



CPA Funding Application Form

City of Worcester

Submitted On:

May 8, 2025, 10:53PM EDT

Project Name	Nonprofit Center Historic Renovation – Ascentria Care Alliance Client Center
Project Location and/or Address	18 Chestnut St, Worcester, MA 01609
Project Lead Organization (or Individual if Applicable)	Ascentria Care Alliance, Inc. (Ascentria)
Legal Status of the Organization	501(c)3
Current Property Owner (if Different from the Applicant)	Katie Kruck - Commerce Associates
Please attach written permission by the property owner for submission of this application if other than applicant.	Letter of Support Ascentria 04 30 25.pdf
Brief Project Description	Ascentria is moving to the historic 18 Chestnut St. To make this space accessible to marginalized groups we serve, we propose renovation of public spaces (Welcome Area, Client Corner, Community Event Space) and safety systems.
Project Contact Information	Jillian Decker [REDACTED]
What CPA category does this project fall under? (Check All that Apply)	Historic Resources
What activity are you proposing to do in this category? (Check All that Apply)	Rehabilitate / Restore
What is the project budget?	\$1,208,901.75
How much are you requesting in CPA funding?	\$158,815.25
Historical Resource Projects: Have you received a Positive Determination of Local Historic Significance from the Worcester Historical Commission?	This project does not require a Determination of Local Historic Significance
Are you requesting an expedited review process for your project? The CPC shall	

consider an expedited timeline for review (i.e., a Special Application) only under certain circumstances. See the Application Guidance document (linked below) for more information.	No
Please briefly describe your project.	<p>Built in 1932 as the Paul Revere Insurance Co building and abandoned since 2013, 18 Chestnut St is now being revitalized as a nonprofit hub. The innovative concept fosters collaboration between service providers and a seamless continuum of care which will strengthen the Worcester community.</p> <p>Ascentria serves over 4,500 Worcester residents through programs for seniors, people with developmental disabilities, children, and refugees and immigrants. By renovating the vacant 4th floor into a Client Center, we will expand our service capacity and as an anchor tenant, bring the nonprofit hub to stability ensuring the preservation of an architectural landmark.</p> <p>We respectfully request \$158,815 to make the new Client Center fully accessible and safe for clients. Funds will enable access control systems and construction of a welcome area, community event space, and a Client Corner with Wi-Fi, charging stations and healthy food options for walk-ins and students, ensuring barrier-free services.</p>
What permissions, permits and plans will be necessary to carry out this project, and what is the status of their acquisition?	The owner of 18 Chestnut St, Commerce Associates, has been issued a building permit and is ready to begin, pending funding.
Please attach any related permissions or permits related to the project.	Building Permit Ascentria.pdf
Do you foresee any delays in acquiring these permissions within the next 6 months? If yes, please explain, otherwise, type N/A.	No.
What is the desired start and end date of this project?	May 9, 2025 - Sept 30, 2025
Please attach a Timeline for the project.	CPA_Timeline.docx
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.	Project Budget with Matches Included.pdf
Please upload any renderings and/or estimates for this project.	CPA_Renderings.pdf
What is the status of the match funding identified in the budget?	We are grateful to Dell Technologies for generously offering server technology at a deeply discounted rate of \$35k, a discount of \$75k, in order to increase equitable internet access for our clients. In addition to this, Ascentria is contributing 198k worth of furniture for the overall project. In total, \$272,464 is secured in documented match, which exceeds the request of CPA by 115k.
Please upload commitment letters and/or funding agreements demonstrating that match funding is in place.	CPA_Match.pdf
Please explain why CPA funding is needed for this project. If CPA is the only proposed funding source for this project, please explain why.	Nonprofit funding opportunities have been impacted by mass cancelations of federal contracts and consumer economic concerns. We have deliberately approached a diverse mix of support, and the CPA opportunity fills a critical gap in the project plan to enhance accessibility. Few local resources support adaptive reuse of historic sites for public benefit. Furthermore, the CPA funding timeline is ideal for this project as we are shovel ready.
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>April Kelly, Chief of Staff & VP of Real Estate, leads this project with 25-year's experience in construction project management from nonprofits. In Worcester she directed the \$15 M YMCA capital campaign—Main St., Greendale and Boroughs renovations. She also led the Lutheran Rehabilitation Center modernization and Ruth House teen-parent residence upgrades – multi-phase, occupied-site fit-outs that match 18 Chestnut’s schedule, budget and stakeholder-coordination demands.</p> <p>The primary coordination and oversight responsibilities will be managed by Regional Facilities Manager, Richard Fisher, who has over 20 years of experience with corporate and nonprofit build-outs. Richard will be supported by Amanda Alarcon, Manager of Client Center Operations, and Tara Browne, Executive Assistant, to provide logistics and vendor support. This fully staffed team will ensure timely completion of major milestones without schedule slippage.</p>
Please describe the financial position of the organization and its ability to cover the upfront costs of this project. CPA funding is provided on a reimbursement basis.	Ascentria Care Alliance is financially strong and can cash-flow discrete project costs pending CPA reimbursement. Our most recent audit came back without notes. Furthermore, due to nonprofit advocacy and a Federal Judge order, federal contracts that had gone unreimbursed are now being filled, making Ascentria cash positive.

	At the end of each fiscal year ACS engages external auditors to conduct an audit according to guidance provided by the Office of Management and Budget (OMB). This is done to help ensure that the necessary controls are in place to meet the compliance requirements set by OMB for the management of both public and private grants and contracts.
Please upload any reports that may be helpful in establishing a capable financial position.	ACA PDF Signed Final Report and Financial Statements (2).pdf
How will this resource/property/building be maintained in the future?	Building maintenance remains the owner’s responsibility. Ascentria’s Vice President of Real Estate performs annual inspections of all leased sites, identifying issues early and forwarding them to the landlord for prompt action. The renovation is a one-time, stand-alone expense that will make the space fully move-in ready and reduce our ongoing occupancy costs/monthly expense saving half a million in 10 years; no follow-up projects are anticipated.
Please describe how this project/program will benefit Worcester residents in general, as well as specific groups that will benefit from the project.	<p>Ascentria supports refugees for 5 years post-resettlement, currently 1,629 in Worcester. 1/5 Gateway City workers have low English proficiency (LEP), a major employment barrier we address (MassINC,2024). Our free English classes have a 100+ person waitlist. The renovations will increase classroom capacity by 20%.</p> <p>In Elm Park, internet access is the lowest in the city (CHA,2024), the Client Corner & free Community Event Space will offer digital access & gathering space for public benefit.</p>
Please identify which of the Community Priorities identified in the Community Preservation Plan align with this project (check all that apply).	<p>PRIORITY 1: Increase accessibility to historic resources, open space, parks, and in community housing.</p> <p>PRIORITY 3: Prioritizing investments into projects that address a demonstrated need in a geographic area.</p>
Please describe how this project aligns with the above Community Priorities.	<p>This discrete project addresses 2 Priorities: increasing accessibility to historic resources and prioritizing investments in areas of demonstrated need.</p> <p>By renovating historic 18 Chestnut, Ascentria is adapting it to meet current public needs and contributing to the preservation of a formerly vacant building.</p> <p>As referenced above, the ElmPark neighborhood has a documented need for internet accessibility by the 2024 Greater Worcester Community Health Assessment(CHA). This project also responds directly to the urgent call for more English for Speakers of Other Languages(ESOL) in gateway cities like Worcester. Helping residents improve their English skills by just one level would inject \$1.5 billion into Gateway City economies(MassINC Policy Center,2024). Other Ascentria programs including SNAP-ED will continue to provide healthy lifestyle education. With this project, CPA can both preserve a treasured historic resource and expand the safe delivery of critical services in the region.</p>
Historic Resource Category	GOAL 2: Promote adaptive reuse or deconstruction for historical

Goals	preservation.
Open Space and Recreation Category Goals	GOAL 3: Provide access to fresh, locally grown foods.
Community Housing Category Goals	GOAL 5: Support unhoused individuals, especially youth and families.
Please describe how this project aligns with the above Category Goals.	This project supports adaptive reuse by restoring the long-vacant 4th floor into a vibrant, accessible Client Center, preserving historic character while serving modern community needs. Additionally, it also promotes access to fresh, local foods through the Client Convenience Corner, which will feature a VenFly machine offering healthy, locally sourced options and donating profits to client services. In the Event Space, Ascentria's SNAP-Ed program will host free nutrition and cooking classes, empowering clients with tools for healthy eating and food budgeting. Ascentria SNAP-Ed partners with local farmers, schools, and senior centers educating 1,592 in FY24. Furthermore, Ascentria serves over 100 youth without a guardian or permanent housing through our foster care program which intends to utilize the community event space. These efforts together advance historic preservation, improve food access for Worcester's underserved residents and new opportunities for our young clients.
Does your project align with any other City or Regional Plans? Please be specific. See the City of Worcester website to view local plans.	The renovation at 18 Chestnut advances Worcester's Downtown Urban Revitalization Plan by adaptively re-using a vacant, historic building and bringing 200 jobs and daily foot traffic downtown. It also fulfills the Worcester Now Next goals for values-centered growth, equitable investment, and accessibility by expanding ESOL classes, increasing accessible human services for refugees, those with disabilities and other marginalized groups served by Ascentria.
Does your project have community support? Please describe outreach efforts for this project.	There is strong community support for the 18 Chestnut St renovation which will make the space accessible to Ascentria's clients. As an anchor tenant in the building Ascentria makes the innovative project sustainable. Official support comes from Congressman McGovern, Worcester Community Action Council, and the United Way of Central MA.
Please upload any letters of support.	AscentriaLOS.pdf WCAC LOS Ascentria 5.1.2025 (1).docx Letter of Support Ascentria 04 30 25.pdf
Is there anything else you want the CPC to know about your project?	The proposed renovation of the public facing spaces in Ascentria's new client center is a discrete portion of a larger project to renovate the entire 4th floor, bringing over 200 staff downtown and the 5,000 clients we serve a year in Worcester. CPA support of this project enables a larger goal to expand our services, creating a ripple effect that will continue to benefit Worcester residents with vital human services for many years to come.