



WAY FINDERS, INC.

HOUSING DEVELOPMENT PROJECTS

MAY 2024

COMPLETED PROJECTS

Total Projects Developed: 49 | Total Residential Units Created: 1,317

1. Windrush Commons, Great Barrington

- Year Completed: 2023
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Family
- Units: 49
- Total Development Cost: \$20,241,585
- Primary Financing: LIHTC
- Way Finders-Owned: Yes
- Development Partner: CDC of South Berkshire

2. Carlos Vega Townhouse Apartments Redevelopment, Holyoke

(formerly known as Walnut Row Apartments)

- Year Completed: 2021
- Construction Type: Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 18
- Total Development Cost: \$5,609,945
- Primary Financing: USDA, Rural Development
- Way Finders-Owned: No
- Development Partner: Valley Housing Development Corp.

3. Library Commons, Phase I, Holyoke

- Year Completed: 2021
- Construction Type: Substantial Rehab and New Construction
- Property Type: Rental
- Primary Population: Family
- Units: 38; Commercial Space: 940 s.f.
- Total Development Cost: \$19,012,000
- Primary Financing: LIHTC
- Way Finders Owned: Yes

4. Sergeant House, Northampton

- Year Completed: 2020
- Construction Type: Substantial Rehab and New Construction
- Property Type: Rental
- Primary Population: Single (SRO)
- Units: 31
- Total Development Cost: \$8,150,046
- Primary Financing: LIHTC
- Way Finders-Owned: Yes
- Development Partner: Valley CDC

5. The Lumber Yard Apartments, Northampton

- Year Completed: 2019
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Family
- Units: 55; Commercial: 5,500 s.f.
- Total Development Cost: \$19,168,190
- Primary Financing: LIHTC
- Way Finders-Owned: Yes
- Development Partner: Valley CDC

6. Live 155, Northampton

- Year Completed: 2018
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Single (studio and one BR units)
- Units: 70; Commercial: 2,765 s.f.
- Total Development Cost: \$19,079,367
- Primary Financing: LIHTC
- Way Finders-Owned: Yes

7. Redevelopment and Recapitalization of Quadrangle Court and the Kenwyn

- Year Completed: 2015
- Construction Type: Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 60; Commercial: 1,879 s.f.
- Total Development Cost: \$10,429,470
- Primary Financing: LIHTC
- Way Finders-Owned: Yes

8. Parsons Village, Easthampton

- Year Completed: 2015
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Family
- Units: 38
- Total Development Cost: \$11,139,261
- Primary Financing: LIHTC
- Way Finders-Owned: Yes
- Development Partner: Valley CDC

9. Stevens Senior Housing, Ludlow

- Year Completed: 2014
- Construction Type: Substantial Redevelopment of Former Community Center
- Property Type: Rental
- Primary Population: Seniors
- Units: 28
- Total Development Cost: \$7,476,800
- Primary Financing: HUD 202
- Way Finders-Owned: Yes

10. Olympia Oaks, Amherst

- Year Completed: 2014
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Family
- Units: 42
- Total Development Cost: \$12,570,788
- Primary Financing: LIHTC
- Way Finders-Owned: Yes
- Development Partner: Valley CDC

11. Rehabilitation of Foreclosed Properties, Springfield

- Year Completed: 2013
- Construction Type: Substantial Rehab and New Construction
- Property Type: Homeownership
- Primary Population: Family
- Units: 14 (combination of single- and two-family houses)
- Primary Financing: Neighborhood Stabilization Loan Program
- Way Finders-Owned: No

12. Old Hill Homeownership Initiative, Springfield

- Year Completed: 2012
- Construction Type: New Construction and Substantial Rehab
- Property Type: Homeownership
- Primary Population: Family
- Units: 16
- Primary Financing: HOME/HSF
- Way Finders-Owned: No
- Development Partners: Neighborhood Collaborative (Old Hill Neighborhood Council, Springfield College, Springfield Neighborhood Housing Services, Habitat for Humanity)

13. Butternut Farm, Amherst

- Year Completed: 2011
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Family
- Units: 27
- Total Development Cost: \$8,264,566
- Primary Financing: Tax Credit Exchange
- Way Finders-Owned: Yes

14. Woodland Walk Apartments, Charlton

- Year Completed: 2010
- Construction Type: Substantial Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 39
- Total Development Cost: \$10,800,900
- Primary Financing: USDA Rural Development, LIHTC
- Way Finders-Owned: Yes

15. Six Corners Homeownership Initiative, Springfield

- Year Completed: 2009
- Construction Type: Substantial Rehab and New Construction
- Property Type: Homeownership
- Primary Population: Family
- Units: 8
- Primary Financing: City HOME
- Way Finders-Owned: No

16. Church Street School Senior Housing, Ware

- Year Completed: 2008
- Construction Type: Substantial Redevelopment of Former School and New Construction
- Property Type: Rental
- Primary Population: Seniors
- Units: 29
- Total Development Cost: \$8,114,727
- Primary Financing: USDA Rural Development, LIHTC
- Way Finders-Owned: Yes

17. Paradise Pond Apartments, Northampton

- Year Completed: 2006
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Family
- Units: 12
- Total Development Cost: \$3,017,252
- Primary Financing: State HOME, HUD McKinney
- Way Finders-Owned: Yes

18. Verano Apartments, Holyoke

- Year Completed: 2006
- Construction Type: Substantial Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 44
- Total Development Cost: \$6,598,500
- Primary Financing: LIHTC
- Way Finders-Owned: Yes

19. Historic McKnight Homeownership Initiative, Springfield

- Year Completed: 2006
- Construction Type: Substantial Rehab and New Construction
- Property Type: Homeownership
- Primary Population: Family
- Units: 5
- Primary Financing: City of Springfield and Massachusetts HOME Funds
- Way Finders-Owned: No

20. New Court Terrace, Springfield

- Year Completed: 2005
- Construction Type: Substantial Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 45
- Total Development Cost: \$7,834,182
- Primary Financing: LIHTC
- Way Finders-Owned: Yes

21. Cold Spring Common, Belchertown

- Year Completed: 2004
- Construction Type: New Construction
- Property Type: Homeownership
- Primary Population: Family
- Units: 14
- Total Development Cost: \$2,851,884
- Primary Financing: HOME, AHTF
- Way Finders-Owned: No

22. Millbank, Northampton

- Year Completed: 2004
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Family
- Units: 24
- Total Development Cost: \$599,998
- Primary Financing: MHP, HOME
- Way Finders-Owned: Yes
- Development Partner: Valley CDC

23. Mountain View, Hadley

- Year Completed: 2003
- Construction Type: Rehab
- Property Type: Rental
- Primary Population: Senior and Family with disabled member(s)
- Units: 25
- Primary Financing: USDA (Rural Development)
- Way Finders-Owned: Yes

24. Orange/Sherman Streets Homeownership Initiative, Springfield

- Year Completed: 2003
- Construction Type: New Construction and Substantial Rehab
- Property Type: Homeownership
- Primary Population: Family
- Units: 8
- Primary Financing: Massachusetts and City of Springfield HOME funds
- Way Finders-Owned: No
- Development Partners: Concerned Citizens of Springfield and Urban League's Mason Square CDC

25. Lower Liberty Heights Homeownership Project, Springfield

- Year Completed: 2003
- Construction Type: New Construction and Substantial Rehab
- Property Type: Homeownership
- Primary Population: Family
- Units: 9
- Total Development Cost: \$966,252
- Primary Financing: Massachusetts and City of Springfield HOME funds
- Way Finders-Owned: No
- Development Partners: Lower Liberty Heights Community Action Team, Pioneer Valley Project, Habitat for Humanity, City of Springfield and YMCA

26. Palmer/West Springfield HOME Homeownership Project

- Year Completed: 2003
- Construction Type: Rehab
- Property Type: Homeownership
- Primary Population: Family
- Units: 8
- Total Development Cost: \$909,067
- Primary Financing: Massachusetts HOME funds
- Way Finders-Owned: No
- Development Partners: Town Governments

27. The Lorraine, Northampton

- Year Completed: 2001
- Construction Type: Substantial Rehab
- Property Type: Rental
- Primary Population: Single (SRO)
- Units: 28; Commercial Space: 1,464 s.f.
- Total Development Cost: \$1,673,000
- Primary Financing: Housing Stabilization Fund, City of Northampton CDBG
- Way Finders-Owned: Yes

28. Chicopee HOME Homeownership Project

- Year Completed: 2001
- Construction Type: Rehab
- Property Type: Homeownership
- Primary Population: Family
- Units: 4
- Primary Financing: Massachusetts and City of Chicopee HOME funds
- Way Finders-Owned: No
- Development Partner: City of Chicopee

29. Ware/West Springfield HOME Homeownership Project

- Year Completed: 2001
- Construction Type: Rehab
- Property Type: Homeownership
- Primary Population: Family
- Units: 9
- Total Development Cost: \$525,066
- Primary Financing: Massachusetts HOME funds
- Way Finders-Owned: No
- Development Partner: Town Governments

30. Silver Meadow, Wales

- Year Completed: 2000
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Senior
- Units: 20
- Total Development Cost: \$2,527,698
- Primary Financing: HUD 202
- Way Finders-Owned: No

31. Maple-Linden Homeownership Project, Chicopee

- Year Completed: 2000
- Construction Type: New Construction
- Property Type: Homeownership
- Primary Population: Family
- Units: 3
- Total Development Cost: \$426,038
- Primary Financing: Massachusetts and City of Chicopee HOME funds; CDBG Funds
- Way Finders-Owned: No
- Development Partner: City of Chicopee

32. Blodgett/Dorset Streets, Springfield

- Year Completed: 2000
- Construction Type: Rehab
- Property Type: Homeownership
- Primary Population: Family
- Units: 7
- Primary Financing: Primary Financing: Massachusetts and City of Springfield HOME funds
- Way Finders-Owned: No

33. Quadrangle Court, Springfield

(in partnership with Armoury Quadrangle Civic Association)

- Year Completed: 1998
- Construction Type: Substantial Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 33
- Total Development Cost: \$4,681,596
- Primary Financing: LIHTC
- Way Finders-Owned: Yes

34. Westfield HOME

- Year Completed: 1997
- Construction Type: Rehab
- Property Type: Homeownership
- Primary Population: Family
- Units: 8
- Primary Financing: Massachusetts HOME Funds, HOPE 3 Grant Funds
- Way Finders-Owned: No

35. HOPE 3, Holyoke

- Year Completed: 1997
- Construction Type: Rehab
- Property Type: Homeownership
- Primary Population: Family
- Units: 11
- Primary Financing: HUD HOPE 3 grant
- Way Finders-Owned: No
- Development Partners: Valley CDC & Valley Opportunity Council

36. South Canal, Holyoke

- Year Completed: 1995
- Construction Type: Substantial Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 127
- Total Development Cost: \$7,888,951
- Primary Financing: MHFA-financed HUD 236 project; LIHTC
- Way Finders-Owned: No
- Development Partner: Nueva Esperanza

37. Kenwyn Apartments, Springfield

- Year Completed: 1995
- Construction Type: Substantial Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 27; Commercial: 1,879 s.f.
- Total Development Cost: \$2,379,359
- Primary Financing: LIHTC
- Way Finders-Owned: Yes
- Development Partner: Vietnamese-American Civic Association

38. Neighborhood Homes IV, Amherst

- Year Completed: 1994
- Construction Type: Rehab
- Property Type: long-term lease with DMR
- Primary Population: Disabled Adults
- Units: 1
- Primary Financing: CDFC
- Way Finders-Owned: No
- Development Partners: Valley CDC

39. Kendall Hotel, Chicopee

- Year Completed: 1993
- Construction Type: Rehab
- Property Type: Rental
- Primary Population: Single (SRO)
- Units: 38, with additional commercial space
- Total Development Cost: \$1,780,785
- Primary Financing: LIHTC
- Way Finders-Owned: No
- Development Partner: Valley Opportunity Council

40. Pomeroy Lane Cooperative, Amherst

- Year Completed: 1993
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: families and individuals, some with disabilities
- Units: 25
- Total Development Cost: \$3,031,473
- Primary Financing: LIHTC; Amherst-sponsored HDSP
- Way Finders-Owned: No
- Development Partner: ABODES

41. Neighborhood Homes III, Easthampton and Sunderland:

- Year Completed: 1993
- Construction Type: New Construction and Rehab
- Property Type: long-term lease with DMR
- Primary Population: Disabled Adults
- Units: 1
- Primary Financing: CDFC
- Way Finders-Owned: No
- Development Partners: Valley CDC and Franklin County CDC

42. South City Housing, Holyoke Year Completed: 1992

- Construction Type: New Construction and Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 66
- Primary Financing: MHFA financing, SHARP, R-DAL, tax credits
- Way Finders-Owned: No
- Development Partner: Nueva Esperanza

43. Neighborhood Homes I, Springfield, Ludlow, Palmer, Amherst, and Greenfield

- Year Completed: 1991
- Construction Type: New Construction and Rehab
- Property Type: long-term lease with DMR
- Primary Population: Disabled Adults
- Units: 6
- Total Development Cost: \$1,370,000
- Primary Financing: CDFC, HIF
- Way Finders-Owned: No

44. College Highway Apartments, Easthampton (sponsored by Way Finders)

- Year Completed: 1991
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Senior
- Units: 40
- Primary Financing: HUD 202
- Way Finders-Owned: No

45. Southampton Meadows, Southampton (sponsored by Way Finders)

- Year Completed: 1989
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Senior
- Units: 40
- Primary Financing: HUD 202
- Way Finders-Owned: Yes

46. John L. Sullivan Housing, Easthampton (sponsored by Way Finders)

- Year Completed: 1988
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Senior
- Units: 40
- Primary Financing: HUD 202
- Way Finders-Owned: No

47. 52 Maple Court, Springfield

- Year Completed: 1988
- Construction Type: New Construction and Rehab
- Property Type: Rental
- Primary Population: Singles (SRO)
- Units: 6
- Primary Financing: McKinney grant for permanent housing for handicapped homeless
- Way Finders-Owned: No

48. South Holyoke Housing, Holyoke

- Year Completed: 1988
- Construction Type: Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 48
- Primary Financing: MHFA financing, SHARP, R-DAL, tax credits
- Way Finders-Owned: No
- Development Partner: Nueva Esperanza

49. Carmen Vasquez Apartments, Holyoke

- Year Completed: 1988
- Construction Type: Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 19
- Primary Financing: HUD McKinney transitional housing grant
- Way Finders-Owned: Yes
- Development Partner: Housing and Economic Resources for Women, Inc.

50. 560 South Summer St. (In partnership with Nueva Esperanza)

- Year Completed: 1987 (Rehabbed in 2006 as part of Verano Apartments redevelopment)
- Construction Type: Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 12
- Primary Financing: MHFA financing, SHARP, R-DAL, tax credits
- Way Finders-Owned: No
- Development Partner: Nueva Esperanza

51. Carlos Vega Townhouse Apartments, Holyoke

Formerly known as Walnut Row Apartments

- Year Completed: 1987 (Rehabbed in 2021)
- Construction Type: New Construction
- Property Type: Rental
- Primary Population: Family/Farmworkers
- Units: 18
- Primary Financing: Farmers Home Administration 514/516
- Way Finders-Owned: No
- Development Partner: Valley Housing Development

52. New Hope Housing, Holyoke

- Year Completed: 1987 (Rehabbed in 2006 as part of Verano Apartments redevelopment)
- Construction Type: Rehab
- Property Type: Rental
- Primary Population: Family
- Units: 32
- Primary Financing: Chapter 707 subsidies, Land Bank financing, syndication
- Way Finders-Owned: Yes
- Development Partner: Nueva Esperanza

53. 501 Worthington Street, Springfield

- Year Completed: 1986
- Construction Type: Rehab
- Property Type: Rental
- Primary Population: Singles (SRO)
- Units: 20
- Primary Financing: Chapter 707 subsidies, City of Springfield Rental Rehab and CDBG funds
- Way Finders-Owned: No

54. 32 Pendleton Ave., Chicope

- Year Completed: 1983
- Construction Type: Rehab
- Property Type: Long-term lease with DMH
- Primary Population: Congregate
- Units: 3
- Primary Financing: Conventional
- Way Finders-Owned: No