



Street/side view after rehabilitation



Worthington Commons's new Community Center



Street view - main entrance after rehabilitation



Promoting Long-Term Affordability

HOME Program  Door Knocker Awards

Commonwealth of Massachusetts and the City of Springfield Worthington Commons

(acquisition and rehabilitation rental)

Worthington Commons is an acquisition and rehabilitation project of 12 masonry buildings constructed at the turn of the 20th century. The project involved moderate rehabilitation of nine buildings containing 111 units that had been foreclosed, and the production of 38 new units through the gut rehabilitation of three city-owned buildings that had been scheduled for demolition. The project focused both public and private resources to renew these buildings in the Summit Hill neighborhood, an area that had been plagued by crime and disinvestment. Through the creative mixing of many funding sources, all 149 units are affordable to families below 60 percent of area median income, while 15 units are reserved for those below 30 percent of area median income. Eight units are accessible and three are equipped for those with hearing impairments. The developer used green rehabilitation techniques, including new windows and roofs, insulation, and high efficiency gas boilers and plumbing fixtures. The project enjoys strong property management oversight, new security features, improved grounds and sidewalk treatments, a community center, and the availability of two major bus lines to the downtown. Since its completion in 2007, the project has sparked additional private investment, reduced crime significantly, and returned abandoned properties to the tax rolls. It has been a catalyst for neighborhood change and the preservation and improvement of affordable housing for the City of Springfield.

For More Information Contact

Catherine Racer
Associate Director
Massachusetts Department of
Housing & Community Development
100 Cambridge Street
Boston, MA 02114
617-573-1322
catherine.racer@state.ma.us

Gerry McCafferty
Director
Office of Housing City of Springfield
1600 East Columbus Ave.
1st Floor
Springfield, MA 01103
413-886-5014
gmccafferty@springfieldcityhall.com



Promoting Long-Term
Affordability

HUD Region • Field Office
Region 1 • Boston Field Office

Home Units • Total Units
11 HOME units • 149 units

Home Funds • Total Funds
\$1.4 million • \$19.2 million

Primary Funding Sources

- State and local HOME funds: \$1,385,500
- LIHTC: \$10,634,000
- Owner equity: \$48,000
- Other: \$5,736,000

MA Affordable Trust Fund
Historic Tax Credits, other loans

Partners

- City of Springfield
- First Resource Company

Reaching Underserved
Populations

Producing Sustainable
Housing

Building Community Housing
Development Organization Capacity