INSTALLATION.
- P. EQUIPMENT TO BE INSTALLED BY OWNER. GC TO COORDINATE WITH MEP FOR REQUIRED ROOM USES.

INTERIOR SCOPE - COMMON AREAS:

R. FURNISH AND INSTALL ALL NEW COMMON AREA FINISHES INCLUDING PAINT, FLOORING, BASE, TRIM, PAINT AT LAUNDRY ROOMS, REINSTALL EXISTING EQUIPMENT & INSTALL NEW EQUIPMENT IN LAUNDRY ROOM. PREPARE FOR NEW FINISHES AND INSTALL ALL NEW CABINETS, FLOORING, BASE, PAINT PLUMBING FIXTURES AND APPLIANCES. REFER TO ENLARGED KITCHEN PLAN IN A-600S.

U. FURNISH AND INSTALL NEW WALLBOXES.

INTERIOR SCOPE - TYPICAL UNITS:

- V. DOORS, FRAMES, HINGES AND DEADBOLTS ARE EXISTING TO REMAIN. PASSAGE SET KNOB TO BE REPLACED WITH PASSAGE SET LEVER. SWEEP TO BE ADDED IF NOT INSTALLED.
- W. FURNISH AND INSTALL NEW FLOORING, BASE, TRIM, PAINT AT LAUNDRY ROOMS, REINSTALL EXISTING EQUIPMENT & INSTALL NEW EQUIPMENT IN LAUNDRY ROOM. PREPARE FOR NEW FINISHES AND INSTALL ALL NEW CABINETS, FLOORING, BASE, PAINT PLUMBING FIXTURES AND APPLIANCES. REFER TO ENLARGED KITCHEN PLAN IN A-600S.
- X. FURNISH AND INSTALL NEW FLOORING IN COMMON AREAS AND BEDROOMS OF ALL UNITS.
- Y. REFER TO ENLARGED PLANS (A-600S) FOR SCOPE INCLUDED IN ALL KITCHEN/LETTERES AND BATHROOMS.
- Z. BATHROOMS: INSTALL NEW OVP PARTITION AS NOTED. SEE WALL PLANS FOR LOCATIONS.
- AA. FURNISH AND INSTALL NEW KITCHEN IN EACH UNIT.
- AB. FURNISH AND INSTALL NEW CLOSET SHELVEING & CLOTHING ROD AT ALL UNITS.
- AC. FURNISH AND INSTALL NEW ADJUSTABLE CLOSET SHELVEING AND CLOTHING ROD AT ALL HC UNITS.

KEYED NOTES:

1. CARRY ALLOWANCE FOR NEW ACT AND DROP IN FIXTURES
2. INSULATE AT INTERIOR OF SPACE
3. ADD AIR CONDITIONING
4. NEW ROOF DRAIN, COORDINATE WITH PLUMBING DRAWINGS
5. NEW WALL BY OTHERS, INTERIOR FINISH AND MEP TO BE PART OF THIS PROJECT SCOPE

REVISIONS/SUBMISSIONS

No.	REVISIONS/SUBMISSIONS	Date



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Project
275 CHESTNUT SUPPORTIVE HOUSING
275 CHESTNUT ST, SPRINGFIELD, MA

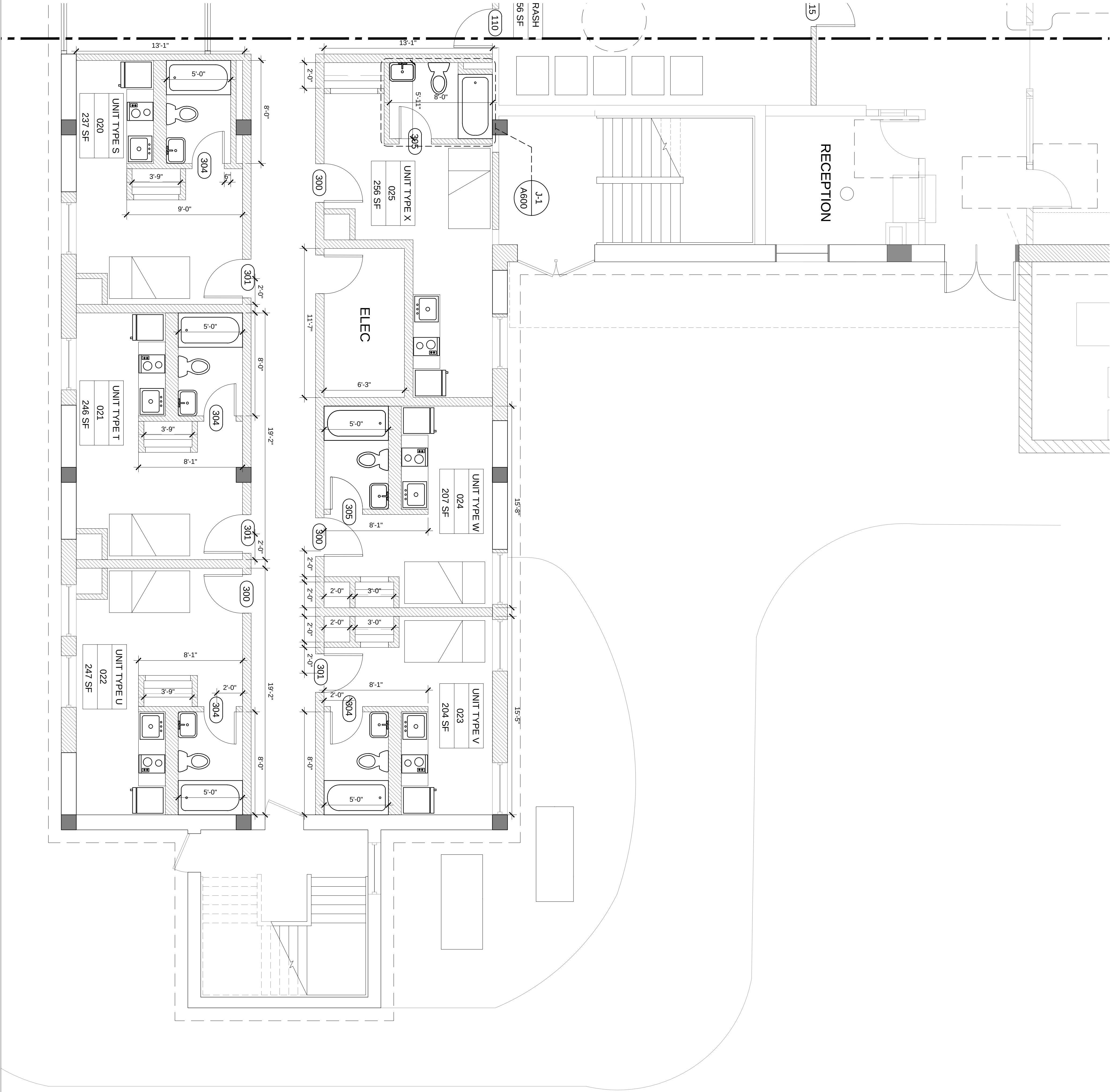
Title
ENLARGED FIRST FLOOR PLAN (3 OF 3)

Project No.
2020055.00

Scale
1/4" = 1' - 0"

Date
2021.11.22

A111C



ENLARGED FIRST FLOOR PLAN (3 OF 3)

A-1

3/32" = 1' - 0"

1 2 3 4 5 6 7 8 9 10 11 12 13

NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES:

- A. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD BEFORE ORDERING ANY MATERIALS OR FABRICATING ITEMS.
- B. DIMENSIONS ARE TO BE TO FINISHED FACE OF WALL, FLOOR, AND CEILING UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS AND CONDITIONS WITH THE ARCHITECT/DESIGNER PRIOR TO CONSTRUCTION.
- C. SPRINKLER CONDUTITS ARE NOT SHOWN IN THE DRAWINGS. VERIFY LOCATIONS IN FIELD. DRAWINGS REPRESENT TYPICAL CONDITIONS ONLY. ADDITIONAL VARIATIONS MAY EXIST IN THE FIELD. VERIFY ALL CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.
- D. CONFLICTING INFORMATION SHOULD BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION. SPRINKLING EXPOSED STEEL, TYPE.
- E. ADDITIONAL FIREPROOFING ALL EXPOSED STEEL, AT DECKING, COLUMNS, & BEAMS, TYP.
- F. GC TO PROVIDE & INSTALL WIRING & POWER FOR OWNER'S SECURITY SYSTEM AS SHOWN IN SECTION. PHOTOGRAPH APPROPRIATE TO PROJECT MANUFACTURE EXPOSED ON CMU WALL.
- M. GC TO FIRESTOP ALL PENETRATIONS IN FLOORS, WALLS, AND CEILINGS, WHETHER EXISTING, NEW OR DECOMMISSIONED OPENINGS.

INTERIOR SCOPE - COMMON AREAS:

- O. FURNISH AND INSTALL ALL NEW COMMON AREA CEILINGS WHERE INDICATED.
- P. FURNISH AND INSTALL ALL NEW LOBBY LED LIGHTING.

INTERIOR SCOPE - TYPICAL UNITS:

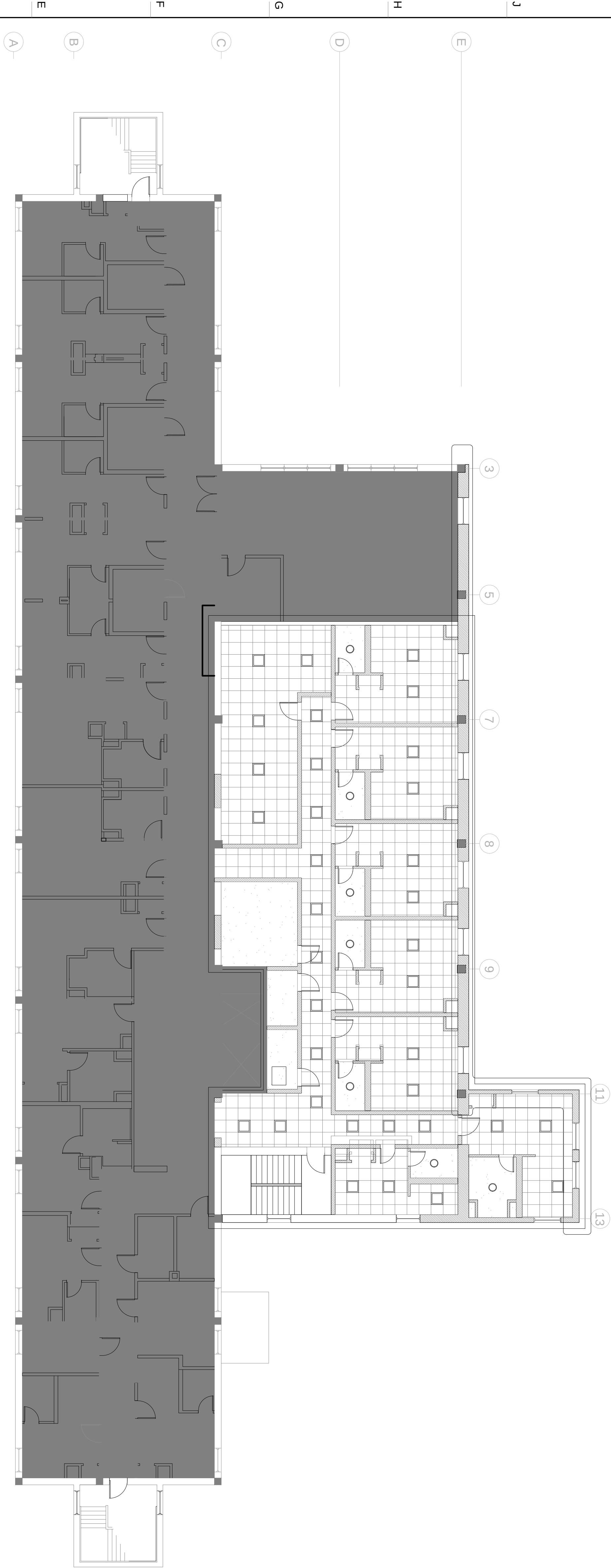
- Q. FURNISH AND INSTALL NEW UNIT LED LIGHTING AT ALL EXISTING LOCATIONS. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS.

KEYED NOTES:

- 1. PROVIDE (2) 2X2 DROP IN CEILING FOR LIGHT FIXTURE INCORPORATION.
- 2. PROVIDE (2) 2X2 DROP IN FIXTURES PER UNIT. U.O.M. REFER TO PLANS FOR UNITS WITH MORE THAN (2) FIXTURES.
- 3. PROVIDE 6" FLUSH MOUNTED ROUND DOWN LIGHTS IN GWB CEILINGS.
- 4. ALL ACT CEILINGS TO BE KEPT @ HIGHEST POSSIBLE POINT.

LEGEND

- 2 X 2 ACT CEILING
- GWB CEILING
- 2X2 LED DROP IN FIXTURE
- 6" CEILING MOUNTED LED FIXTURE



REVISIONS/SUBMISSIONS

Date



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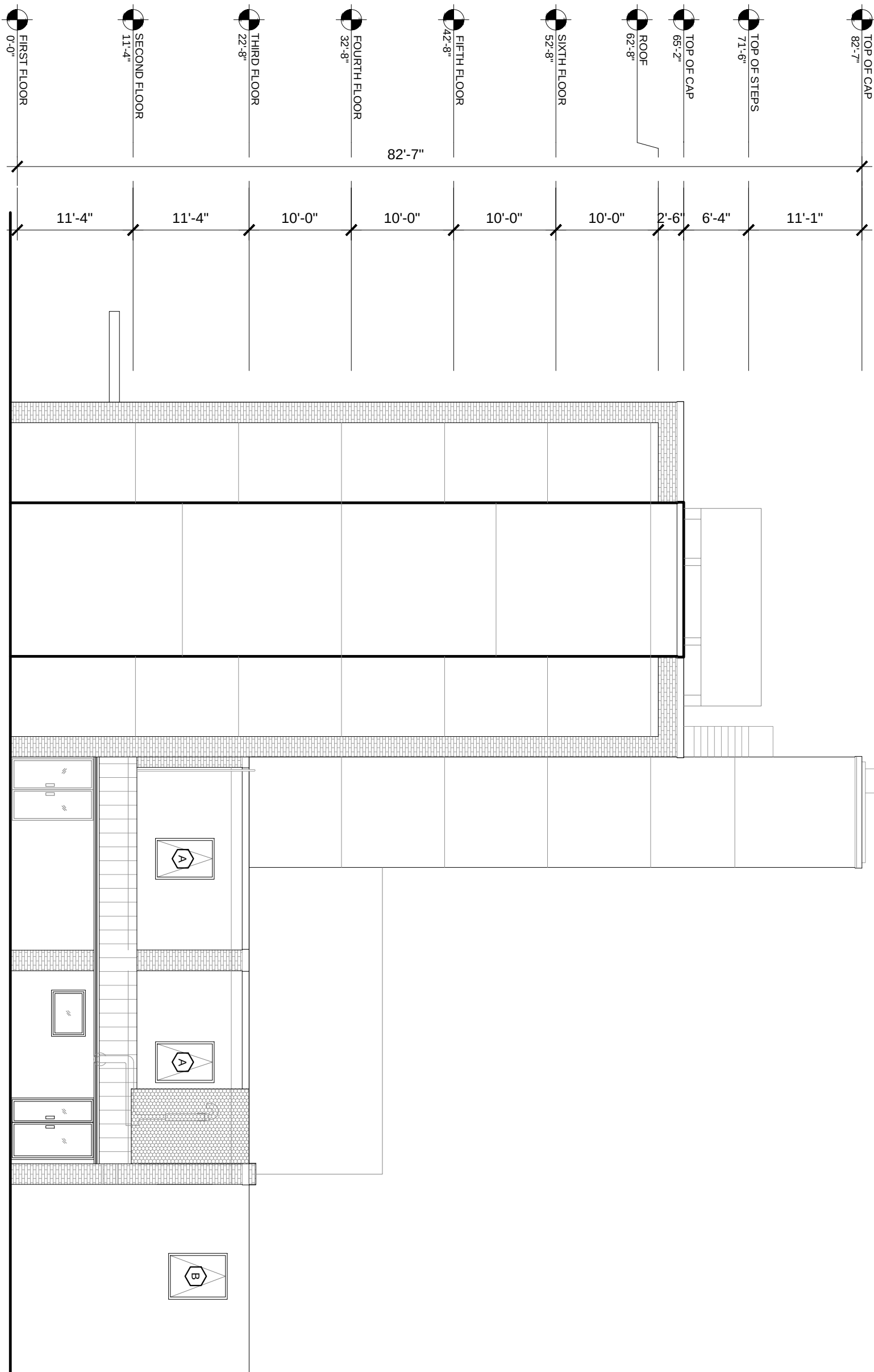
Project
275 CHESTNUT SUPPORTIVE HOUSING
275 CHESTNUT ST, SPRINGFIELD, MA
Title
PROPOSED SECOND FLOOR REFLECTED CEILING PLAN

Design:
H.C. Davis
Check:
R.H. KV
Project No:
2020055.00
Scale:
Date:
2021.11.22

A122

NOTES

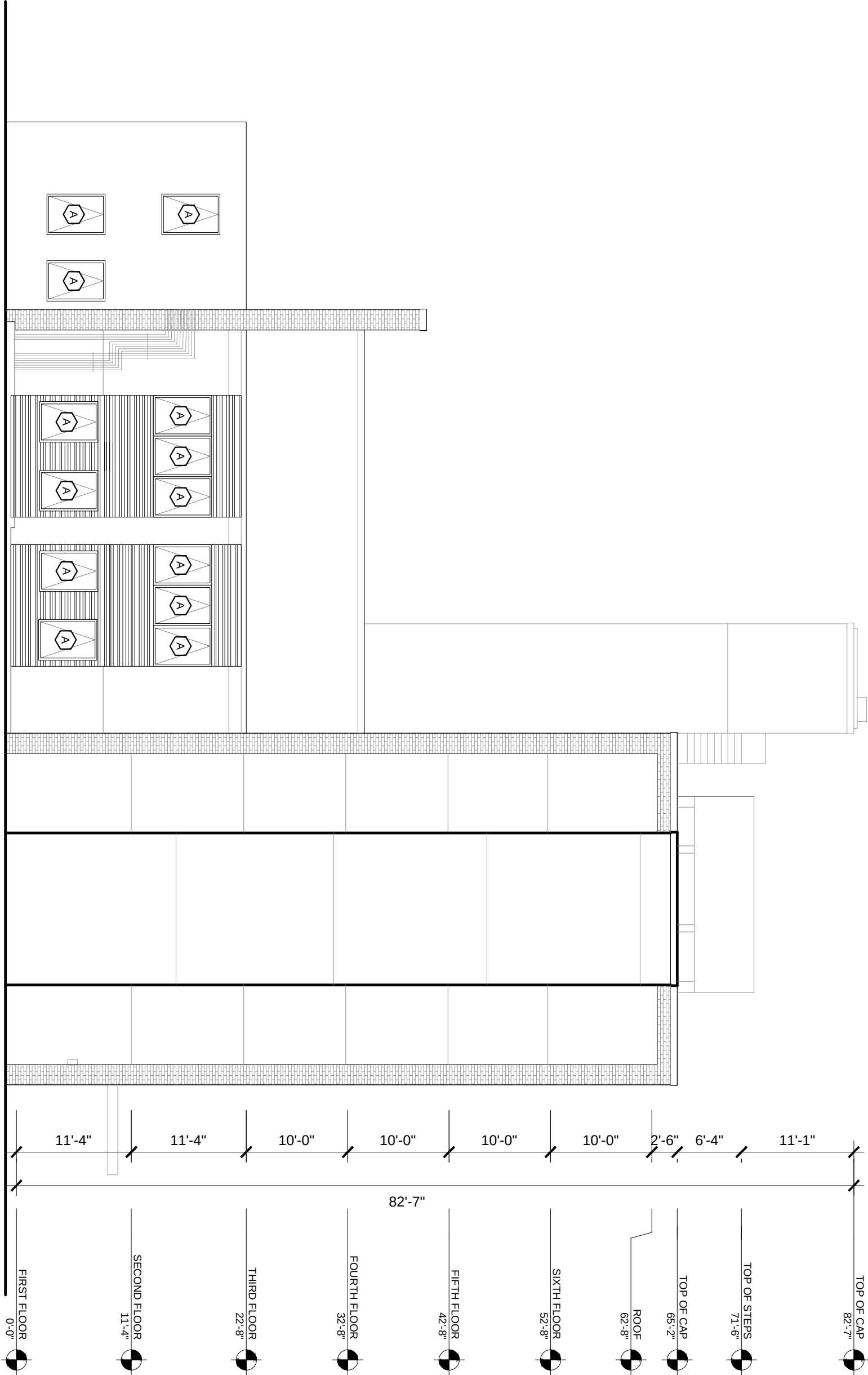
DO NOT SCALE DRAWINGS.



PROPOSED EAST ELEVATION

A-1

3/32" = 1' - 0"



PROPOSED WEST ELEVATION

A-1

3/32" = 1' - 0"



**DAVIS
SQUARE**
ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davisquarearchitect.com

Consultant

Project
275 CHESTNUT SUPPORTIVE HOUSING
275 CHESTNUT ST, SPRINGFIELD, MA

Title
PROPOSED EAST AND WEST ELEVATIONS

Project No.
2020055.00

Scale
3/32" = 1' - 0"

Date
2021.11.22

A201

1	2	3	4	5	6	7	8	9	10	11	12	13
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NOTES

DO NOT SCALE DRAWINGS.

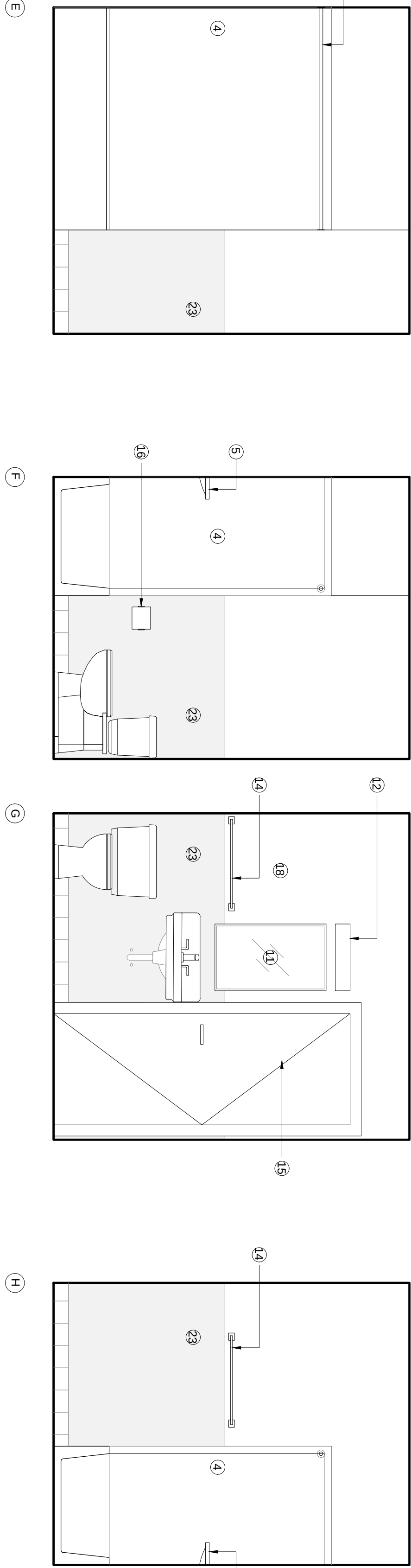
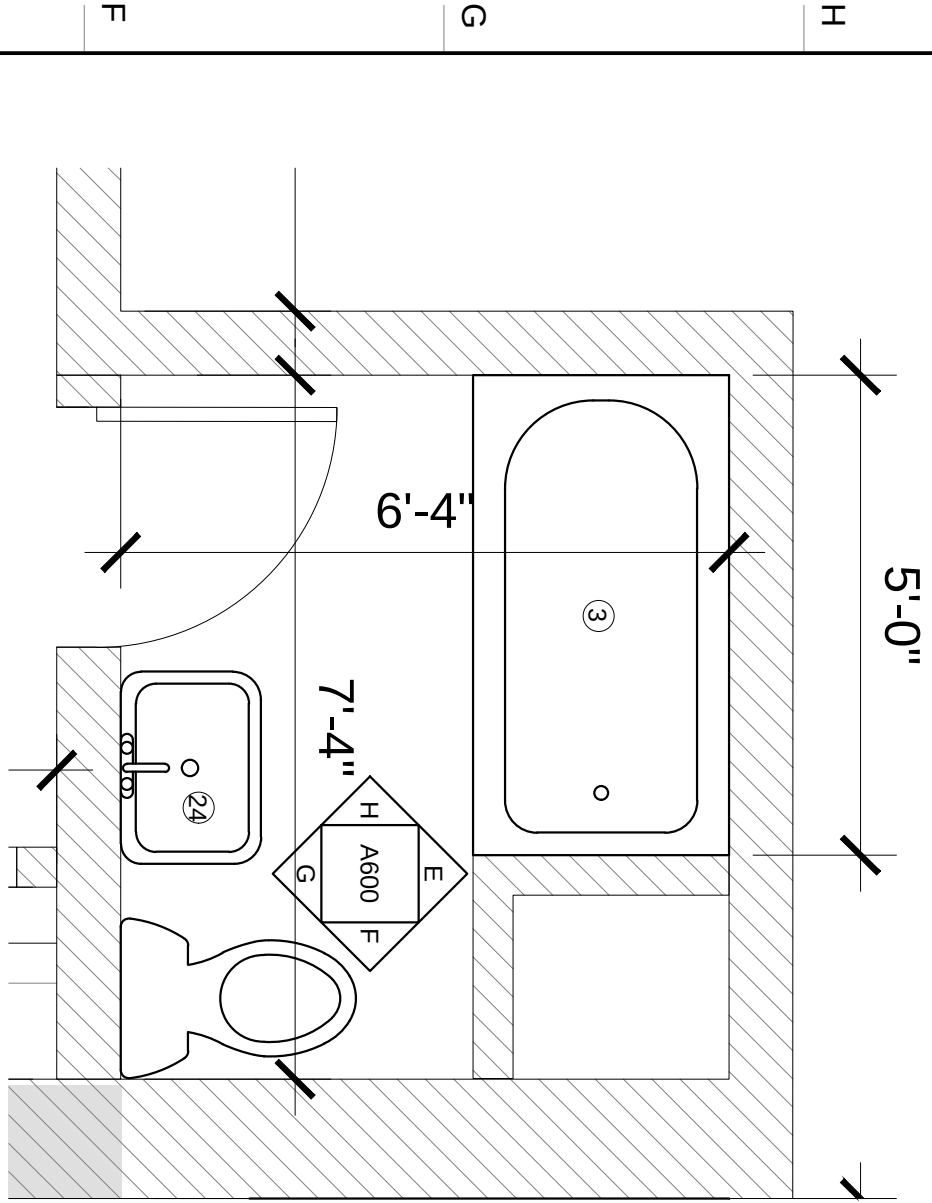
GENERAL NOTES:

- A. REFER TO PLUMBING DRAWINGS FOR NEW FUTURE SPECIFICATIONS.
B. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SPECIFICATION.
C. REFER TO MECHANICAL DRAWINGS FOR NEW EXHAUST FAN SPECIFICATION.
D. RELOCATE PLUMBING AND ELECTRICAL WORK AS REQUIRED FOR NEW BATHROOM LAYOUT.
E. FURNISH AND INSTALL ALL BLOCKING AS REQUIRED.
F. FURNISH AND INSTALL ALL BLOCKING AS REQUIRED.
L. ACCESSIBLE BATHROOMS TO HAVE 48" SOLID SURFACE WANSKOT AT ALL WALLS.

KEYED NOTES:

1. FURNISH AND INSTALL ALL NEW PLUMBING FIXTURES AT LOCATIONS SHOWN.
2. FURNISH AND INSTALL NEW ACCESSORIES REFER TO LEGEND.
3. FURNISH AND INSTALL NEW ACCESSORIES REFER TO LEGEND.

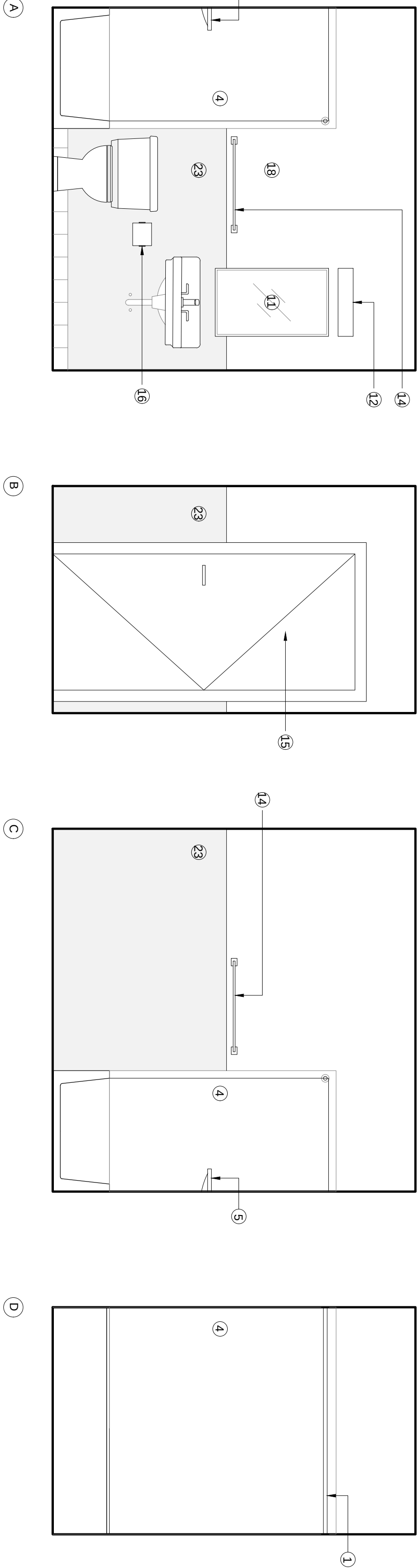
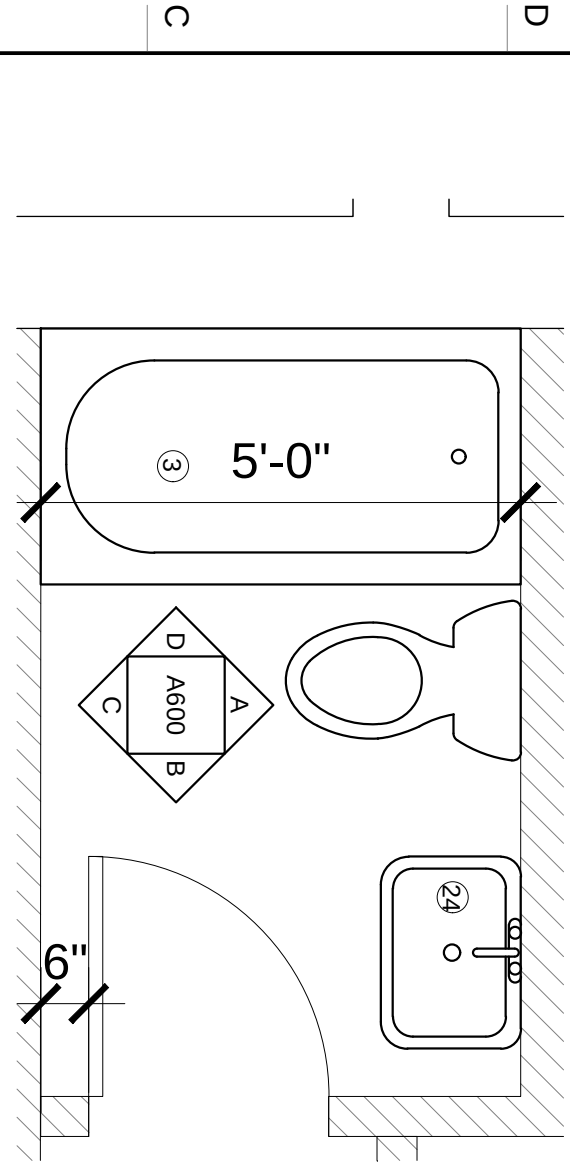
L												
M												
K												
J												



E-1	BATHROOM TYPE B
-----	-----------------

REVISIONS/SUBMISSIONS

Date



A-1	BATHROOM TYPE A
-----	-----------------

Project
275 CHESTNUT SUPPORTIVE HOUSING
275 CHESTNUT ST, SPRINGFIELD, MA
BATHROOM DRAWINGS

Client
DAVIS SQUARE ARCHITECTS
240A Elm St,
Somerville, MA 02144
617.628.5700
www.davis-square-architects.com

Consultant
Davis Square Architects
240A Elm St,
Somerville, MA 02144
617.628.5700
www.davis-square-architects.com

Design
H.C. Davis
R.V. Davis
Project No.
2020055.00
Scale
1/8" = 1' - 0"

Drawing No.
A600

GENERAL NOTES:

- A. REFER TO BUILDING DRAWINGS FOR NEW/REPAIR SPECIFICATIONS.
- B. REFER TO ELECTRICAL DRAWINGS FOR NEW/REPAIR SPECIFICATIONS.
- C. REFER TO MECHANICAL DRAWINGS FOR NEW EXHAUST FAN SPECIFICATION.
- D. RELOCATE PLUMBING AND ELECTRICAL WORK AS REQUIRED FOR NEW BATHROOM LAYOUT.
- E. ALL NEW 'WET' WALLS: REPAIR WALL STUDS, TRACKS, AND INSULATION IN KIND.
- F. FURNISH AND INSTALL ALL BLOCKING AS REQUIRED.
- G. ACCESSIBLE BATHROOMS TO HAVE 4" SOLID SURFACE WAINSCOT AT ALL WALLS.

KEYED NOTES:

1. FURNISH AND INSTALL ALL NEW PLUMBING FIXTURES AT LOCATIONS SHOWN
2. FURNISH AND INSTALL NEW SS SURROUND AS INDICATED.
3. FURNISH AND INSTALL NEW ACCESSORIES, REFER TO LEGEND.

TOILET ACCESSORIES LEGEND

1	SHOWER CURTAIN ROD WITH FLANGES	
2	ACCESSIBLE SHOWER SYSTEM WITH HAND SPRAY ON 36" TALL SLIDE BAR, BUILT-IN UNIT WITH TRENCH DRAIN	
3	BATH TUB	
4	SOLID SURFACE SUPROUND AND TRIM KIT	
5	SOAP SHELF (1)	
6	HINGED, PADDED SHOWER SEAT	
7	GRAB BAR	48"
8	GRAB BAR	42"
9	GRAB BAR	36"
10	NOTE USED	
11	MIRROR	
12	VANITY LIGHT FIXTURE	
13	TOWEL BAR	12"
14	TOWEL BAR	24"
15	ROBE HOOK	
16	TOILET PAPER DISPENSER	
17	SOLID SURFACE PANEL AT WET WALL	
18	TWIN TOILET PAPER DISPENSER	
19	SANITARY WAPAIN DISPOSAL UNIT	
20	TOILET SEAT COVER DISPENSER	
21	SOAP DISPENSER	
22	PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	
23	TILE WANS-COT	
24	SOLID SURFACE WITH INTEGRAL SINK & SIDE SPLASH	
25	BABY CHANGING TABLE	

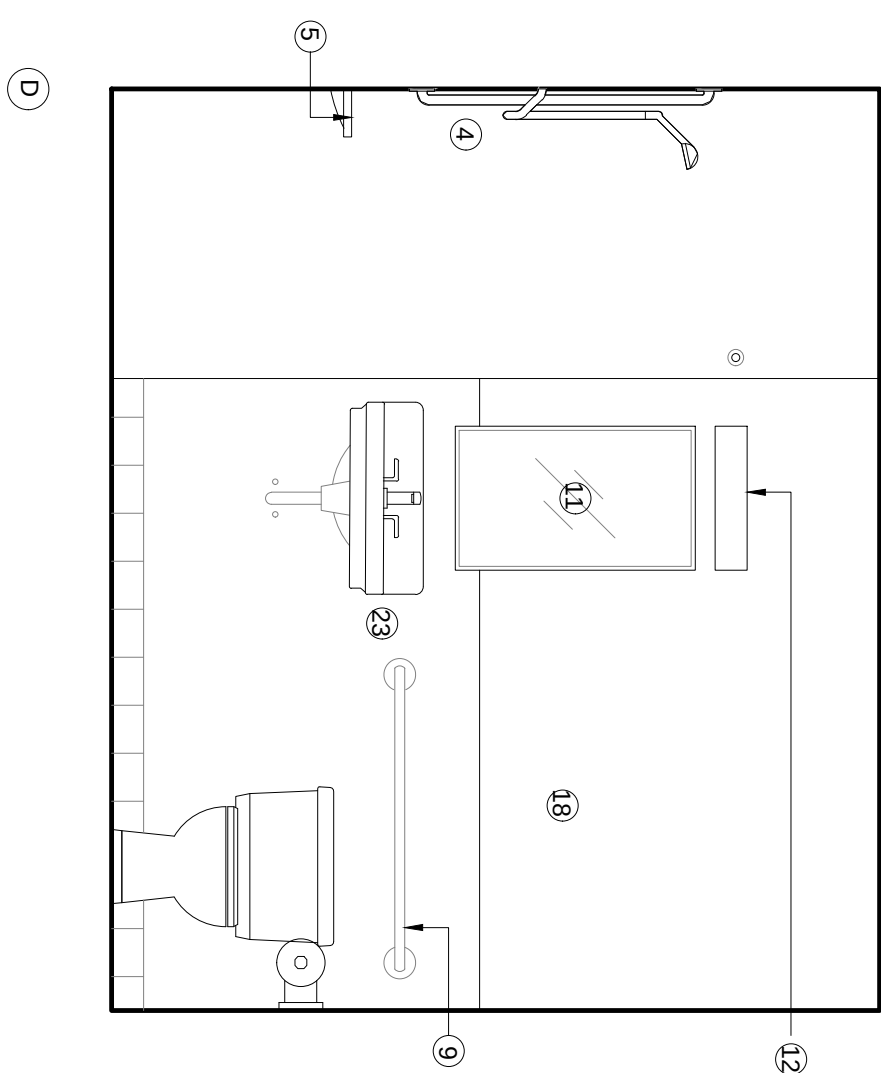
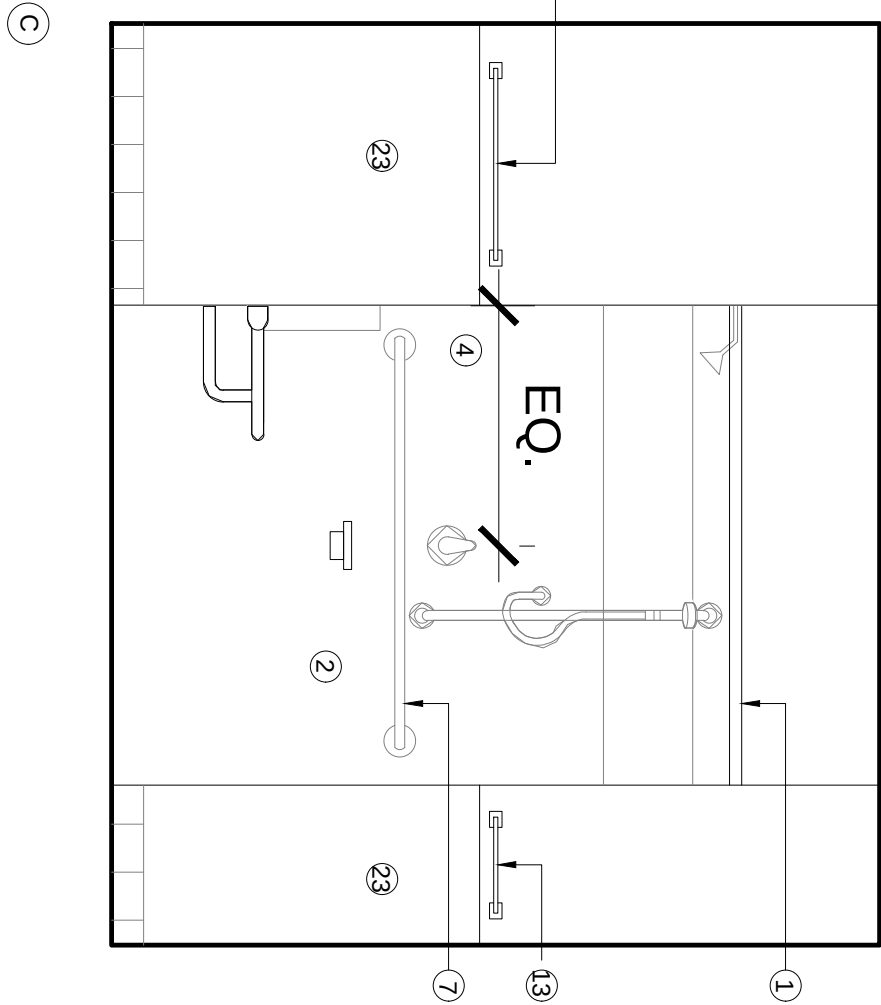
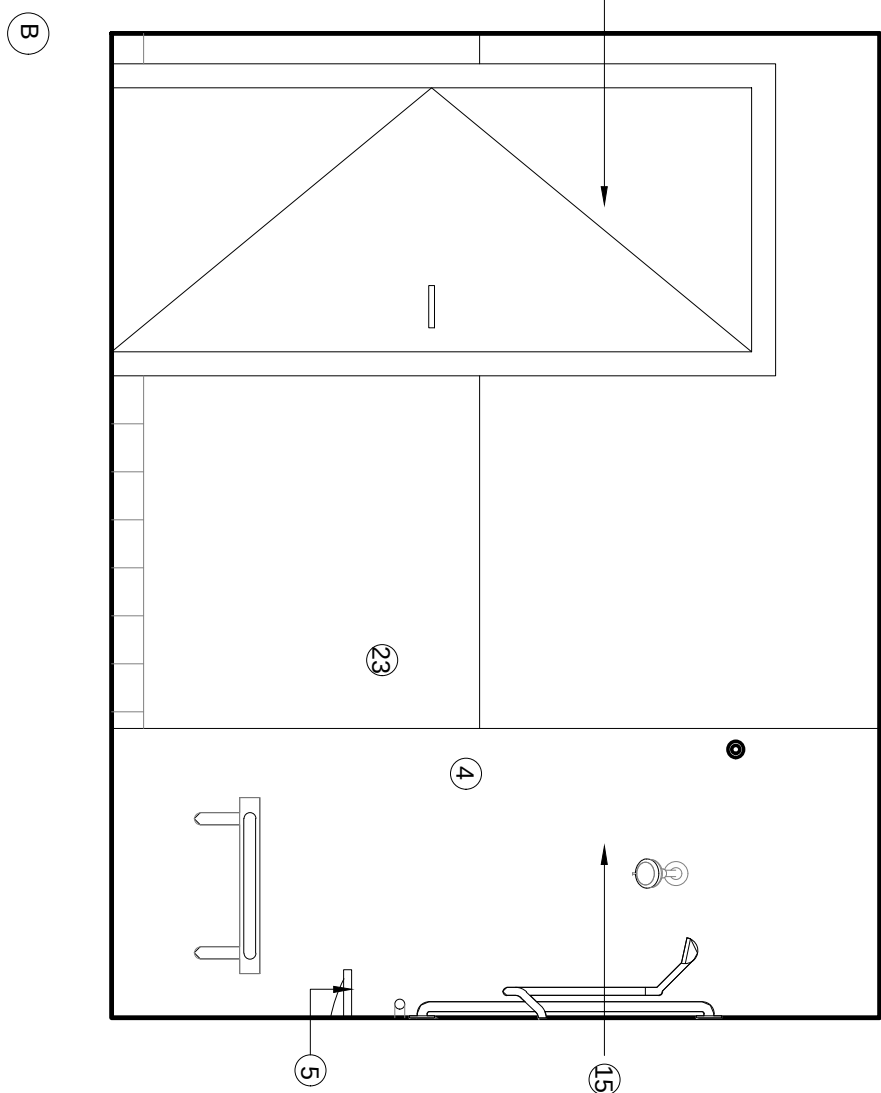
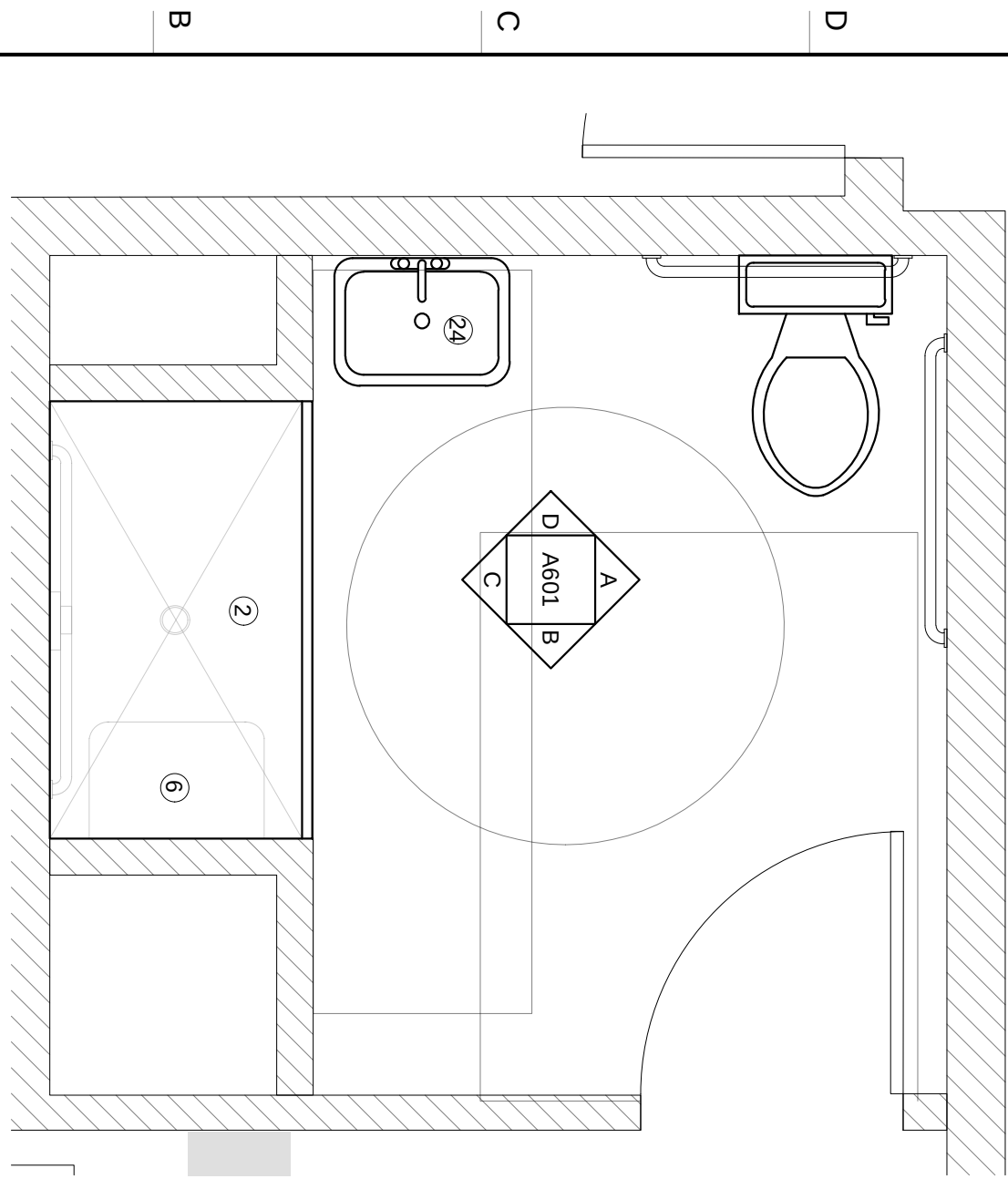
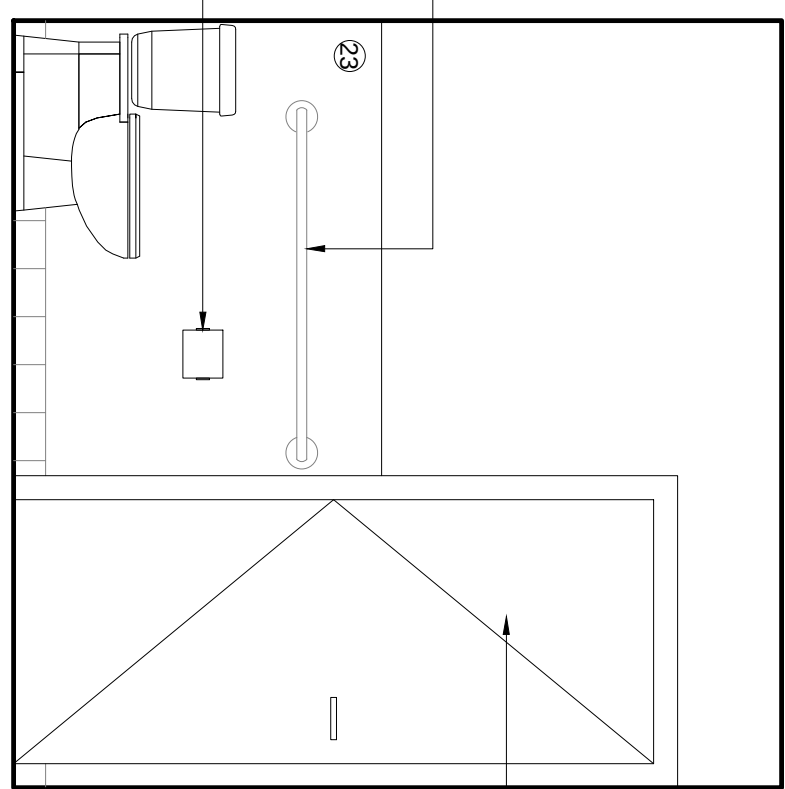
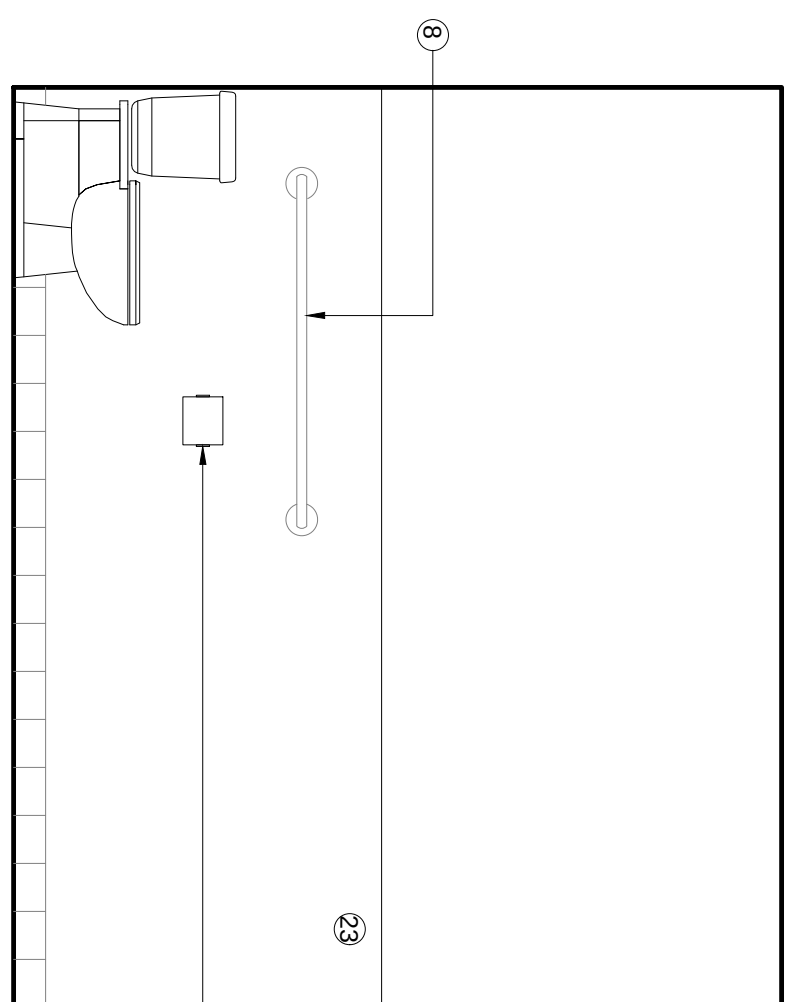
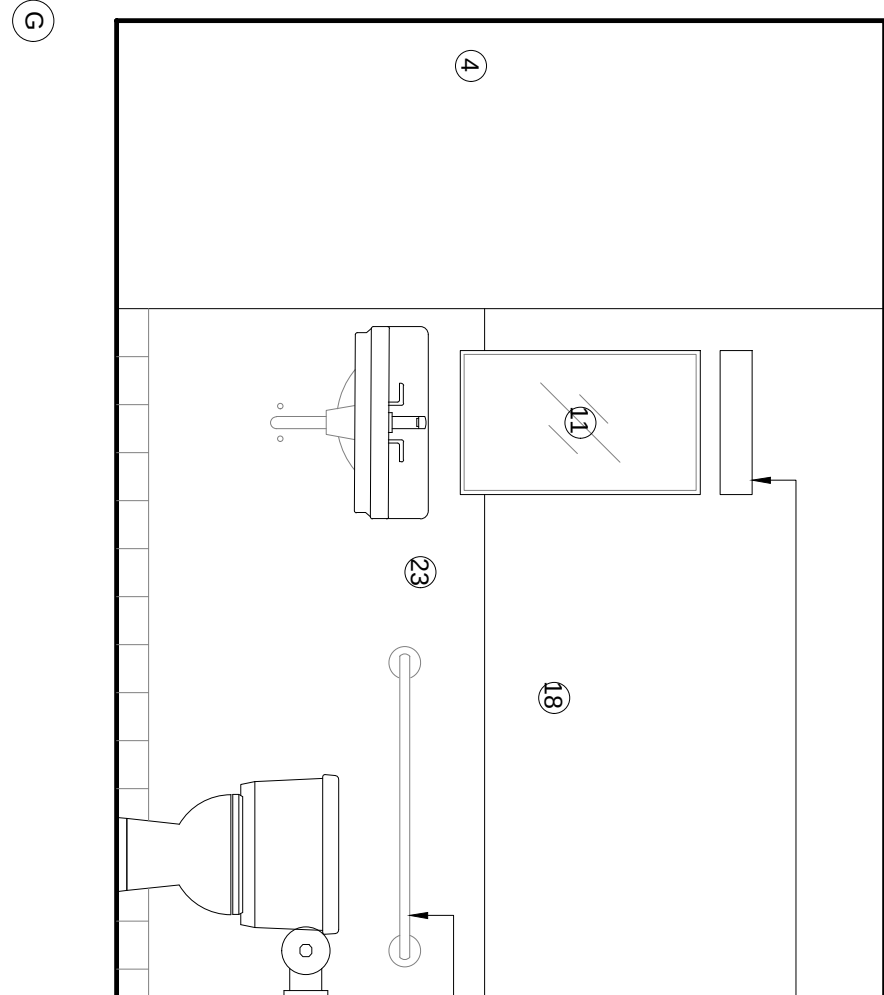
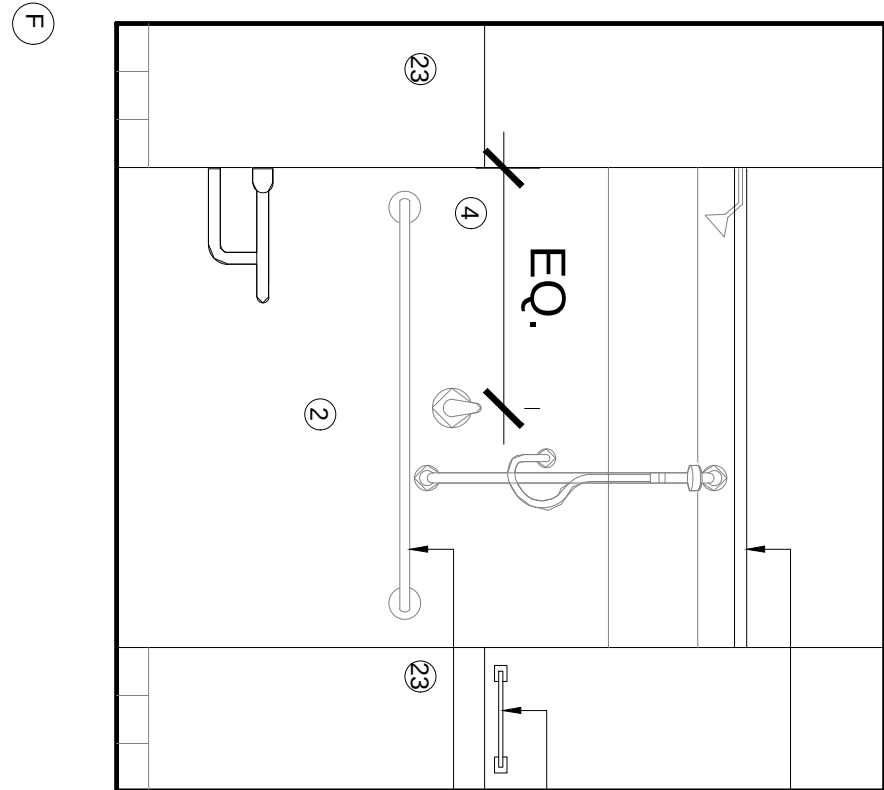
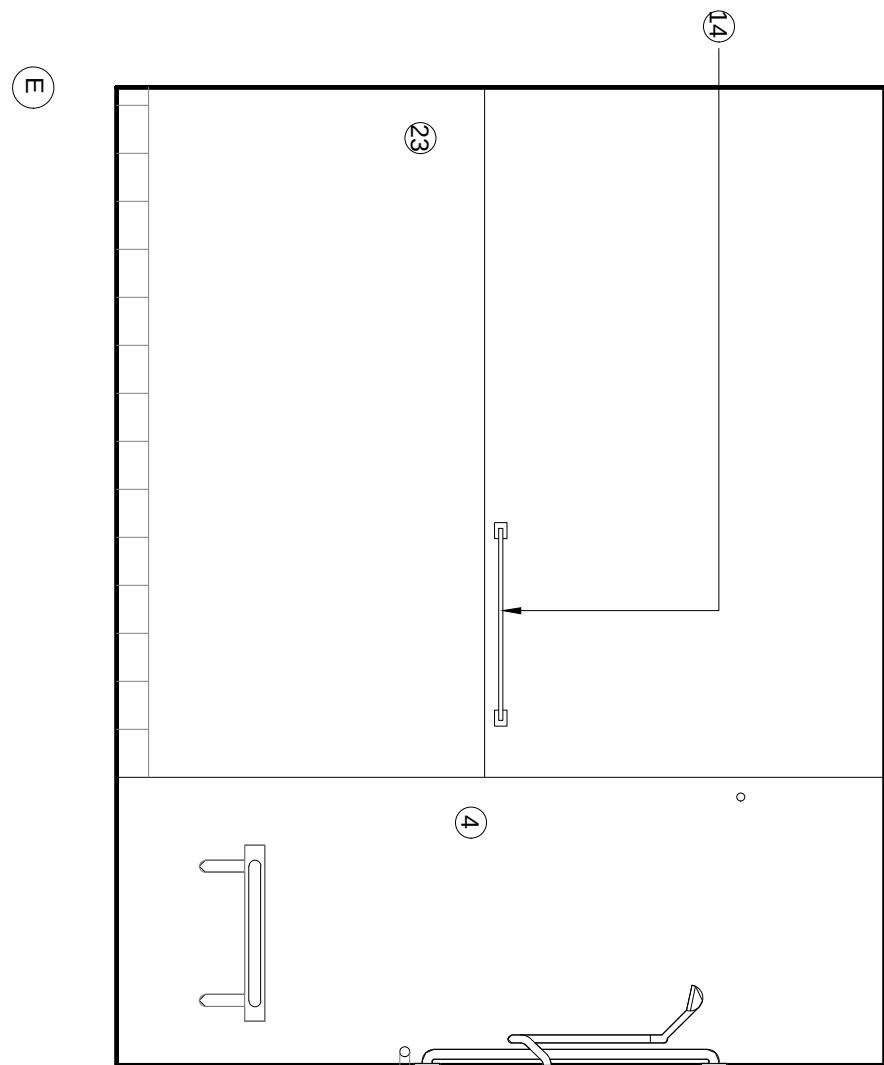
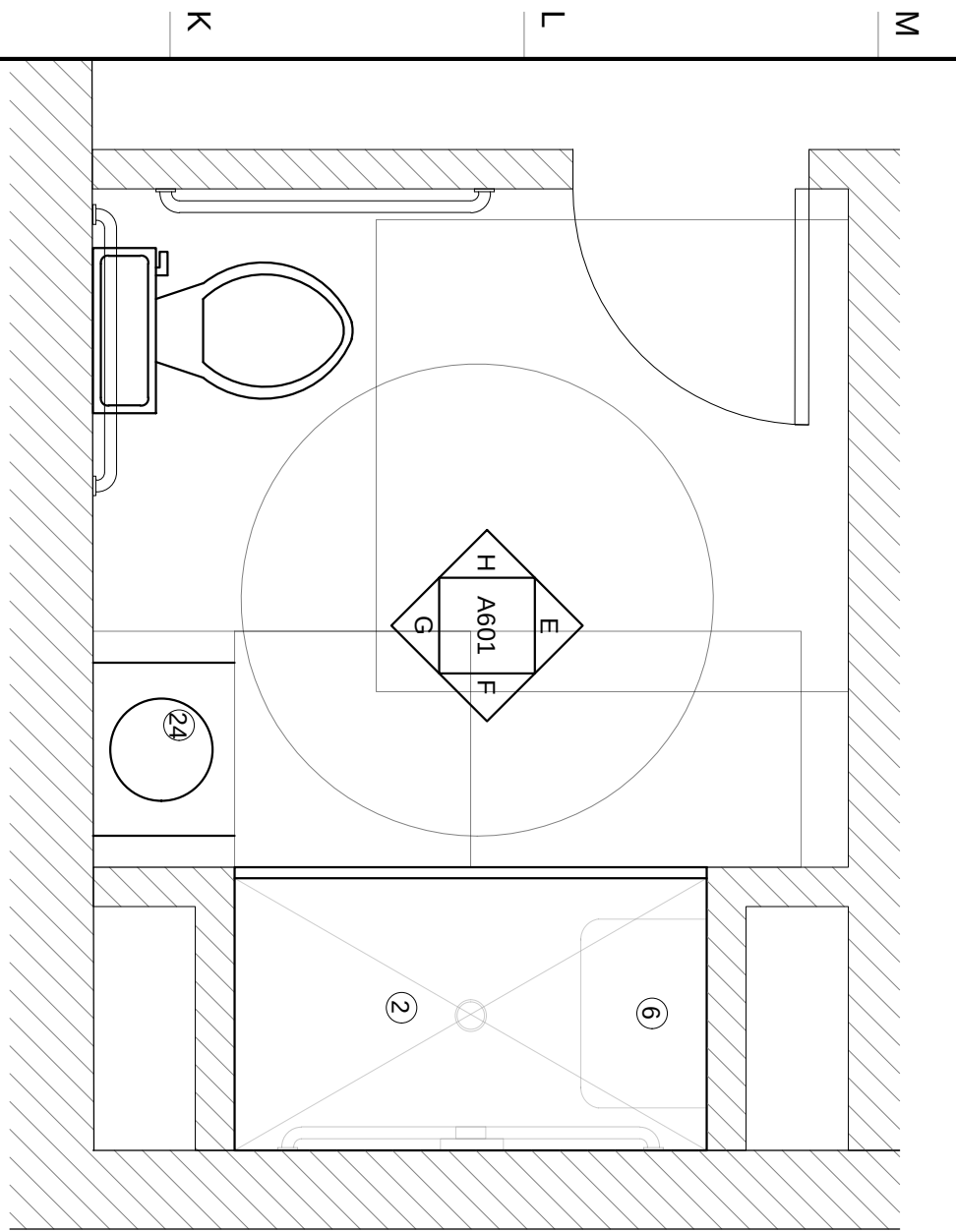
[illegible]


**DAVIS
S
Q
U
A
R
E**
ARCHITECTS

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Somerville, MA 02144
617.628.5700
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Project	275 CHESTNUT SUPPORTIVE HOUSING 275 CHESTNUT ST., SPRINGFIELD MA
Title	ACCESSIBLE BATHROOM DRAWINGS

Project No.	2020A055.00
Scale	
Date	2021.11.22



[illegible]

NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES:

A. CABINET SIZES GIVEN ARE APPROXIMATE. GO TO COORDINATE V.I.F.

B. BETWEEN COUNTERS AND WALL, PLUMB AND SQUARER LESS THAN 1/8" WITH MANUFACTURER'S FILLER.

C. WHERE AN APPLIANCE IS AT THE END OF CABINET ROW, FURNISH AND INSTALL MANUFACTURER'S END PANEL, TYP.

D. FURNISH AND INSTALL ALL BLOCKING AS REQUIRED.

E. FURNISH AND INSTALL SPOON IN BRACKETS AS REQUIRED FOR CABINET AND SHELVING MOUNTING.

F. FURNISH AND INSTALL WIRE PULLS AT ALL CABINETS AND DRAWERS.

G. FURNISH AND INSTALL SPOON BRACKETS AS REQUIRED FOR NEW CABINET.

H. AIR CLEARANCES OF ALL APPLIANCES NOT SHOWN. PROVIDE ALL CLEARANCES AS RECOMMENDED BY MANUFACTURER.

I. PRIOR TO INSTALLATION OF NEW CABINETS, V.I.T.H. TAIL AND END SMOOTH ALL EXISTING GAPS AND SURFACES. REMOVE ALL EXISTING STAIN, MARKS, AND DISCOLORATIONS.

J. RELOCATE GAS, ELECTRIC, PLUMBING, AND VENTING AS REQUIRED FOR NEW KITCHEN LAYOUT.

K. REPLACE ANY DAMAGED OR DISCOLORED GYPSUM IN KIND, TYPICAL AT ALL UNITS.

L. FURNISH AND INSTALL NEW LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR MODEL WITH MOUNTING TO DETERMINE BRAD NAIL BOARD LOCATION.

KEYED NOTES:

1. FURNISH AND INSTALL ALL NEW APPLIANCES, COUNTERTOPS, CABINETS, HEAT SHIELD, EXHAUST FAN AND FIXTURES AS SHOWN.

2. FURNISH AND INSTALL NEW LAMINATE BACK SPLASH AT 2" BELOW TOP OF COUNTER BACK FLASH AND UNDERSIDE OF CABINETS. SEAL ALL JOINTS.

3. FURNISH AND INSTALL NEW COUNTER TOPS, SINKS, AND STOVE TOPS. SCHEDULED.

4. FURNISH AND INSTALL NEW LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPEC.

KITCHEN/APPLIANCE LEGEND		
TAG	APPLIANCE	UTILITY
1	6" RAISED OVERHAND AT COUNTER TOP	
2	PROVIDE PLUMB COUNTERS WITH SIDE AND BACK SPLASHES.	
3	PROVIDE CONT. PLUMB WALL SPLASH BETWEEN BACKSPLASH AND CABINETS FOR THE RUN OF COUNTER	
4	PROVIDE SS WALL SPLASH BEHIND RANGE	
6	17" COOKTOP	ELECTRIC
7	RANGE HOOD (RECIRCULATING), CONTROLS IN APRON AT HC UNIT.	ELECTRIC
8	22" REFRIGERATOR - ADA COMPLIANT AT HC UNITS	ELECTRIC
9	WALL MOUNTED MICROWAVE CONNECTION OVEN	ELECTRIC
10	ADA COMPLIANT BREAD BOARD	
11	WALL MOUNTED MICROWAVE RANGE, PROVIDE (2) STOVE TOP FIRE SUPPRESSION RANGE QUEENS PER KITCHEN	
12	STOVE TOP FIRE SUPPRESSION RANGE QUEENS PER KITCHEN - RANGE QUEENS PER KITCHEN	

• REFER TO A01 FOR COUNTING HEIGHTS

• REFER TO PLUMBING DRAWINGS FOR SINK AND FAUCET

No.	REVISIONS/SUBMISSIONS	Date

	
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Consultant	

Project
275 CHESTNUT SUPPORTIVE HOUSING
275 CHESTNUT ST, SPRINGFIELD, MA

Title
ACCESSIBLE KITCHEN DRAWINGS

Design No.	Drawing No.
Client	
IR / KV	
Project No.	
Scale	
Owner	

A611



Vacant offices to right of former main lobby



Former main lobby



First floor program space



First floor program space



First floor classroom space



First floor classroom space



North entrance



First floor program space



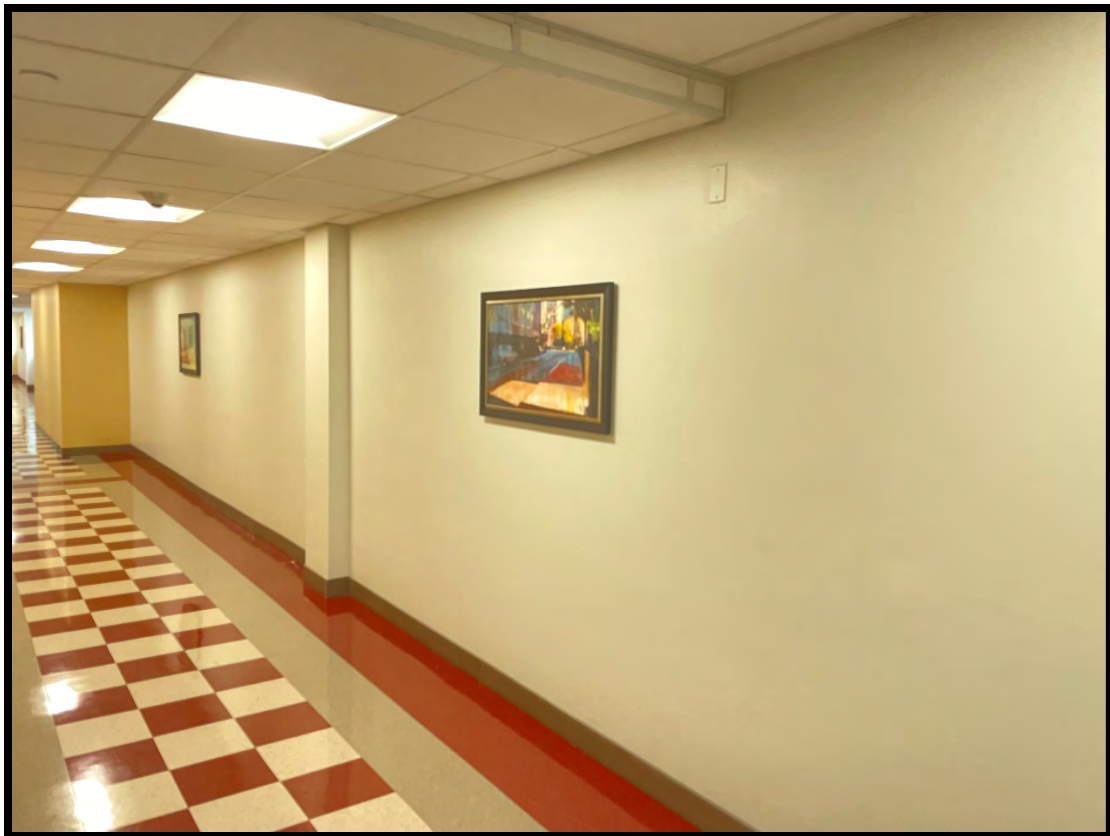
First floor corridor



First floor program space



Second floor area to be converted to SRO units



Second floor corridor – area of new units



Chestnut Street elevation



North end of Chestnut Street elevation



North elevation



Chestnut Street elevation



Rental OneStop

Organization: Home City Development, Inc.

OS-R-Home City-08400

21 - Year Operating Proforma Years (Year 1-5)

Calendar Year:		Year 1	Year 2	Year 3	Year 4	Year 5
		(a)	(b)	(c)	(d)	(e)
INCOME:						
1622.	Extremely Low-Income Rental Assisted (below 30%)	\$205,620.00	\$209,732.40	\$213,927.05	\$218,205.59	\$222,569.70
1623.	Extremely Low-Income Non-Rental Assisted (below 30%)	\$0	\$0	\$0	\$0	\$0
1624.	Very Low-Income Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1625.	Very Low-Income Non Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1626.	Low Income Rental Assisted (below 60%)	\$0	\$0	\$0	\$0	\$0
1627.	Low Income Rental Non-Assisted (below 60%)	\$56,149.20	\$57,272.18	\$58,417.63	\$59,585.98	\$60,777.70
1628.	Moderate-Income (below 80%)	\$0	\$0	\$0	\$0	\$0
1629.	Other Income (User-defined)	\$0	\$0	\$0	\$0	\$0
1630.	Market Rate	\$0	\$0	\$0	\$0	\$0
1631.	Gross Potential Income	\$261,769.20	\$267,004.58	\$272,344.68	\$277,791.57	\$283,347.40
1632.	Less vacancy	\$8,976.06	\$9,155.58	\$9,338.69	\$9,525.47	\$9,715.98
1633.	Effective Gross Residential Income	\$252,793.14	\$257,849.00	\$263,005.98	\$268,266.10	\$273,631.42
1634.	Commercial (includes parking)	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
1635.	Less vacancy	\$0	\$0	\$0	\$0	\$0
1636.	Net Commercial Income	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
1637.	Effective Rental Income	\$257,793.14	\$262,849.00	\$268,005.98	\$273,266.10	\$278,631.42
1638.	Other Income: Laundry	\$1,500.00	\$1,500.00	\$1,515.00	\$1,530.15	\$1,545.45
1639.	Resident Service Income	\$30,000.00	\$30,000.00	\$30,300.00	\$30,603.00	\$30,909.03
1640.	Contract Income from Shelter or Group Home	\$0	\$0	\$0	\$0	\$0
1641.	Other Income:	\$0	\$0	\$0	\$0	\$0
1642.	Other Income:	\$0	\$0	\$0	\$0	\$0
1643.	Other Income:	\$0	\$0	\$0	\$0	\$0
1644.	Other Income:	\$0	\$0	\$0	\$0	\$0
1645.	Total Gross Income	\$289,293.14	\$294,349.00	\$299,820.98	\$305,399.25	\$311,085.91
1646.	Operating Subsidies	\$0	\$0	\$0	\$0	\$0
1647.	Draw on Operating Reserves	\$0	\$0	\$0	\$0	\$0
1648.	Total Effective Income	\$289,293.14	\$294,349.00	\$299,820.98	\$305,399.25	\$311,085.91
		(a)	(b)	(c)	(d)	(e)
EXPENSES:						
1649.	Management	\$17,800.52	\$18,111.61	\$18,448.31	\$18,791.55	\$19,141.45
1650.	Administrative	\$26,220.00	\$27,006.60	\$27,816.80	\$28,651.30	\$29,510.84
1651.	Maintenance	\$67,000.00	\$69,010.00	\$71,080.30	\$73,212.71	\$75,409.09



Rental OneStop

Organization: Home City Development, Inc.

OS-R-Home City-08400

21 - Year Operating Proforma Years (Year 1-5)

1652.	Resident Services	\$30,000.00	\$30,900.00	\$31,827.00	\$32,781.81	\$33,765.26
1653.	Security	\$22,000.00	\$22,660.00	\$23,339.80	\$24,039.99	\$24,761.19
1653.a	0	\$0	\$0	\$0	\$0	\$0
1654.	Electrical	\$26,000.00	\$26,780.00	\$27,583.40	\$28,410.90	\$29,263.23
1655.	Natural Gas	\$7,000.00	\$7,210.00	\$7,426.30	\$7,649.09	\$7,878.56
1656.	Oil (heat)	\$0	\$0	\$0	\$0	\$0
1657.	Water & Sewer	\$5,000.00	\$5,150.00	\$5,304.50	\$5,463.64	\$5,627.54
1658.	Replacement Reserve	\$9,425.00	\$9,707.75	\$9,998.98	\$10,298.95	\$10,607.92
1659.	Operating Reserve	\$0	\$0	\$0	\$0	\$0
1660.	Real Estate Taxes	\$16,000.00	\$16,400.00	\$16,810.00	\$17,230.25	\$17,661.01
1661.	Other Taxes	\$0	\$0	\$0	\$0	\$0
1662.	Insurance	\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.11
1663.	MIP	\$0	\$0	\$0	\$0	\$0
1664.	Other	\$0	\$0	\$0	\$0	\$0
1665.	Total Operating Expenses	\$238,445.52	\$245,295.96	\$252,366.19	\$259,642.91	\$267,132.21
1666.	NET OPERATING INCOME	\$50,847.62	\$49,053.04	\$47,454.79	\$45,756.34	\$43,953.70
1667.	Debt Service	\$0	\$0	\$0	\$0	\$0
1668.	Debt Service Coverage	0.00	0.00	0.00	0.00	0.00
1669.	Project Cash Flow	\$50,847.62	\$49,053.04	\$47,454.79	\$45,756.34	\$43,953.70
1670.	Required Debt Coverage	\$0	\$0	\$0	\$0	\$0
1671.	(Gap)/Surplus for Cov.	\$50,847.62	\$49,053.04	\$47,454.79	\$45,756.34	\$43,953.70



Rental OneStop

Organization: Home City Development, Inc.

OS-R-Home City-08400

21 - Year Operating Proforma Years (Year 6-10)

Calendar Year:		Year 6	Year 7	Year 8	Year 9	Year 10
		(a)	(b)	(c)	(d)	(e)
INCOME:						
1672.	Extremely Low-Income Rental Assisted (below 30%)	\$227,021.09	\$231,561.52	\$236,192.75	\$240,916.60	\$245,734.93
1673.	Extremely Low-Income Non-Rental Assisted (below 30%)	\$0	\$0	\$0	\$0	\$0
1674.	Very Low-Income Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1675.	Very Low-Income Non Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1676.	Low Income Rental Assisted (below 60%)	\$0	\$0	\$0	\$0	\$0
1677.	Low Income Rental Non-Assisted (below 60%)	\$61,993.25	\$63,233.12	\$64,497.78	\$65,787.74	\$67,103.49
1678.	Moderate-Income (below 80%)	\$0	\$0	\$0	\$0	\$0
1679.	Other Income (User-defined)	\$0	\$0	\$0	\$0	\$0
1680.	Market Rate	\$0	\$0	\$0	\$0	\$0
1681.	Gross Potential Income	\$289,014.35	\$294,794.64	\$300,690.53	\$306,704.34	\$312,838.43
1682.	Less vacancy	\$9,910.30	\$10,108.50	\$10,310.67	\$10,516.88	\$10,727.22
1683.	Effective Gross Residential Income	\$279,104.05	\$284,686.13	\$290,379.86	\$296,187.45	\$302,111.20
1684.	Commercial (includes parking)	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
1685.	Less vacancy	\$0	\$0	\$0	\$0	\$0
1686.	Net Commercial Income	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
1687.	Effective Rental Income	\$284,104.05	\$289,686.13	\$295,379.86	\$301,187.45	\$307,111.20
1688.	Other Income: Laundry	\$1,560.91	\$1,576.52	\$1,592.28	\$1,608.20	\$1,624.29
1689.	Resident Service Income	\$31,218.12	\$31,530.30	\$31,845.60	\$32,164.06	\$32,485.70
1690.	Contract Income from Shelter or Group Home	\$0	\$0	\$0	\$0	\$0
1691.	Other Income:	\$0	\$0	\$0	\$0	\$0
1692.	Other Income:	\$0	\$0	\$0	\$0	\$0
1693.	Other Income:	\$0	\$0	\$0	\$0	\$0
1694.	Other Income:	\$0	\$0	\$0	\$0	\$0
1695.	Total Gross Income	\$316,883.08	\$322,792.95	\$328,817.74	\$334,959.72	\$341,221.19
1696.	Operating Subsidies	\$0	\$0	\$0	\$0	\$0
1697.	Draw on Operating Reserves	\$0	\$0	\$0	\$0	\$0
1698.	Total Effective Income	\$316,883.08	\$322,792.95	\$328,817.74	\$334,959.72	\$341,221.19
		(a)	(b)	(c)	(d)	(e)
EXPENSES:						
1699.	Management	\$19,498.16	\$19,861.80	\$20,232.51	\$20,610.43	\$20,995.71
1700.	Administrative	\$30,396.17	\$31,308.05	\$32,247.29	\$33,214.71	\$34,211.15
1701.	Maintenance	\$77,671.36	\$80,001.50	\$82,401.55	\$84,873.60	\$87,419.80
1702.	Resident Services	\$34,778.22	\$35,821.57	\$36,896.22	\$38,003.10	\$39,143.20



Rental OneStop

Organization: Home City Development, Inc.

OS-R-Home City-08400

21 - Year Operating Proforma Years (Year 6-10)

1703.	Security	\$25,504.03	\$26,269.15	\$27,057.23	\$27,868.94	\$28,705.01
1703.a	0	\$0	\$0	\$0	\$0	\$0
1704.	Electrical	\$30,141.13	\$31,045.36	\$31,976.72	\$32,936.02	\$33,924.10
1705.	Natural Gas	\$8,114.92	\$8,358.37	\$8,609.12	\$8,867.39	\$9,133.41
1706.	Oil (heat)	\$0	\$0	\$0	\$0	\$0
1707.	Water & Sewer	\$5,796.37	\$5,970.26	\$6,149.37	\$6,333.85	\$6,523.87
1708.	Replacement Reserve	\$10,926.16	\$11,253.94	\$11,591.56	\$11,939.31	\$12,297.49
1709.	Operating Reserve	\$0	\$0	\$0	\$0	\$0
1710.	Real Estate Taxes	\$18,102.53	\$18,555.09	\$19,018.97	\$19,494.45	\$19,981.81
1711.	Other Taxes	\$0	\$0	\$0	\$0	\$0
1712.	Insurance	\$13,911.29	\$14,328.63	\$14,758.49	\$15,201.24	\$15,657.28
1713.	MIP	\$0	\$0	\$0	\$0	\$0
1714.	Other	\$0	\$0	\$0	\$0	\$0
1715.	Total Operating Expenses	\$274,840.33	\$282,773.73	\$290,939.02	\$299,343.04	\$307,992.83
		(a)	(b)	(c)	(d)	(e)
1716.	NET OPERATING INCOME	\$42,042.75	\$40,019.22	\$37,878.72	\$35,616.67	\$33,228.36
1717.	Debt Service	\$0	\$0	\$0	\$0	\$0
1718.	Debt Service Coverage	0.00	0.00	0.00	0.00	0.00
1719.	Project Cash Flow	\$42,042.75	\$40,019.22	\$37,878.72	\$35,616.67	\$33,228.36
1720.	Required Debt Coverage	\$0	\$0	\$0	\$0	\$0
1721.	(Gap)/Surplus for Cov.	\$42,042.75	\$40,019.22	\$37,878.72	\$35,616.67	\$33,228.36



Rental OneStop

Organization: Home City Development, Inc.

OS-R-Home City-08400

21 - Year Operating Proforma Years (Year 11-15)

Calendar Year:		Year 11	Year 12	Year 13	Year 14	Year 15
		(a)	(b)	(c)	(d)	(e)
INCOME:						
1722.	Extremely Low-Income Rental Assisted (below 30%)	\$250,649.63	\$255,662.63	\$260,775.88	\$265,991.40	\$271,311.22
1723.	Extremely Low-Income Non-Rental Assisted (below 30%)	\$0	\$0	\$0	\$0	\$0
1724.	Very Low-Income Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1725.	Very Low-Income Non Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1726.	Low Income Rental Assisted (below 60%)	\$0	\$0	\$0	\$0	\$0
1727.	Low Income Rental Non-Assisted (below 60%)	\$68,445.56	\$69,814.47	\$71,210.76	\$72,634.98	\$74,087.68
1728.	Moderate-Income (below 80%)	\$0	\$0	\$0	\$0	\$0
1729.	Other Income (User-defined)	\$0	\$0	\$0	\$0	\$0
1730.	Market Rate	\$0	\$0	\$0	\$0	\$0
1731.	Gross Potential Income	\$319,095.19	\$325,477.10	\$331,986.64	\$338,626.37	\$345,398.90
1732.	Less vacancy	\$10,941.77	\$11,160.60	\$11,383.81	\$11,611.49	\$11,843.72
1733.	Effective Gross Residential Income	\$308,153.43	\$314,316.50	\$320,602.83	\$327,014.88	\$333,555.18
1734.	Commercial (includes parking)	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
1735.	Less vacancy	\$0	\$0	\$0	\$0	\$0
1736.	Net Commercial Income	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
1737.	Effective Rental Income	\$313,153.43	\$319,316.50	\$325,602.83	\$332,014.88	\$338,555.18
1738.	Other Income: Laundry	\$1,640.53	\$1,656.93	\$1,673.50	\$1,690.24	\$1,707.14
1739.	Resident Service Income	\$32,810.56	\$33,138.66	\$33,470.05	\$33,804.75	\$34,142.80
1740.	Contract Income from Shelter or Group Home	\$0	\$0	\$0	\$0	\$0
1741.	Other Income:	\$0	\$0	\$0	\$0	\$0
1742.	Other Income:	\$0	\$0	\$0	\$0	\$0
1743.	Other Income:	\$0	\$0	\$0	\$0	\$0
1744.	Other Income:	\$0	\$0	\$0	\$0	\$0
1745.	Total Gross Income	\$347,604.51	\$354,112.09	\$360,746.38	\$367,509.87	\$374,405.12
1746.	Operating Subsidies	\$0	\$0	\$0	\$0	\$0
1747.	Draw on Operating Reserves	\$0	\$0	\$0	\$0	\$0
1748.	Total Effective Income	\$347,604.51	\$354,112.09	\$360,746.38	\$367,509.87	\$374,405.12
		(a)	(b)	(c)	(d)	(e)
EXPENSES:						
1749.	Management	\$21,388.48	\$21,788.90	\$22,197.11	\$22,613.28	\$23,037.55
1750.	Administrative	\$35,237.49	\$36,294.61	\$37,383.45	\$38,504.95	\$39,660.10
1751.	Maintenance	\$90,042.40	\$92,743.67	\$95,525.98	\$98,391.76	\$101,343.51
1752.	Resident Services	\$40,317.49	\$41,527.02	\$42,772.83	\$44,056.01	\$45,377.69
1753.	Security	\$29,566.16	\$30,453.15	\$31,366.74	\$32,307.74	\$33,276.97
1753.a	0	\$0	\$0	\$0	\$0	\$0
1754.	Electrical	\$34,941.83	\$35,990.08	\$37,069.78	\$38,181.88	\$39,327.33



Rental OneStop

Organization: Home City Development, Inc.

OS-R-Home City-08400

21 - Year Operating Proforma Years (Year 11-15)

1755.	Natural Gas	\$9,407.41	\$9,689.64	\$9,980.33	\$10,279.74	\$10,588.13
1756.	Oil (heat)	\$0	\$0	\$0	\$0	\$0
1757.	Water & Sewer	\$6,719.58	\$6,921.17	\$7,128.80	\$7,342.67	\$7,562.95
1758.	Replacement Reserve	\$12,666.41	\$13,046.40	\$13,437.80	\$13,840.93	\$14,256.16
1759.	Operating Reserve	\$0	\$0	\$0	\$0	\$0
1760.	Real Estate Taxes	\$20,481.35	\$20,993.39	\$21,518.22	\$22,056.18	\$22,607.58
1761.	Other Taxes	\$0	\$0	\$0	\$0	\$0
1762.	Insurance	\$16,127.00	\$16,610.81	\$17,109.13	\$17,622.40	\$18,151.08
1763.	MIP	\$0	\$0	\$0	\$0	\$0
1764.	Other	\$0	\$0	\$0	\$0	\$0
1765.	Total Operating Expenses	\$316,895.60	\$326,058.83	\$335,490.17	\$345,197.54	\$355,189.06
		(a)	(b)	(c)	(d)	(e)
1766.	NET OPERATING INCOME	\$30,708.91	\$28,053.27	\$25,256.21	\$22,312.33	\$19,216.06
1767.	Debt Service	\$0	\$0	\$0	\$0	\$0
1768.	Debt Service Coverage	0.00	0.00	0.00	0.00	0.00
1769.	Project Cash Flow	\$30,708.91	\$28,053.27	\$25,256.21	\$22,312.33	\$19,216.06
1770.	Required Debt Coverage	\$0	\$0	\$0	\$0	\$0
1771.	(Gap)/Surplus for Cov.	\$30,708.91	\$28,053.27	\$25,256.21	\$22,312.33	\$19,216.06

Mass OneStop+



Rental OneStop

Organization: Home City Development, Inc.

OS-R-Home City-08400

21 - Year Operating Proforma Years (Year 16-21)

Calendar Year:	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
	(a)	(b)	(c)	(d)	(e)	(f)
INCOME:						
1772. Extremely Low-Income Rental Assisted (below 30%)	\$276,737.45	\$282,272.20	\$287,917.64	\$293,675.99	\$299,549.51	\$305,540.50
1773. Extremely Low-Income Non-Rental Assisted (below 30%)	\$0	\$0	\$0	\$0	\$0	\$0
1774. Very Low-Income Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0	\$0
1775. Very Low-Income Non Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0	\$0
1776. Low Income Rental Assisted (below 60%)	\$0	\$0	\$0	\$0	\$0	\$0
1777. Low Income Rental Non-Assisted (below 60%)	\$75,569.43	\$77,080.82	\$78,622.44	\$80,194.88	\$81,798.78	\$83,434.76
1778. Moderate-Income (below 80%)	\$0	\$0	\$0	\$0	\$0	\$0
1779. Other Income (User-defined)	\$0	\$0	\$0	\$0	\$0	\$0
1780. Market Rate	\$0	\$0	\$0	\$0	\$0	\$0
1781. Gross Potential Income	\$352,306.88	\$359,353.02	\$366,540.08	\$373,870.88	\$381,348.30	\$388,975.26
1782. Less vacancy	\$12,080.59	\$12,322.21	\$12,568.65	\$12,820.02	\$13,076.42	\$13,337.95
1783. Effective Gross Residential Income	\$340,226.28	\$347,030.81	\$353,971.43	\$361,050.85	\$368,271.87	\$375,637.31
1784. Commercial (includes parking)	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
1785. Less vacancy	\$0	\$0	\$0	\$0	\$0	\$0
1786. Net Commercial Income	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
1787. Effective Rental Income	\$345,226.28	\$352,030.81	\$358,971.43	\$366,050.85	\$373,271.87	\$380,637.31
1788. Other Income: Laundry	\$1,724.21	\$1,741.45	\$1,758.87	\$1,776.46	\$1,794.22	\$1,812.16
1789. Resident Service Income	\$34,484.23	\$34,829.07	\$35,177.36	\$35,529.13	\$35,884.42	\$36,243.27
1790. Contract Income from Shelter or Group Home	\$0	\$0	\$0	\$0	\$0	\$0
1791. Other Income:	\$0	\$0	\$0	\$0	\$0	\$0
1792. Other Income:	\$0	\$0	\$0	\$0	\$0	\$0
1793. Other Income:	\$0	\$0	\$0	\$0	\$0	\$0
1794. Other Income:	\$0	\$0	\$0	\$0	\$0	\$0
1795. Total Gross Income	\$381,434.72	\$388,601.33	\$395,907.65	\$403,356.44	\$410,950.52	\$418,692.74

Mass OneStop+



Rental OneStop

Organization: Home City Development, Inc.

OS-R-Home City-08400

21 - Year Operating Proforma Years (Year 16-21)

1796.	Operating Subsidies	\$0	\$0	\$0	\$0	\$0	\$0
1797.	Draw on Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0
1798.	Total Effective Income	\$381,434.72	\$388,601.33	\$395,907.65	\$403,356.44	\$410,950.52	\$418,692.74
EXPENSES:							
1799.	Management	\$23,470.09	\$23,911.06	\$24,360.63	\$24,818.96	\$25,286.23	\$25,762.62
1800.	Administrative	\$40,849.91	\$42,075.40	\$43,337.66	\$44,637.79	\$45,976.93	\$47,356.24
1801.	Maintenance	\$104,383.82	\$107,515.33	\$110,740.79	\$114,063.02	\$117,484.91	\$121,009.45
1802.	Resident Services	\$46,739.02	\$48,141.19	\$49,585.43	\$51,072.99	\$52,605.18	\$54,183.34
1803	Security	\$34,275.28	\$35,303.54	\$36,362.65	\$37,453.53	\$38,577.13	\$39,734.45
1803.a	0	\$0	\$0	\$0	\$0	\$0	\$0
1804.	Electrical	\$40,507.15	\$41,722.37	\$42,974.04	\$44,263.26	\$45,591.16	\$46,958.89
1805.	Natural Gas	\$10,905.77	\$11,232.95	\$11,569.93	\$11,917.03	\$12,274.54	\$12,642.78
1806.	Oil (heat)	\$0	\$0	\$0	\$0	\$0	\$0
1807.	Water & Sewer	\$7,789.84	\$8,023.53	\$8,264.24	\$8,512.17	\$8,767.53	\$9,030.56
1808.	Replacement Reserve	\$14,683.84	\$15,124.36	\$15,578.09	\$16,045.43	\$16,526.79	\$17,022.60
1809.	Operating Reserve	\$0	\$0	\$0	\$0	\$0	\$0
1810.	Real Estate Taxes	\$23,172.77	\$23,752.09	\$24,345.89	\$24,954.54	\$25,578.40	\$26,217.86
1811.	Other Taxes	\$0	\$0	\$0	\$0	\$0	\$0
1812.	Insurance	\$18,695.61	\$19,256.48	\$19,834.17	\$20,429.20	\$21,042.07	\$21,673.33
1813.	MIP	\$0	\$0	\$0	\$0	\$0	\$0
1814.	Other	\$0	\$0	\$0	\$0	\$0	\$0
1815.	Total Operating Expenses	\$365,473.10	\$376,058.30	\$386,953.52	\$398,167.91	\$409,710.88	\$421,592.11
NET OPERATING INCOME		(a) \$15,961.62	(b) \$12,543.03	(c) \$8,954.13	(d) \$5,188.53	(e) \$1,239.64	(f) (\$2,899.37)

Mass OneStop+



Rental OneStop

Organization: Home City Development, Inc.

OS-R-Home City-08400

21 - Year Operating Proforma Years (Year 16-21)

1816.	Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
1817.	Debt Service Coverage	0.00	0.00	0.00	0.00	0.00	0.00
1818.	Project Cash Flow	\$15,961.62	\$12,543.03	\$8,954.13	\$5,188.53	\$1,239.64	(\$2,899.37)
1819.	Required Debt Coverage	\$0	\$0	\$0	\$0	\$0	\$0
1820.	(Gap)/Surplus for Cov.	\$15,961.62	\$12,543.03	\$8,954.13	\$5,188.53	\$1,239.64	(\$2,899.37)

FOURTH ADDENDUM TO PURCHASE AND SALE AGREEMENT BETWEEN

Springfield Tower Square, LLC and

Home City Development, Inc.

The foregoing Third Addendum is attached to and made a part of that certain Purchase and Sale Agreement dated May 21, 2021 as amended (the "Agreement") by and between Springfield Tower Square, LLC ("STS") and Home City Development, Inc. ("HCDI") regarding, among other provisions, the purchase and sale of the property to be known and numbered as New Unit 4, Springfield Condominium ("New Unit 4"). Capitalized terms not otherwise defined in this Addendum shall have the meanings ascribed to them in the main body of the Agreement.

The parties hereby agree to further amend the Agreement as follows:

1. References to January 31, 2022 in Section 3b (the Contingency Date) and in Section 8a (the Outside Closing Date) are hereby further amended by deleting January 31, 2022 and inserting in its place in both sections, March 31, 2022.
2. This Addendum may be executed in any number of counterpart copies, each of which shall be original for all purposes. Upon the execution of a counterpart by each party to this Agreement, even if such counterparts are different copies, the same shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.
3. PDF or electronic signatures on this Addendum shall have the same effect and be enforceable as original signatures.

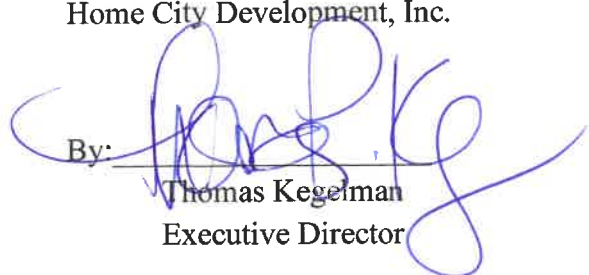
Executed under seal as of January 24, 2022.

Springfield Tower Square, LLC

By: 

Vidhyadhar Mitta, Manager

Home City Development, Inc.

By: 

Thomas Kegelman
Executive Director



Fair Wage Compliance Certificate

Grantee/Contractor Information Please Print Legibly

Name: Home City Development, Inc.
Project Name: 275 Chestnut Supportive Housing
Business/Organization Name: _____
Address: 261 Oak Grove Avenue
City/State/Zip: Springfield, MA 01109
Phone #: 413 785-5312 x102 e-mail: pserafino@homecitydevelopment.org

The Springfield Community Preservation Committee (SCPC) requires certification of compliance with wage and hour and other employment-related laws prior to issuance of contracts involving CPA grants of over \$50,000. Terms relating to compliance with these laws will be included in all CPA contracts with Grantees that are not City of Springfield departments. Grantees shall obtain from any general contractor or construction manager this Fair Wage Compliance Certificate and shall require that such general contractor or construction manager obtain such Certification from each subcontractor at every tier prior to its commencement of work on the Project. These certifications shall be provided to the SCPC promptly upon signing.

The undersigned Grantee, Contractor, or Subcontractor hereby certifies under the pains and penalties of perjury that it shall comply with the following qualifications and conditions at all times during its performance of work on the Project:

- (1) It has not been debarred or suspended from performing construction work by any federal, state or local government agency or authority in the past five years;
- (2) It has not been found within the past five years by a court or governmental agency in violation of any law relating to providing workers compensation insurance coverage, misclassification of employees as independent contractors, payment of employer payroll taxes, employee income tax withholding, wage and hour laws, prompt payment laws, or prevailing wage laws;
- (3) It must maintain appropriate industrial accident insurance sufficient to provide coverage for all the employees on the project in accordance with G.L. c.152 and provide documentary proof of such coverage to the SCPC to be maintained as a public record;
- (4) It must properly classify employees as employees rather than independent contractors using applicable federal and state law. Individuals properly classified as employees according to applicable law must be treated as employees for the purposes of minimum wages and overtime, workers' compensation insurance coverage, unemployment taxes, social security taxes and state and federal income tax withholding. (G.L. c.149, §148B on employee classification);
- (5) It must comply with G.L. c. 151, §1A and G.L. c. 149, § 148 with respect to the payment of wages to properly classified employees; and
- (6) It must be in compliance with the health and hospitalization requirements of the Massachusetts Health Care Reform law established by Chapter 58 of the Acts of 2006, as amended, and regulations promulgated under that statute by the Commonwealth Health Insurance Connector Authority.

(Typed or printed name of person signing) Signature

Date

Contact by email CPC@springfieldcityhall.com or by telephone 413-530-1629

This Memorandum of Understanding (MOU) is made on this 9th day of November 2021 between the partners, Home City Development, Inc. (HCDI) and the Mental Health Association (MHA) for the purpose of entering into a collaborative agreement setting forth the terms under which the parties will create a permanent supportive housing program for 20 chronically homeless individuals. Through this collaboration, HCDI will make available 20 apartments with subsidies at its complex at 275 Chestnut St., Springfield, MA, and MHA will provide on-site support and case management to the individuals living in the units.

The objective of this agreement, which is in effect through June 30th 2023 (with the opportunity to renew as long as the partnership is mutually beneficial) is to establish a high functioning system of collaboration in order to meet or exceed all industry standards of care. This MOU is created in support of the Mental Health Association's response to the 2021 Springfield-Hampden County Continuum of Care Request for Proposals.

Individuals representing each of the partnering organization are as follows:

MHA, Inc.

Cheryl Fasano, President
and CEO 995

Worthington Street
Springfield, MA 01109
413-233-5343
Cfasano@mhainc.org

Home City Development, Inc.

Thomas P. Kegelman, Executive
Director 261 Grove Avenue
Springfield,
MA 01109
785-5312
tkegelman@homecitydevelopment.org

OBLIGATION OF THE PARTNERS:

The partners agree to work together in the true spirit of partnership to ensure that there is a united visible and responsive willingness to work together to support those we serve. Both partners will adhere to all HIPAA and 42 CFR, Part 2 regulations related to the sharing of confidential information.

HCDI:

HCDI is converting the former YMCA administrative and classroom space at 275 Chestnut Street, Springfield into 29 efficiency units. Upon completion, HCDI will make 20 of the units, with attached subsidies, available for MHA's Chestnut Street project

Rental subsidies and service funding are expected to commence during the grant term, July 2022 to June 30, 2023.

HCDI also commits to:

1. Provide office and small conference room space with a total of approx. 250 sf to MHA at a cost of \$20 per sf;
2. Certify tenant eligibility;
3. Provide property management, including maintenance, rent collection, security, and enforcement of building rules;
4. Provide space for tenants in order to foster a sense of community and peer connectivity.

MHA, Inc.

MHA, Inc., in support of this MOU, will:

1. Provide 2.26 FTE staff at 275 Chestnut St., Springfield, to provide, through the timeframe of this MOU, support and case management for a total of 20 chronically homeless individuals housed at the site after referral by the CoC's coordinated entry system;
2. Meet with property management staff in order to identify strategies for positive tenant engagement in order to prevent eviction, when possible, and to reinforce positive tenant behavior;
3. Conduct an individualized, detailed assessment for each chronically homeless individual referred through the CoC and residing at 275 Chestnut Street to identify tenant strengths and goals in order to develop a simple, yet effective, goal-driven service plan;
4. Provide the 20 tenants identified and referred through the CoC with furniture, access to and awareness of additional resources, including public assistance benefits, health insurance, adequate clothing, access to food, and transportation;
5. Assist Home City Development with the pre-screening process of referrals from the CoC to MHA;
6. Lease an office and small conference room with a total of approx. 250sf;
7. Meet monthly or more frequently, if needed, with Home City Development or its property manager, to assess success, address challenges;
8. Leverage CSP-CHI (Medicaid) dollars for eligible individuals referred through the CoC to provide additional supports and services as needed;
9. Refer tenants (including those residing at 275 Chestnut, who are not referred by the CoC) when helpful and appropriate, to other MHA programming including Bestlife, MHA's Center for Emotional Health and Wellness.

About Home City Development, Inc.

Home City was founded, as Better Homes Inc, in 1968 by the Chamber of Commerce,

and is a multi-service, nonprofit housing organization that develops and owns low income multi-family and single room occupancy rental properties in Hampden and Hampshire counties. Over the years, HCDI has helped to develop thousands of housing units in the Springfield area. Recently, HCDI completed a restoration of four properties in Springfield's South End, consisting of 47 units that were heavily damaged in the 2011 tornado, earning multiple awards for excellence.

About MHA, Inc.

MHA (Mental Health Association) helps people live their best life. We provide access to therapies for emotional health and wellness; services for substance use recovery, developmental disabilities and acquired brain injury; services for housing and residential programming, and more. With respect, integrity and compassion, MHA provides each individual served through person-driven programming to foster independence, community engagement, wellness and recovery.

SIGNATORIES

This agreement shall be signed by Cheryl Fasano, MHA President and CEO:

Cheryl Fasano Date 11/10/21

And on behalf of HCDI by Thomas Kegelman, Executive Director:

Thomas Kegelman Date 11/10/21