

## WORCESTER AFFORDABLE HOUSING TRUST FUND

### FALL 2025 AWARDS

#### **PROJECT:** CURTIS APARTMENTS PHASE 2 (RENTAL)

Awarded Entity: Trinity Curtis Phase Two Limited Partnership

Property Address: 37, 53 & 60 Great Brook Valley Avenue and 69 Tacoma Street, Worcester, MA 01605

Project Description: Phase 2 of the four-phase Curtis Apartments Redevelopment, which will replace and rebuild all 372 existing apartments at the Worcester Housing Authority's Curtis Apartments property and add an additional 155 affordable housing apartments. Curtis Apartments Phase 2 will see the demolition of 114 existing units in three buildings and the new construction of three buildings containing 150 apartments. 116 units will be replacement public housing units supported by RAD Project-Based Subsidy and Section 8 Project Based Vouchers provided by the Worcester Housing Authority. The remaining 34 apartments will be affordable for households up to 60% and 80% of AMI. Eighteen units will be fully ADA accessible.

Funding Amount: Up to \$225,00.00 of AHTF-CPA funding.

#### **PROJECT:** COLONY ON GROVE – BEECH (RENTAL)

Awarded Entity: Colony Retirement Homes, Inc.

Property Address: 485 Grove Street, Worcester, MA 01605

Project Description: The second phase of the Colony on Grove project (Phase II, otherwise known as "Beech"), is part of the multi-phase redevelopment of an existing but functionally obsolete 139 affordable senior apartment complex located at 485 Grove Street into 220 affordable senior apartments. Colony on Grove – Beech will replace 36 existing apartments with 48 new one-bedroom rental units, creating 12 net new units. All 48 of the units will be income-restricted, and 44 of the units will have Section 8 project-based vouchers. The remaining apartments will serve residents at or below 60% AMI. The proposed affordability period is 45 years. Six units will be fully ADA accessible.

Funding Amount: Up to \$200,00.00 of AHTF-CPA funding.

#### **PROJECT:** SEEDS OF HOPE TINY HOMES (RENTAL)

Awarded Entity: Worcester Community Housing Resources, Inc.

Property Address: 6 Claremont Street, Worcester, MA 01610

Project Description: This pilot demonstration project will create four one-bedroom "tiny homes" (546 square feet each) on a small, irregular lot using modular construction to reduce costs and shorten the timeline. Designed to serve chronically homeless and housing-insecure seniors aged 55 and older, all

four units will be income-restricted affordable rentals, with occupancy targeted for early 2026. Three units will be restricted to households earning 60% or less of the Area Median Income (AMI) and one unit will be restricted to households earning up to 30% AMI. All four units will be ADA accessible.

Funding Amount: Up to \$150,00.00 of AHTF-CPA funding.

PROJECT: 26 CLARIDGE DRIVE (HOMEOWNERSHIP)

Awarded Entity: GoVenture Capital Group, LLC

Property Address: 26 Claridge Drive, Worcester, MA 01602

Project Description: The 26 Claridge Drive project is a renovation of an ~1,800SF, 3 bed/2.5 bath single family home that has been registered as a vacant property with the City of Worcester since December. The developer acquired the property through a City of Worcester Request for Bids process and will be sold as a single-family home under the 80% AMI affordability restriction. The property is located in the Tatnuck neighborhood of Worcester. The house will be fully renovated with new drywall, flooring, bathrooms, and a kitchen. The electric service will be upgraded and the existing heating system will be repaired. The renovation of the house will be completed such that if the qualified buyer selected through the lottery process requires ADA accessibility, the house can easily be adapted to meet this requirement. The appliances and bathroom fixtures will meet ADA requirements. Turning radiuses and doorway widths will be met. The general contractor will install blocking in the walls so that grab bars can easily be installed if needed. If wheelchair accessibility is required, ramps will be added to the exterior entry and the step down into the kitchen/living area.

Funding Amount: Up to \$75,000.00 of AHTF-CPA funding.

PROJECT: 12 BENEFIT STREET (RENTAL)

Awarded Entity: Boiquaye LLC

Property Address: 12 Benefit Street, Worcester, MA 01610

Project Description: The Project involves the conversion of an existing, vacant three-unit multifamily building into six rental units by reconfiguring interior walls and layouts. This reconfiguration includes relocating and constructing new interior walls, redesigning unit layouts, and updating mechanical, electrical, and plumbing systems to meet modern standards and accessibility requirements. The project will also improve the overall safety, energy efficiency, and habitability of the property. One unit will be fully ADA accessible. Two of the six units will be income-restricted to serve low- and moderate-income households, with units restricted to households earning 60% or less of the Area Median Income (AMI) for a 30-year affordability period.

Funding Amount: Up to \$200,00.00 of AHTF-CPA funding.

PROJECT: 36 FIFTH AVENUE (RENTAL)

Awarded Entity: Robert Puntieri

Property Address: 36 Fifth Ave, Worcester, MA 01607

Project Description: New construction on a previously vacant/abandoned lot to create four studio units of rental housing. One of the units will be restricted to households earning 60% or less of the Area Median Income (AMI) for a 30-year affordability period. One unit will be fully ADA accessible.

Funding Amount: Up to \$75,00.00 of AHTF-CPA funding.

PROJECT: 104 ARMORY STREET (HOMEOWNERSHIP)

Awarded Entity: Habitat for Humanity MetroWest/Greater Worcester, Inc.

Property Address: 104 Armory Street, Worcester, MA 01603

Project Description: This project involves the new construction of two attached affordable condo units on a lot acquired through a City Request for Bids process. Developed by Habitat for Humanity, the homes will be sold to first-time, income-eligible buyers selected through Habitat's program and will include a perpetual deed restriction to ensure long-term affordability. One unit will be accessible. If the household selected through the lottery process requires a ramp, this will be installed to the zero step back porch entrance. An electrical outlet will be located on the main stair landing to allow installation of a power lift. The first floor will have 36" door openings (wheelchair access). First-floor bathroom will include a wall hung sink, roll in shower, comfort height toilet, grab bars, and 5' radius for wheelchair access. Paddle electrical switches will be 40" from the floor, kitchen cabinets will be lower height (34") with an increased toe kick space, and door handles will have levers.

Funding Amount: Up to \$200,000.00 of AHTF-CPA funding.

PROJECT: 33 RIPLEY STREET (HOMEOWNERSHIP)

Awarded Entity: Habitat for Humanity MetroWest/Greater Worcester, Inc.

Property Address: 33 Ripley Street, Worcester, MA 01610

Project Description: This project involves the new construction of a four-bedroom, two-bath single-family home on a vacant infill lot acquired through a City Request for Bids process, with the building permit issued on May 7, 2025, and the deed recorded on August 7, 2025. Developed by Habitat for Humanity, the home will be sold to a first-time, income-eligible buyer selected through Habitat's program and will include a perpetual deed restriction to ensure long-term affordability. If the household selected through the lottery process requires a ramp, this will be installed to the zero step back porch entrance. An electrical outlet will be located on the main stair landing to allow for installation of a power lift. The first floor will have 36"

door openings for wheelchair access. The first-floor bathroom will include a wall hung sink, roll in shower, comfort height toilet with grab bars, and 5' radius for wheelchair access. Paddle electrical switches will be 40" from the floor, kitchen cabinets will be lower height (34") with an increased toe kick space, and door handles will have levers.

Funding Amount:

Up to \$125,000.00 of AHTF-CPA funding.