



City of Holyoke

Holyoke Redevelopment Authority

Mayor Joshua A. Garcia

Aaron M. Vega, Executive Director

January 11, 2022

Holyoke City Council  
City of Holyoke  
Holyoke, MA 01040

Dear City Councilors:

Please find attached the Holyoke Redevelopment Authority (HRA) Annual Report which summarizes activities from November, 2020 through October 2021. The report was accepted by the HRA at its annual meeting held this past November.

Please contact me at your convenience if there are any questions.

Sincerely,

Aaron M. Vega, Executive Director  
Holyoke Redevelopment Authority

cc: HRA Board of Directors

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Holyoke City Clerk's  
Holyoke, MA

**Holyoke Redevelopment Authority (HRA)**  
**Summary of Activities**  
**November 1, 2020 - October 31, 2021**

The annual meeting of the Holyoke Redevelopment Authority (HRA) takes place at the November meeting for the purpose of electing officers, receiving the annual report and for other business as necessary. The fiscal year of the HRA runs in conjunction with the City's Fiscal Year which is from July 1 to June 30<sup>th</sup>.

The HRA met on 12 occasions from November 1, 2020 through October 31, 2021:

- November 18 (Annual Meeting)
- December 16
- January 20
- February 17
- March 2
- March 17
- April 21
- May 26
- June 9
- August 18
- September 29
- October 27

**Summary of Activities**

➤ **November 18, 2020:**

- Chairperson John Whelihan presided over the annual meeting and a rotation of officers was completed. The officers for the period November 2020 to November 2021 will be as follows:

Chairperson - Thomas Creed

Vice Chairperson - Carl Eger, Jr.

Treasurer - John Whelihan

Assistant Treasurer

Member

Secretary - Marcos Marrero, Executive Director

With the pending departure of Gladys Lebrón-Martinez and Patricia Duffy, the Board decided to not assign the Assistant Treasurer and Member positions until new appointments are made.

- A re-use study for the former Armory was reviewed and included details on the existing conditions, a scope of work to restore the building and cost estimates for that work. Next steps include discussion with the Holyoke City Council and the issuance of a Request for Proposals.
- Staff announced that the building at 712 Dwight Street and adjacent lots were sold by the City to a private developer. The properties are included in Area 1 of the Urban Renewal Plan. The plans for the property align with the URP for improvements to the Dwight Street area and do not require action by the HRA.
- The Board and staff continued preparations for the Urban Renewal Plan amendment which were considered recently by the City Council and the Planning Board.

➤ **December 16, 2020:**

- Chairperson Thomas Creed announced that after many months of preparations and meetings, the City Council approved the major plan change to the urban renewal plan. The purpose of the major plan change is to further support the HRA's efforts to redevelop Center City Holyoke by the inclusion of new strategic properties. The change reclassified 11 properties already in the URP from "not to be acquired" to "to be acquired" and adds another 55 vacant and underutilized properties to the plan. Including these properties allows the HRA to facilitate

current and future redevelopment opportunities including South Holyoke Homes. The Board then authorized a resolution to be submitted to with the plan change to the Department of Housing and Community Development for its approval consideration. Staff explained that the final requirement to be undertaken for this process is the Notice of Plan Change submittal to the Massachusetts Environmental Policy Act Office (MEPA).

➤ **January 20, 2021:**

- Holyoke Housing Authority updated the HRA on South Holyoke Homes Phase 1 and highlighted that construction bids will be issued soon. The HHA also received approval for its Home Rule Petition that will help streamline the bidding process and potentially reduce project costs.
- A State Historic Tax Credit allocation of \$300k was awarded for the 216 Appleton Street project which brought the total amount of credits awarded to \$2.9M.
- Canal Row signed an agreement with the HRA to purchase land known as Race Street Parcel 15 to support the redevelopment of the Armour Building.
- The grant funded Neighborhood Hubs program was announced. The purpose of the work is to analyze the South Holyoke and Flats neighborhoods to develop a detailed action plan for short to medium term housing actions in addition to those already initiated. The goal is to increase and improve housing stock that is accessible to area residents, reduce blight and improve the quality of life and vitality of these areas.
- The Board recognized Marcos Marrero for the many accomplishments during his tenure and expressed thanks and well wishes on his new endeavors.

➤ **February 17, 2021**

- The Board officially welcomed Aaron Vega as the HRA's Executive Director.
- WinnDevelopment notified the HRA about a new State funding opportunity for housing and initiated discussions about modifying its agreement with the HRA for 216 Appleton Street. The Holyoke Gas & Electric completed the work to remove old transformers on the canal side of 216 Appleton Street.
- Holyoke Housing Authority presented plans to the HRA for Phase 2 and 3 of South Holyoke Homes and discussed property acquisitions.
- The License Agreement with Freight Farms for 150 Race Street was extended to allow time for the transition to its new location at the Massachusetts Green High Performance Computing Center.

➤ **March 2, 2021**

- The Board met with WinnDevelopment representatives to begin in-depth discussions on the opportunity to redevelop 216 Appleton Street and the terms for an amendment to the existing Disposition Agreement.

➤ **March 17, 2021**

- Denis and Marco Luzuriaga presented updated plans for the Canal Row development. The estimate \$13M project includes the construction of an approximate 60,000 square foot four-story mixed-use building with residences on the upper floors and commercial uses on the first floor.

- The Disposition Agreement with Holyoke Housing Authority for the sale of land on South East Street for Phase 1 of South Holyoke Homes was approved.
  - The Board authorized staff to secure the services of KP Law at an amount not to exceed \$5,000 for the purpose of negotiating the agreement with WinnDevelopment.
  - DHCD officially approved the Major Plan Change for the Urban Renewal Plan (copy attached).
- **April 21, 2021**
- The Holyoke City Council approved the transfer of 60 Hamilton Street to the HRA. The property is proposed as part of South Holyoke Homes Phase 2.
  - The Center City Liquor License application from El Paraiso Columbiano was approved. The full-service restaurant at 351 High Street intends to expand its offerings and have extended hours.
  - Proposals for the Dwight Street Community Garden were considered and the Board approved a lease arrangement with Neighbor to Neighbor to operate the garden.
  - Staff reported that discussions with KP Law led to a request to WinnDevelopment to cover the HRA's legal fees for the 216 Appleton Street project. WinnDevelopment agreed to an amount up to \$40,000.
  - Negotiations with WinnDevelopment continued with a phased project proposed. The HRA and Winn are working to finalize an amended agreement before the June 11th deadline for the State funding application. WinnDevelopment is also preparing its Site Plan Review application to the Planning Board.
- **May 26, 2021**
- A sale notice for 123 Pine Street was authorized as Valley Opportunity Council notified the HRA it was unable to proceed with its project.
  - Review of South Holyoke Homes, Canal Row and 216 Appleton projects continued with the Board considering an amended agreement with WinnDevelopment.
- **June 9, 2021**
- The amendment to the Disposition Agreement was approved for the 216 Appleton Street project with WinnDevelopment. Key terms include that the project will be phased, that a ground lease will be made instead of a sale, and that the HRA will be compensated \$300K with \$150K of that amount going directly to stabilize and improve the section of the property identified for Phase 2.
  - An amendment to the Disposition Agreement was approved for Phase 1 of the South Holyoke Homes project with the Holyoke Housing Authority. The amendment was to eliminate the Reverter Clause due to project financing requirements.
  - A six-month extension was approved for the Canal Row Project. The Board also approved Canal Row's request for a license to temporarily use the HRA owned lot on Main Street to support the development underway at the adjacent Armour Building.
- **August 18, 2021**
- The land swap agreement between the HRA and the Greek Orthodox Church was approved and the HRA Board authorized staff to expend up \$10,000 in legal fees if necessary to complete the transaction.

- Notification was provided of State approvals for HRA activities. These were the MEPA approval of the Notice of Project Change for the Urban Renewal Plan; DHCD Approval for the South Holyoke Homes Phase 1 Disposition Agreement; DHCD Approval of the 216 Appleton / WinnDevelopment Disposition Agreement Amendment; and DHCD Approval of the Race Street Lot 015 / Canal Row Disposition Agreement.
- The Board considered making a request for American Rescue Plan Act (ARPA) funding and authorized the Chairperson to provide letters of support for the funding requests for South Holyoke Homes (URP Area 8) and 216 Appleton Street (URP Area 5).

➤ **September 29, 2021**

- Holyoke Housing Authority informed the HRA that Mayor Murphy awarded \$1.3M in ARPA funding for Phase 2 of South Holyoke Homes. The HHA thanked the HRA for its support to acquire the funding which will lead to the construction of eight homes on Clement Street.
- American Environmental informed the HRA of plans that are being finalized for the land acquired from the HRA at 37 Appleton Street. The project will accommodate the growth of the business and include a storage facility and offices. The company also has plans for a gas station for its use as well as be open to the public.
- Proposals were considered for the sale and development of 123 Pine Street. The HRA Board selected the proposal from CAN Properties, LLC and authorized staff to prepare a sale agreement.

➤ **October 27, 2021**

- Holyoke Housing Authority's annual report for South Holyoke Homes and noted the community celebration recently held for the Phase 1 construction.
- WinnDevelopment along with city and state officials attended an event in early October to announce funding for the \$39M redevelopment of the former Farr Alpaca Mill at 216 Appleton Street into eighty-eight housing units to be known as Appleton Mills.
- Neighbor to Neighbor updated the HRA on its first season of operating the Dwight Street Community Garden.
- The sale agreement with CAN Properties for 123 Pine Street and the adjacent parcels was approved.
- The HRA agreed to fund the 2021-2022 Liquor License application fees for El Paraiso Columbiano to help support the business which started during the pandemic.

**Attachments:**

- HRA Financial and Real Estate Notes
- Dept. of Housing and Community Development Approval of URP Major Plan Change
- South Holyoke Homes Annual Report
- 216 Appleton Street Redevelopment Press Release

**HOLYOKE REDEVELOPMENT AUTHORITY**  
**Financial & Real Estate Notes**  
**November 2021 Update**

1. **PeoplesBank Money Market Account Balance:** \$130,283.61
2. **Payment Pending**
  - a. \$9,169.17 (three loan payment made by Aegis Energy) - due and paid to HEDIC bi-annually for the Parsons Project loan.
  - b. \$2,000.00 (payable to Holyoke License Board for El Paraiso Columbiano 2021 and 2022 liquor license fees.

3. **HRA Available Funds: \$109,114.44 (see notes below)**

**HRA Available Funds Comparison with last update and one year ago**

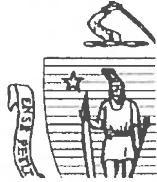
<u>Current:</u>	<u>Last Update (September 2021):</u>	<u>November 2020:</u>
\$109,114.44	\$99,986.72	\$104,911.60

Notable Transactions (pending and since last update):

- a. \$10,000 received in June 2020 from Avalon Café and Lounge for Center City Liquor License. Payment deposited and held until liquor license is issued by the State (not considered as available funds).
  - b. \$10,000 received in June 2021 from El Paraiso Columbiano for Center City Liquor License. Liquor License issued on October 22, 2021. HRA approved payment of 2021 and 2022 License Board annual fees totaling \$2,000.
4. **Note receivable:**
    - a. Jackson Canal, LLC (Aegis Energy) - \$177,822.75 principal mortgage balance due. 10-year term at 2.45% interest. Monthly payments of \$3,056.39. (Loan amount was \$400,000 with a \$75,000 payment made at closing.)
  5. **Note Payable**
    - a. HEDIC - \$186,991.92 (principal + interest) due to HEDIC for the Parsons project funding (HRA to transfer principal and interest payments bi-annually to HEDIC).
  6. **Real Estate:** In accordance with the Urban Renewal Plan, a total of forty-one properties to date have been approved for transfer to the HRA from the City (36 properties) and the HEDIC (5 properties). City properties were approved for transfer for no monetary consideration while HEDIC is due 50% of the sale price. Separately, the HRA acquired Main Street parcel # 030-06-002 in 2016 from Nestingly (aka Cubit), Clemente Street parcel # 028-04-008 in 2017 from Holyoke Machine, Main & Appleton Street parcels 030-07-001 & 002 in 2018 from Rodney Realty Trust and 45 Sargeant Street from OneHolyoke in 2018. Expenses related to real estate include appraisals and recording fees. Transactions to date include:
    - a. 182 Appleton St. (URP Area 6) transferred from City and sold to SPS Investments.
    - b. 84 Sargeant St. (URP Area 7 – Parsons) sold to Jackson Canal on 12/9/16.
    - c. 216 Appleton St. and 191 Appleton Street (URP Area 6) transferred from City and under agreement with WinnDevelopment.

**HRA Financial & Real Estate Notes continued**  
**November 2021 Update**

- d. Main & Appleton St. (Parcels 030-06-8, 9 & 10 / URP Area 5) sold to Nestingly.
- e. Main St. Parcel 030-06-002 (URP Area 5) - acquired from Nestingly (Sept. 2016). - Under agreement with Canal Row, LLC.
- f. 37 Appleton St. (URP Area 10) sold to American Environmental 3/24/17.
- g. Clemente St. (Parcel 028-04-008 / URP Area 8) acquired from Holyoke Machine using Urban Agenda Grant funds.
- h. 160 Middle Water St. (Parcel 047-01-011 / URP Area 10) sold to Western Mass Demolition on 3/26/18.
- i. Main & Appleton St. (Parcels 030-07-001 & 002 / URP Area 6) acquired from Rodney Realty Trust then sold with Parcel 030-07-003 to SPS Investments on 6/29/18.
- j. 45 Sargeant St. acquired from OneHolyoke as part of land swap on 11/29/18.
- k. 800 Dwight St. sold to OneHolyoke as part of land swap on 11/29/18.
- l. Race, Main & Middle Street Rail Spurs - Parcels 030-06-001, 015 and 033-07-016 acquired from MassDOT on 4/29/19. Parcels 001 and 015 under agreement with Canal Row, LLC.
- m. 123 Pine St. agreement pending with CAN Properties, LLC.
- n. Dwight St. Lot 1A (Parcel 062-03-001A) acquired on 9/5/19 from the Estate of John Lajzer. Agreement pending with CAN Properties, LLC as part of the 123 Pine Street project.
- o. 780 Dwight St. agreement pending with CAN Properties, LLC as part of the 123 Pine Street project.
- p. 772 Dwight St. (Parcel 006-09-019) transferred 6/24/20 from City as part of the 123 Pine St. / Community Garden project. Under agreement with Neighbor to Neighbor.
- q. Race St. (Parcel 030-06-015 / URP Area5) sale pending to sell to Canal Row.
- r. Race, Main & Middle Street (Parcels 030-06-001, 002, 004, 005, 006 and 014) under agreement with Canal Row.
- s. 624 South East St. (Parcel 029-08-016 / URP Area 8) combined on 10/26/20 with Parcels 029-08-017, 018 & 019). Ownership transferred for City to HRA on 11/3/20. Sold to Holyoke Housing Authority on 6/18/21 for South Holyoke Homes Phase 1.
- t. 60 Hamilton St. (Parcel 028-04-016 / URP Area 8) - MOU agreement to swap with Greek Orthodox Church for 163 Clemente St. (Parcel 028-04-001) for South Holyoke Homes.



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

March 9, 2021

Aaron M. Vega  
Executive Director  
Holyoke Redevelopment Authority  
City Hall Annex  
20 Korean Veterans Plaza, Suite 406  
Holyoke MA 01040

**RE: Connect. Construct. Create. A Plan for the Revitalization of Center City Holyoke -  
Amendment #3 Approved**

Dear Mr. Vega:

The Department of Housing & Community Development (the Department) has reviewed the Holyoke Redevelopment Authority's (HRA) request, received on February 25, 2021, for Amendment #3 to the Urban Renewal Plan "Connect. Construct. Create. A Plan for the Revitalization of Center City Holyoke. Originally initiated to further the HRA's goals in the South Holyoke neighborhood, the proposed amendment evolved to include several other strategic redevelopment opportunities within the existing urban renewal plan area boundaries.

The amendment identifies a total of sixty-six (66) additional parcels for strategic acquisition, with tables identifying the properties' existing uses and proposed uses, as well as area maps and individual property descriptions describing the purpose for including the property in the amendment. The proposed amendment will support the goal to promote economic development and growth in Holyoke by capitalizing on City's unique characteristics, connecting people and places, constructing infrastructure and creating a more vibrant and prosperous Center City.

The Department has determined that the proposed amendment is a Major Plan Change. The documentation submitted in support of the amendment satisfies the requirements of the Department's regulations concerning such requests under 760 CMR 12.03. The Department approves the requested Major Plan Change. This approval is conditional upon the Holyoke Redevelopment Authority obtaining any necessary MEPA approval of the Major Plan Change that may be required in accordance with the Massachusetts Environmental Policy Act. Please forward a copy of MEPA documentation upon receipt. If you have any questions, please contact Maggie Schmitt, Urban Renewal & Relocation Coordinator, at (617) 573-1408 or [Maggie.Schmitt@mass.gov](mailto:Maggie.Schmitt@mass.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Louis Martin".

Louis Martin, Director  
Division of Community Services

cc: John A. Dyjach, City of Holyoke (email)





**SOUTH HOLYOKE**  
HOMES

# Annual Report

OCTOBER 2021

Prepared by the  
**Holyoke Housing Authority**



For the  
**Holyoke Redevelopment Authority**

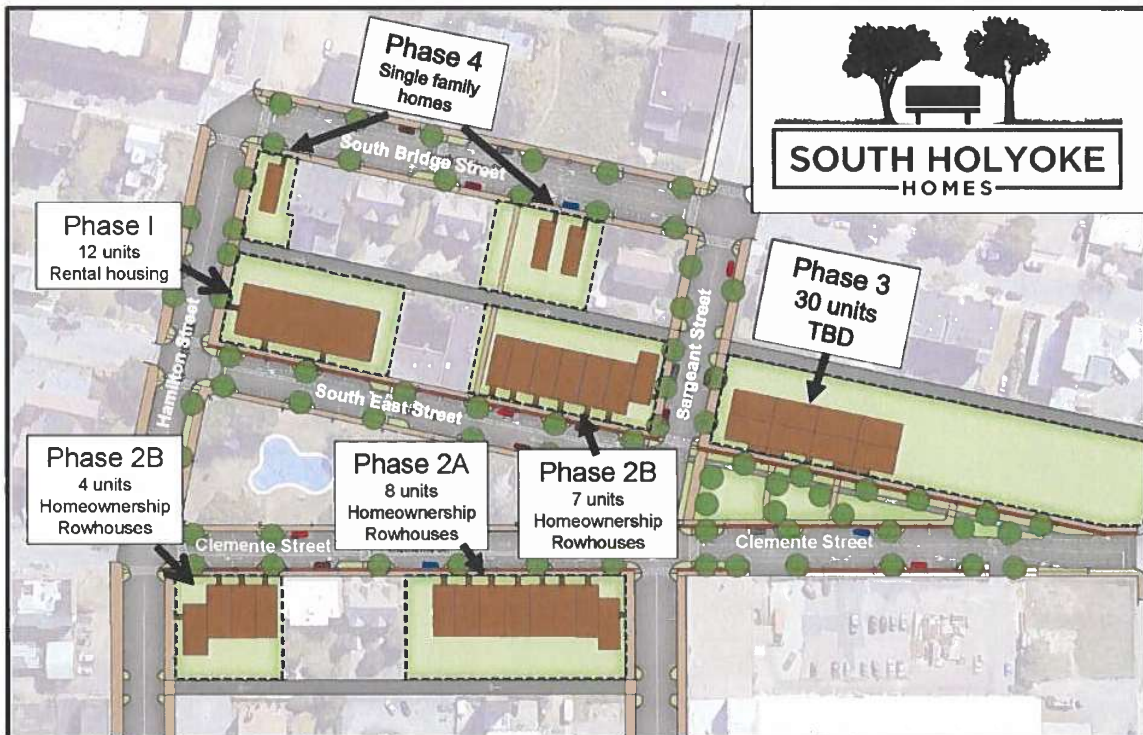
# Development Update

The Holyoke Housing Authority (HHA) is proud to partner with the Holyoke Redevelopment Authority (HRA) on the ambitious and much needed goal of providing outstanding housing in South Holyoke. Since the HRA designated the HHA as lead developer of the project in the spring of 2018, we have been advancing the goals that are defined in the Urban Renewal Plan for Area 8, which include: redeveloping vacant property, adding more density, improving housing options, improving housing stock, and increasing home ownership opportunities.



HHA Executive Director Matt Mainville (left) and HRA Chair Tom Creed, wearing his 2021 pin to celebrate the start of construction

We are proud of the work we have accomplished since our last annual report, most importantly receiving funding for both Phase 1 and 2 and starting construction on Phase 1. We have turned the idea of developing housing around Carlos Vega Park into a well developed plan, broken into realistic phases, and begun implementation. None of it would have been possible without the input and support of the community and local stakeholders. We look forward to our continued work together to bring the entire plan to fruition.



# Community Engagement

The COVID-19 pandemic has impeded our ability to host in-person events. We have been relying primarily on social media to communicate updates about the project, recognizing that this is far from the best way to engage the community. We have augmented on-line updates by distributing flyers with news on the project in the Nueva Esperanza food distribution boxes. We also partnered with the South Holyoke Neighborhood Association to do door-to-door outreach, particularly relating to local hiring.

The project has been featured in [MassLive](#), [Daily Hampshire Gazette](#) and [Holyoke Media](#). We were thrilled to be able to have a Community Celebration in October of 2021, the first time we have gathered in person since 2020.

**South Holyoke Homes**  
Published by Sarah Meier-Zimblar · March 25 ·

Are you a Holyoke resident interested in a construction job?

The Holyoke Housing Authority is committed to ensuring that low-income local businesses and residents are hired for the construction of the South Holyoke Homes. While we will not be directly hiring for the project, we select a contractor which will result in employment opportunities.

Please be aware that this is not a guarantee of employment, nor will these opportunities commence immediately. Through the form below, we are simply facilitating contact between the selected contractor and interested parties.

If you are interested in being hired by a contractor for work on this project, please share your contact information below.

<https://docs.google.com/.../1FAIpQLScj.../viewform>

**south\_holyoke\_homes**  
South Holyoke



Liked by the\_recluse\_only and 9 others

south\_holyoke\_homes Excavation is underway on Phase 1! Once complete, this will be home to 12 families 🏡  
[#southholyokehomes](#) [#affordablehousing](#)

September 24



# MassWorks Progress

In December of 2019, Governor Baker announced a \$6.5M MassWorks infrastructure grant to support the project, the largest award in the Commonwealth. The funding includes utility upgrades for water and sewer; streetscape improvements including new sidewalks, streets, bike lanes, lighting and trees; improved alleyways with new lighting; and a new greenspace at the intersection of Sargeant, Clemente and South East Streets.

The Housing Authority designed the project to support our housing plans, and the construction is being managed by the City of Holyoke. Ludlow Construction was selected as the contractor, and work is in progress with an anticipated completion of June 2022.



# Phase I Updates

We were thrilled to have received funding for Phase 1 from the Department of Housing and Community Development (DHCD) and MassHousing's Community Scale Housing Initiative (CSHI) to construct a 12-unit rental building on the corner of Hamilton and South East Street. Other funding sources for the project include the City of Holyoke's HOME program, HHA equity and PeoplesBank financing.

The building will serve low and extremely-low income individuals and families using HHA's Project-Based Section 8 vouchers. The 3-story building consists of 4 one-bedroom, 4 two-bedroom and 4 three-bedroom apartments with two accessible units. Last spring, the HHA selected Inglewood Development Corporation as the contractor for the project and construction began this summer. We will begin accepting applications for the building in Spring of 2022 with an anticipated completion of Fall 2022.



Housing and Economic Development Secretary Mike Kennealy and DHCD Undersecretary Jennifer Maddox tour the Phase 1 site under construction

# Phase 2 Updates

With our Phase 1 plans moving forward, we have also started working on Phase 2, the homeownership component. We hired LDS Consulting Group to conduct a marketing study and contemplated a 4-unit pilot project that would be a proof of concept for the other parcels we identified in the Master Plan. We brought on ICON Architecture, who have strong experience with green design and have done other affordable homeownership projects.

In the midst of our planning, the City of Holyoke opened up applications for funding through the American Rescue Plan (ARPA). We were very excited to receive \$1.3M for Phase 2, which will enable us to build 8 units of affordable homeownership, instead of the 4 we were previously planning. We are also planning to apply for funding through MassHousing's [Commonwealth Builder Program](#).



We are currently working on design of the rowhomes and plan to start the permitting process this winter. We hope to go out to bid this spring with construction starting soon after.

To ensure the project is successful, we will also be ramping up marketing efforts. We created a new survey we are circulating to collect key data points and have brought on a consultant who helped the HHA sell the Oakhill Homes, the homeownership component of the Churchill Homes. We will be planning First Time Homebuyer classes, reaching out to the mortgage and real estate broker communities, and starting extensive outreach to identify potential homebuyers.

# Next Steps

Over the course of the next year, we will work simultaneously on Phase 1 and 2 to bring both rental and homeownership units to the Carlos Vega Park Area. For Phase 1, we will be actively involved in the construction progress. Starting next spring we will begin a tenant selection plan and create a lottery for families to apply to live in the building.

For Phase 2, we will focus on design, permitting, and bidding the 8 unit project with hopes of a Summer 2022 construction start. We will also look ahead for additional funding sources for the subsequent homeownership phases, as we anticipate building 11 additional homeownership units for a total of 19.



We will continue to work, phase by phase, to transform the vacant lots into a dense, urban neighborhood that fits the needs and maintains the strength of the local community. We look forward to continuing to work with the HRA to advance our shared goals.



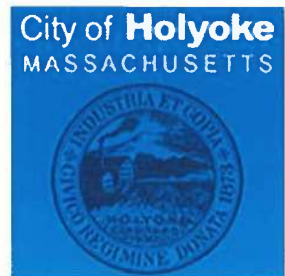
# Thank you to our partners!



## Holyoke REDEVELOPMENT



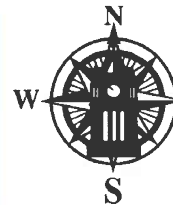
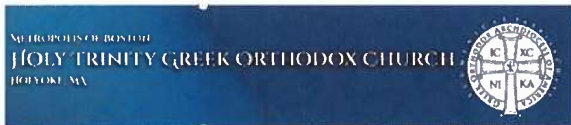
**NUEVA ESPERANZA**



**Ward 2 City Councilor  
Terence Murphy**



**The South Holyoke Neighborhood Association**  
*La Asociación de la Comunidad de South Holoke*



**HOLYOKE  
SAFE NEIGHBORHOOD  
INITIATIVE**



**ABACUS [ARCHITECTS+PLANNERS]**





## WinnDevelopment to transform part of the Farr Alpaca Mill Complex in Holyoke with help of state funding

October 29, 2021 - Front Section (<https://nerej.com/section/ROP>)



Shown (from left) are: Adam Stein, executive vice president, WinnDevelopment; Lauren Canepari, senior project director, WinnDevelopment; Gilbert Winn, CEO, WinnDevelopment; Aaron Vega, director, office of planning and economic development, city of Holyoke; Tom Creed, chair, Holyoke redevelopment authority; state representative Patricia Duffy (MA - 5<sup>th</sup> Hampden); Lionel Romain, director of housing, CEDAC; state senator John Velis (2<sup>nd</sup> Hampden and Hampshire); Kareem Kibodya, from U.S. Rep. Richard Neal's office; Mike Kennealy, secretary of housing and economic development; and Larry Curtis, president and managing partner, WinnDevelopment.

**Holyoke, MA** Massachusetts Executive Office of Housing and Economic Development (EOHED) secretary Mike Kennealy and Department of Housing and Community Development (DHCD) undersecretary Jennifer Maddox joined WinnCompanies leaders and local elected officials in downtown to celebrate new funding for affordable housing in the Commonwealth.

This year, the DHCD launched new housing tax credits and subsidies through the Rental Housing Rapid Production program. The initial allocation of this funding round, which utilizes \$30 million in direct funding and nearly \$30 million in state and federal tax credits, will support seven shovel-ready projects to produce or preserve 678 units, including 576 affordable units.

Included among those projects is WinnDevelopment's plan to transform part of the Farr Alpaca Mill Complex in Holyoke into 88 units of mixed-income, age-restricted rental housing, complimented by green space and public amenity space.

Built in 1912, the historic mill complex consists of six buildings, totaling 168,000 s/f, that have sat vacant since 1990. The project will preserve 86,000 s/f in Buildings 5, 6 and part of Building 4, with approvals from the National Park Service and the Massachusetts Historical Commission. It will be designed to meet the sustainability criteria of Enterprise Green Communities.

"The Commonwealth continues to be an expensive place to live," said Gilbert Winn, CEO of WinnCompanies. "The Rapid Housing Production Initiative, administered by Massachusetts' Department of Housing and Community Development, enables a quick response to meet critical

housing needs for seniors in Holyoke and other communities across Massachusetts. We are delighted to be awarded these funds by the Baker-Polito Administration which make possible the rehabilitation of the historic Farr Alpaca Company Mills in Holyoke.”

“The former Farr Alpaca Company Mill in Holyoke’s historic Canal District is a staple of the city’s storied industrial past,” said Larry Curtis, president and managing partner of WinnDevelopment. “We look forward to honoring that legacy by giving these buildings a new chapter. Holyoke is a Gateway City in Massachusetts, whose history is being rewritten and Winn is happy to be a part of it.”

“Thanks to WinnDevelopment and their partners in the city of Holyoke and DHCD, we continue to make progress toward addressing the Commonwealth’s housing crisis with the production of more affordable housing through projects like this,” said housing and economic development secretary Mike Kennealy. “Through this unique project, an important piece of Holyoke’s history will be both preserved and transformed into a use that will serve a valuable purpose as needed housing long into the future. We hope to leverage substantial federal ARPA funding to hit the gas in producing thousands more affordable units like these throughout the Commonwealth.”

Of the community’s 88 apartment homes, 63 will be set aside for households earning below 60% of area median income (AMI), 11 will be set aside for extremely low-income households earning below 30% AMI, and 14 units will be rented at market rates. In addition to the residential units, the community will feature on-site laundry facilities, a leasing and management office, a fitness center, a resident lounge, and 91 parking spaces. WinnResidential will manage the community and provide resident services through its award-winning Connected Communities platform.

“This State investment allows us to create permanent housing for elderly residents with supportive programs and services, to sustainably revitalize a treasured Holyoke landmark, and to provide employment and other economic opportunities for members of the community,” said Adam Stein, executive vice president of WinnDevelopment. “WinnDevelopment is committed to meeting lofty targets when it comes to hiring goals for minority-owned business enterprises (“MBEs”), women-owned business enterprises (WBE) and qualified Section 3 residents.”

WinnDevelopment has preserved and reinvigorated historic properties for more than 50 years. Over the past two decades, Winn has transformed more than 25 vacant historic properties in the Northeast and Mid-Atlantic into more than 2,100 mixed-income housing units, now valued at more than \$768 million. The company has four adaptive reuse projects, totaling 279 units, under construction and nine adaptive reuse projects, totaling 821 units, in predevelopment stages.

WinnResidential manages dozens of mixed-use projects, born from the historic bones of textile mills, New Deal-era schools and other landmark structures in Massachusetts, Connecticut, Rhode Island, New York, Pennsylvania, Georgia, Virginia and Washington, DC.