



# CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Dec 2, 2025, 04:03PM EST

<b>Project Name</b>	Critical roof repairs to historic building offering affordable housing to low-income women
<b>Project Location and/or Address</b>	77 Chatham Street, Worcester, MA 01609
<b>Project Lead Organization (or Individual if Applicable)</b>	Abby Kelley Foster House, Inc. (Abby's House)
<b>Legal Status of the Organization</b>	501(c)3
<b>Current Property Owner (if Different from the Applicant)</b>	N/A. Abby's House owns 77 Chatham Street.
<b>Brief Project Description</b>	Funds will be used to replace the leaking, damaged roof on our 135-year-old affordable housing building (7, 2-bedroom apartments for homeless women and their children) that also houses our Day Resource Center.
<b>Project Contact Information</b>	Jamie White [REDACTED] [REDACTED]
<b>What CPA category does this project fall under? (Check All that Apply)</b>	Historic Resources Community Housing
<b>What activity are you proposing to do in this category? (Check All that Apply)</b>	Rehabilitate / Restore
<b>What is the total project budget?</b>	\$338,470
<b>How much are you requesting in CPA funding?</b>	\$199,369
<b>What general budget line items will the CPA funds be used for? (CPA funds can only be used to fund capital expenses. Maintenance activities are not eligible.)</b>	Funds will be used for roof repair/replacement of our 7-unit apartment building, 77 Chatham St., to include: repair slate roofing at mansard roofs; replacement of asphalt shingles at the second story roof; and replacement of flat rubber roofing.
<b>Eligible Historical Resources: Which of the following applies to your historical resource?</b>	The historical resource is more than 50 years old AND is listed on the State Register of Historic Places. Note: Any property listed on the National Register or located in a Local Historic District is automatically listed on the State Register.)
<b>Please upload a copy of your MACRIS listing or other proof of Register listing.</b>	Abby's House - Fall 2025 CPA - 77 Chatham - Determination of Local Historic Significance - Copy - 12.2.25.pdf
<b>Preservation Restrictions: Does your property have any deeded</b>	No

**Preservation Restrictions? Note:**  
Project awards over certain thresholds may require the Awardee to place a Preservation Restriction on the property as part of the grant agreement. More information on award thresholds and Preservation Restrictions can be found in the Worcester Community Preservation Act (CPA) Funding Application Form Guidance for Applicants.

**Please Note:** You do not need an existing Preservation Restriction to apply for CPA funding. However, by initialing the following box, you recognize that a Preservation Restriction may be required as part of your Grant Agreement. More information on award thresholds and Preservation Restrictions can be found in the Worcester Community Preservation Act (CPA) Funding Application Form Guidance for Applicants.

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**Please describe how you intend to incorporate affordability deed restrictions for this project.**

We provide shelter & affordable housing and advocacy & support to homeless, battered and low-income women (60% AMI or lower), with/without children; with rents based on 2021 HOME program structure. We will incorporate deed restrictions as required.

**Is there anything else you would like us to know about your project at this stage?**

The roof repairs to 77 Chatham are the most critical part of the building's overall renovation project and will ensure the building remains a safe, habitable environment for low-income women as they work toward goals to improve their health and wellbeing and move toward permanent housing. Abby's House has an estimate for repairs in place; will use an internal capital fund and other donors (TBD) for match; and will be able to begin work (weather permitting) once CPA funds are committed.

**With my initials below, I confirm that the above information is true to the best of my knowledge and understand that major changes to the project outlined above may void a positive Determination of Eligibility.**

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**With my initials below, I understand that CPA funding is reimbursement based, and that, if awarded, my organization would have to cover**

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some or all of the upfront costs of  
the project.



# CPA Funding Application Form

Submitted On:

Jan 6, 2026, 03:57PM EST

## City of Worcester

<b>Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)</b>	Critical Roof Repairs to Historic Building Offering Affordable Housing to Low-Income Women
<b>Project Contact Information</b>	James White [REDACTED] [REDACTED]
<b>Please briefly describe your project.</b>	We are launching a complete rehabilitation of our 77 Chatham St. property to maintain its long-term safety and habitability. This building is a critical community asset, providing seven two-bedroom apartments for low-income women and their children. It also hosts our Day Resource Center, a secure space for guests to find career opportunities, complete housing applications, and pursue other personal goals. While the total budget of \$335,102 includes critical upgrades such as repairs to the boiler, fire escape, and fencing, we are requesting \$186,000 in CPA funding for the roof replacement, as the most urgent and costly element. If funded by the CPA, our goals include repairing the slate roofing on the mansard sections to preserve historic character, as well as replacing asphalt shingles and flat rubber roofing. These restorations are vital to maintain safe and dignified housing for Worcester's most vulnerable women and families.
<b>What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?</b>	As the sole owner of the property at 77 Chatham St., Abby's House has the authority to undertake these renovations to ensure the building remains a safe and welcoming environment for low-income women as they work toward long-term goals of improving their health and well-being. We have already secured a repair estimate, indicating our planning and readiness. Upon the award of CPA funding, our selected contractor will apply for the required building permits from the City of Worcester. Because of the building's classification with the Massachusetts Historical Commission, we will ensure all work complies with necessary historical preservation standards. We do not anticipate any zoning variances or complex site plan approvals, as this is a repair of an existing structure that does not alter the building's footprint or use. Abby's House is prepared to begin work immediately upon approval of funds and favorable weather, subject to our contractor's schedule.
<b>Please attach any related permissions or permits related to the project.</b>	WOR.1033.pdf
<b>Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.</b>	We do not foresee any delays in obtaining these permissions over the next 6 months, as our organization owns the property and the scope of work is straightforward repair. We determined the work required to restore the roof and are prepared to move forward immediately upon funding approval.

<b>What is the desired start and end date of this project?</b>	Abby's House can begin the roof repairs after approval of the CPA funds in the spring of 2026. Based on contractor estimates, the project will take 2 months to complete, subject to variables such as contractor scheduling and weather conditions.
<b>Please attach a Timeline for the project.</b>	CPA Abbys House - Timeline.pdf
<b>Please upload a complete project budget (.xlsx or .pdf) that includes the source of the funding for each line item. CPA funds can ONLY be used on CPA eligible project elements. Please make sure to be specific about the use of all CPA monies requested.</b>	Copy of Abby's House 77 Chatham Renovation Project - BUDGET revised.xlsx - Sheet1.pdf
<b>Please upload any renderings and/or estimates for this project.</b>	Abby's House - Capital Improvements Pricing Menu - 8.28.25.pdf Burrow and Birch Roof Replacement Worcester (2).pdf
<b>What is the status of the match funding identified in the budget?</b>	Based on estimates, our total project budget is \$335,102, with our CPA request of \$186,000 (56%) specifically for the roof repairs. Through other sources, we will secure the remaining \$149,102. Our contractor, Burrow & Birch Builders, generously declared a \$10,000 in-kind labor donation. We are examining grant opportunities from Charlesbank Homes Foundation (\$50k) and Greater Worcester Community Foundation (\$10k-\$25k). The remaining balance will be covered from our internal capital reserves.
<b>Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.</b>	Our margins are tight as we serve women with low incomes, often below 60% AMI. We prioritize maintaining affordable rent for women experiencing homelessness and abuse over collecting large financial reserves. While we will use reserves and pursue other grants to cover other repairs, CPA funding is critical for the most significant expense: roof repairs. We need your support to preserve this historic building without diverting funds from services that our residents' survival relies on.
<b>Please describe the experience of the project manager or project management team in completing a project like this one. Please include examples of similar projects pursued in the past, and why they are relevant.</b>	Abby's House has a nearly 50-year track record of owning, managing, and renovating properties in Worcester. Our Director of Maintenance & Facilities, Jamie White, holds a Construction Supervisors License (CSL), ensuring that our property management and facility improvements are handled with expertise. In July 2024, we completed a \$5.1M renovation of 21-23 Crown St., involving complex historic preservation and ADA accessibility upgrades. Additionally, we completed the renovation of 52 High Street (a century-old building) in 2019 through a \$16.8 million project that involved Low-Income Housing Tax Credits and Historic Tax Credits. We possess the institutional knowledge and existing project management mechanisms to manage this project efficiently. Our leadership team will select a trusted vendor we have worked with previously, with a proven track record of job quality and accountability.
<b>Please describe the financial position of the organization and its ability to</b>	Abby's House is well-positioned to meet the requirements of your reimbursement-based grant and cover the upfront costs of this roof repair project. Our organization operates with a disciplined budget and diverse

<p><b>cover the upfront costs of this project. CPA funding is provided on a reimbursement basis.</b></p>	<p>revenue sources, including grants from private foundations, donations from corporations and individuals, and income from our thrift shop and rental payments. We have successfully managed similar reimbursement-based grants for previous capital projects, further illustrating our financial resilience. The organization maintains operating reserves and readily accessible cash to temporarily cover project expenses while awaiting reimbursement. CPA funding remains essential to ensure that unrestricted operating funds are not diverted from core housing, safety, and support programs.</p>
<p><b>Please upload any reports that may be helpful in establishing a capable financial position.</b></p>	<p>Abby's House -2024 Audited Financial Statement - Final.pdf</p>
<p><b>How will this resource/property/building be maintained in the future?</b></p>	<p>We have established a detailed Maintenance Plan for 77 Chatham St. that includes semi-annual professional inspections, biannual gutter cleaning, and protocols for the prompt removal of debris. This Maintenance Plan is implemented by our leadership team using dedicated annual operating funds, ensuring the building remains safe for our deserving residents in the long term. The sooner we can repair the building, the sooner we can eliminate a source of repeated, costly emergency repairs.</p>
<p><b>Please upload any maintenance commitments.</b></p>	<p>Abby's House - Fall 2025 CPA - Maintenance Commitments.pdf</p>
<p><b>Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.</b></p>	<p>This project benefits some of Worcester's most vulnerable residents: women and children who are experiencing homelessness, with many often fleeing domestic violence. By preserving these seven apartments, we prevent additional displacement and provide a stable foundation for them to rebuild their lives and set future goals in a safe place. Restoring this roof also contributes to the preservation of the architectural character of the historical Crown Hill neighborhood for the Worcester community.</p>
<p><b>Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).</b></p>	<p>PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing. PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.</p>
<p><b>Please describe how this project aligns with the above Community Priorities.</b></p>	<p>This project aligns with Priority 1 by preserving and increasing the viability of community housing within a historic resource. The building at 77 Chatham St. is a vital part of Worcester's affordable housing infrastructure for low-income women with children. By repairing the roof, we ensure this historic building remains available and livable for its residents facing a housing crisis. Priority 3 is satisfied by investing in a demonstrated need in Worcester. This neighborhood has a high concentration of historic properties, but has a significant need for affordable housing stabilization. According to the 2025 Worcester County Housing Study prepared by Matrix Design Group, "27% of renter households were cost burdened (spending 30-49.9% of income on rent), while an additional 26% were severely burdened (spending 50% or more)." Our project addresses the urgent needs of the physical building while serving those living in poverty throughout the city.</p>

<b>Historic Resource Category Goals</b>	GOAL 1: Acquire and restore historic buildings in danger of demolition.
<b>Open Space and Recreation Category Goals</b>	This project does not align with any of these Category Goals.
<b>Community Housing Category Goals</b>	GOAL 2: Support deeper housing affordability (at or below 60% AMI). GOAL 5: Support unhoused individuals, especially youth and families.
<b>Please describe how this project aligns with the above Category Goals.</b>	<p>Historic Goal 1: The building at 77 Chatham St. is a historic Worcester asset at risk of water damage, which threatens its structural integrity and may lead to condemnation or demolition. This roof repair project stops that ongoing deterioration, restoring the building to a livable condition.</p> <p>Community Housing Goal 2: We serve households at or below 60% AMI, and many often arrive with no income source at all. This project preserves affordable housing units, a scarce resource in Worcester. We ensure these women and families have a safe and affordable home while they regain financial independence.</p> <p>Community Housing Goal 5: This is the core of our mission and daily operations. The protection of a dry, warm, and accessible home is the first step in trauma recovery for the unhoused women and youth we serve. Your investment will directly support their journey from homelessness to future financial stability.</p>
<b>Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.</b>	This project aligns with "Worcester Now   Next" by preserving historic local housing and supporting housing stability. It also supports the "Analysis of Impediments to Fair Housing Choice" by maintaining affordable units for protected classes (women/families). It advances the "Worcester Housing Strategy" by preserving existing affordable units.
<b>Does your project have community support? Please describe outreach efforts for this project.</b>	Abby's House is thoroughly embedded in the Worcester community, supported by over 300 volunteers and our generous local donors. We receive over 4,000 calls for help each year, revealing strong community demand for our services. We provide guests with wraparound services, including parenting support, emergency financial aid, and referrals to our extensive network of community health and social services partners, such as the MA Dept. of Mental Health, and Open Sky Community Services.
<b>Please upload any letters of support.</b>	<p>Abby's House - Fall 2025 CPA -77 Chatham Funding Support Letter - UWCM - 12.31.25.pdf</p> <p>Abby's House - Fall 2025 CPA -77 Chatham Funding Support Letter - YWCA of CM - 12.31.25.pdf</p> <p>Abby's House - Fall 2025 CPA -77 Chatham Funding Support Letter - WPL - 12.30.25.pdf</p> <p>Abby's House - Fall 2025 CPA -77 Chatham Funding Support Letter - Friendly House - 1.2.26.pdf</p>
<b>Is there anything else you want the CPC to know about your project?</b>	<p>The Crown Hill neighborhood is a nationally recognized historic district celebrating Worcester's vibrant immigrant and working-class heritage. Our building at 77 Chatham St., identified as the Willard Jones House (c. 1869), was added to the National Register of Historic Places in 1976. Since rehabilitating the property in 2001, Abby's House has maintained apartments there, serving as a long-time stakeholder in the district.</p> <p>The roof of our building actively protects women and children who have</p>

navigated the hardships of domestic violence and homelessness. We recently assisted a young mother and her three children who fled an abusive relationship. At Abby's House, she felt safe and supported enough to secure employment, medical insurance, and a restraining order. She eventually moved into her own apartment. This urgent repair project ensures that, when women come to us in crisis, we can quickly welcome them into a safe, dry, and dignified home.