



CPA Funding Application Pre-Application

City of Worcester

Submitted On:

Dec 2, 2025, 04:54PM EST

Project Name	Down Payment Assistance Program for 4 LMI First-Time Homebuyers in Affordable Condo Conversion
Project Location and/or Address	1 Wyman Street, Worcester, MA
Project Lead Organization (or Individual if Applicable)	Main South Community Development Corporation
Legal Status of the Organization	501(c)3
Brief Project Description	The Main South CDC is requesting \$20,000 from the Worcester Community Preservation Fund to provide \$5,000 of direct down payment assistance to 4 LMI first-time homebuyers purchasing new affordable residential condos at 1 Wyman Street.
Project Contact Information	John Stephen Teasdale [REDACTED] [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Community Housing
What activity are you proposing to do in this category? (Check All that Apply)	Support
What is the total project budget?	1,110,000
How much are you requesting in CPA funding?	20000
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.)	CPA funds would provide \$5,000 of direct down payment assistance to four low-to-moderate income ($\leq 80/100\%$ AMI) first-time homebuyers (covering approximately half of each down payment, assuming a 5% down payment percentage).
Please describe how you intend to incorporate affordability deed restrictions for this project.	A five-year deed restriction will be placed on each condo unit to limit the resale price to a 5% annual increase, plus the cost of any approved improvements.
Is there anything else you would like us to know about your project at this stage?	This affordable condo conversion will create 3 two-bedroom units (to be sold at \$180,000) and 3 three-bedroom units (at \$190,000), for a total sale price of \$1.11 million, of which we are requesting \$20,000 to support 4 eligible LMI buyers at or below 100% AMI (with the remaining 2 units left unrestricted).
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	AKH

project outlined above may void a positive Determination of Eligibility.

With my initials below, I understand that CPA funding is reimbursement based, and that, if awarded, my organization would have to cover some or all of the upfront costs of the project.

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CPA Funding Application Form

Submitted On:

Jan 7, 2026, 10:55AM EST

City of Worcester

Project Name (Please make sure this corresponds with the Project Name on the Determination of Eligibility Form)	Down Payment Assistance Program for 4 LMI First-Time Homebuyers in Affordable Condo Conversion
Project Contact Information	John Stephen Teasdale [REDACTED] [REDACTED]
Please briefly describe your project.	The Main South CDC is currently in the process of converting the property we own at 927 Main Street/1 Wyman Street into a mixed-use, affordable condominium association, which will create and offer 6 affordable residential condos and 2 affordable commercial units for small businesses currently facing displacement. While all the units will be priced significantly below market rate (\$180-190,000 for the residential condos and \$150-170,000 for the commercial condos), four of the residential condos will be income restricted (2 at ≤80% AMI and 2 at ≤100% AMI), with a deed restriction capping the resale price of all units for five years to support their continued affordability. The MSCDC is requesting \$20,000 of Community Preservation funding to support a down payment assistance program to provide \$5,000 of direct down payment assistance to the four low-to-moderate-income first-time homebuyers purchasing residential condos at 1 Wyman Street.
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	As required by Massachusetts Condo Conversion Laws (Chapter 527 of the Acts of 1982), the tenants at 1 Wyman Street were provided an official notice explaining the MSCDC's intent to convert the property into a condo association, their option to purchase their unit, and the required grace period (dependent on their lease term, income, age, and disability status) for them to vacate their apartment should they not choose to purchase their unit (the MSCDC is also working with these tenants personally to relocate them to other comparable, affordable, MSCDC-owned properties). A copy of the template we used issuing these notices to the residential tenants is attached below. As part of the larger condo conversion project, we have performed renovations on the building exterior, common spaces, and residential units, and prior to starting, we secured all necessary permits from the City of Worcester's Building and Zoning Department (available upon request).
Please attach any related permissions or permits related to the project.	Condo Conversion Notice_to_Tenants_Under_Chapter_527_of_the_Acts_of_1983.pdf
Do you foresee any delays in acquiring these permissions within	No, we do not foresee any delays, as all necessary permits have already been acquired.

<p>the next 6 months? If yes, please explain, otherwise, type N/A.</p>	
<p>What is the desired start and end date of this project?</p>	<p>March 1, 2026 – November 30, 2026</p>
<p>Please attach a Timeline for the project.</p>	<p>MSCDC CPA Application Timeline Jan 2026 (1).pdf</p>
<p>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.</p>	<p>MSCDC CPA Application Wyman St Condo Conversion Budget (1).pdf</p>
<p>What is the status of the match funding identified in the budget?</p>	<p>The Main South CDC has already invested significant resources in this project, which we consider match funding, including \$225,000 for the renovations of the residential units, building exterior, and common areas; \$30,000 of legal expenses for the creation of the condo trust, and \$65,000 of other carrying costs. The MSCDC will be absorbing these costs instead of passing them along to the condo buyers in the form of increased sale prices.</p>
<p>Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.</p>	<p>At \$180,000–\$190,000, the 1 Wyman St. residential are being sold for only two-thirds the market rate (the average sale price of condos in Nov. 2025 was between \$265-290k, per Redfin and Zillow). Even with this significant discount, many LMI families do not have a significant reserve of savings for a large down payment and closing costs. Our goal in applying for CPA funding is to leverage new municipal resources to further lower the financial burden of first-time homeownership for LMI families.</p>
<p>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.</p>	<p>The Main South CDC's Director of Property Management and Programs, Yary Jaen, will be leading this project. Originally joining the MSCDC in 1996, Ms. Jaen became the agency's homebuyer counselor in 2003 and assumed her director position in 2014. With her leadership, the MSCDC has sold 71 affordable homes to first-time homebuyers. In 2008, she also worked with MHIC's foreclosure prevention program to offer residential and commercial down payment assistance grants to underserved areas of Worcester. In her current role, Ms. Jaen oversees the growth and management of the MSCDC's rental property portfolio, which comprises 9 commercial and 241 residential units. Ms. Jaen is a licensed real estate agent and a certified homebuyer counselor. She is knowledgeable about the Worcester housing market and state and local affordable housing policy and programs, and her fluency in Spanish and English allows her to inclusively serve the culturally and linguistically diverse Main South community.</p>
<p>Please describe the financial position of the organization and its ability to cover the upfront costs of this</p>	<p>The Main South CDC is an established nonprofit development agency with a proven record of implementing diverse projects related to the development, preservation, and management of affordable housing. The agency is in good financial standing; as of our most recent audit, dated 12/31/2024, the MSCDC</p>

<p>project. CPA funding is provided on a reimbursement basis.</p>	<p>had \$13.1 million in net assets, with \$42.6 million in total assets and \$29.5 million in liabilities.</p>
	<p>With lines of credit through Bay State Savings Bank and Berkshire Bank, the agency can access \$850,000 in credit to cover upfront expenses; this has been our strategy for performing renovations on the 1 Wyman Street and 927 Main Street buildings, and we will be able to use this credit to cover the \$20,000 of down payment assistance grants until we receive reimbursement from the City.</p>
<p>Please upload any reports that may be helpful in establishing a capable financial position.</p>	<p>Main South CDC - 2024 Audit.pdf</p>
<p>How will this resource/property/building be maintained in the future?</p>	<p>Supported by monthly condo fees, the Main South CDC will take on the role of management agent for the condo association and be responsible for activities such as performing necessary repairs, maintaining the property, collecting condo fees, and paying common utilities and insurance. The MSCDC has successfully managed this property for several decades as affordable rental units, with a nine-person property management team that includes 5 skilled, full-time maintenance and repair technicians.</p>
<p>Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.</p>	<p>While Worcester's homeownership rate is 66%, only 8.6% of homes in Main South are owner-occupied. With 86% of Main South residents being BIPOC and/or Latinx, this discrepancy is tied to the legacy of redlining and other racially discriminatory historical practices. The creation of affordable homeownership opportunities helps address the geographically stratified economic inequality in Worcester as diverse LMI families in Main South build stability, economic mobility, and generational wealth.</p>
<p>Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).</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>Please describe how this project aligns with the above Community Priorities.</p>	<p>The MSCDC's down payment assistance program within our mixed-use, affordable condo conversion project aligns with the Community Preservation Plan's priorities of "increasing accessibility to community housing" and "prioritizing investments in projects that address a demonstrated need in a geographic area." The condo conversion program is creating six new affordable homeownership opportunities, priced significantly below market rate (\$180-190,000, compared to a market rate of \$265-290,000) in a low-income, predominantly BIPOC neighborhood where homeownership is markedly lower than city, state, and national levels. Only 8.6% of homes in Main South are owner-occupied, compared with 66% in Worcester; the creation of affordable homeownership opportunities with direct homebuyer support addresses the geographic inequity and specific need within the community for opportunities for economic mobility.</p>
<p>Historic Resource Category Goals</p>	<p>This project does not align with any of these Category Goals.</p>

Open Space and Recreation Category Goals	This project does not align with any of these Category Goals.
Community Housing Category Goals	GOAL 1: Produce more housing, especially owner-occupied housing.
Please describe how this project aligns with the above Category Goals.	This project advances the goal of “produc[ing] more housing, especially owner-occupied housing” by creating six new affordable homeownership opportunities and supporting first-time homebuyers. Community Preservation funding would provide \$5,000 of direct down payment assistance (considered a “supporting” activity within the community housing priority) to the four buyers of income-restricted ($\leq 100\%$ AMI) units. Assuming a down payment percentage of 5%, this subsidy would cover approximately half of each family's down payment, allowing them to use their savings to alleviate the burden of legal and closing costs or to access a lower monthly mortgage payment through a larger down payment. This direct financial support for LMI households will help to expand access and stability to community housing to those who might otherwise be excluded from the benefits of homeownership beyond the significant discounts and income restrictions the MSCDC has already put in place for this project.
Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	This affordable condo conversion project aligns with strategies outlined in Worcester Now Next, Worcester's Housing Production Plan (FY2026-30), and the Commonwealth's A Home for Everyone. Specifically, it creates affordable homeownership opportunities, advances equity, protects and renews the existing housing stock, provides direct support to LMI households to support stability and economic mobility, and is rooted in principles of tenant empowerment and anti-displacement.
Does your project have community support? Please describe outreach efforts for this project.	The MSCDC conducted direct outreach with current tenants at 1 Wyman St. and local businesses to gauge interest in this condo conversion; we considered the project too small to require a broader community outreach strategy. However, our regular engagement with community groups, our ongoing communications with our tenant base, and our connected, representative Board of Directors have illuminated the strong community desire for more affordable homeownership opportunities in Main South.
Is there anything else you want the CPC to know about your project?	No.