



RESUME OF DEVELOPER: HAP, INC.

HAP, Inc. was founded in 1972 and is a private, 501 (c) (3) nonprofit corporation. **HAPHousing™** has earned a reputation as the region's leader in facilitating access to housing and homeownership. As the region's housing partnership, **HAPHousing** collaborates with other community-based organizations to create affordable housing and to revitalize urban neighborhoods. Originally established to provide innovative forms of assistance to families seeking to rent decent, safe housing, **HAPHousing** has come to provide a wide range of activities including rental assistance programs, emergency and transitional shelter and services for homeless families. The **FIRST HOME** Program provides education and financial assistance for first-time homebuyers, post-purchase and foreclosure prevention counseling. As a regional Housing Consumer Education Center, **HAPHousing** provides a variety of housing counseling and information services to tenants, rental property owners, homebuyers, and homeowners. **HAPHousing** assists nearly 20,000 households each year in Hampden and Hampshire Counties and is funded by a wide variety of public and private sources, including individual donors.

MISSION STATEMENT

HAPHousing provides affordable housing opportunities, education and support enabling people to achieve a better future and promoting vibrant, diverse communities.

HAPHousing has been actively involved in affordable housing development for 25 years and is the largest nonprofit developer based in western Massachusetts. **HAPHousing** has participated in 40 completed projects for a total of nearly 900 units. Construction is underway on several homeownership units as part of major neighborhood revitalization efforts and a variety of projects are in various stages of pre-development. **HAPHousing** has experience with rehabilitation, adaptive reuse, and new construction. Projects range from single-family homes to large multi-family buildings. Special populations served include those who have experienced homelessness, the elderly, single individuals, farmworker families, pregnant and parenting teens, and individuals with developmental disabilities, physical handicaps, and/or mental illness. Many projects are undertaken as part of comprehensive neighborhood revitalization efforts and/or in partnership with other community-based or service provider organizations. **HAPHousing** manages 477 rental units throughout the region, including some owned by other entities.

HAPHousing is experienced in the use of a variety of public public and private financing sources including Low Income Housing Tax Credits, Massachusetts Housing Partnership Fund, HOME, CDBG, Federal Home Loan Bank's Affordable Housing Program, Massachusetts Housing Investment Corp., CEDAC, Housing Innovations Fund, HUD 202, HOPE 3, USDA Rural Development, etc.

322 Main Street, Springfield, MA 01105
413-233-1500

HAP, INC.

HOUSING DEVELOPMENT PROJECTS

A. COMPLETED PROJECTS

1. 32 Pendleton Ave., Chicopee

3 units for mentally handicapped adults
rehabilitated with conventional financing
owned by HAP CHS and managed by HAP, long-term lease with DMH provider
completed in 1983; sold in 1995

2. 501 Worthington Street, Springfield

20 units, single room occupancy
rehab with Chapter 707 subsidies, conventional financing, City of Springfield Rental Rehab and
CDBG funds.
completed 1986; sold in 1997 to Friends of the Homeless

3. New Hope Housing, Holyoke (in partnership with Nueva Esperanza)

32 units, family housing (1-1BR;10-2BR;18-3BR;3-4BR)
rehab of 3 buildings with Chapter 707 subsidies, Land Bank financing, syndication
completed 1987 *SEE VERANO APARTMENTS BELOW

4. Walnut Row Apartments, Holyoke (in partnership with Valley Housing Development)

18 units, for farmworker families (1-1BR;8-2BR;8-3BR;1-4BR)
new construction under Farmers Home Administration 514/516
completed 1987
owned by Valley Housing Development & managed by HAP

5. 560 South Summer St. (in partnership with Nueva Esperanza)

12 units (11 residential, 1 commercial), family housing
conventional financing and project-based Ch. 707 rental subsidies
completed 1987 *SEE VERANO APARTMENTS BELOW

6. Carmen Vasquez Apartments, Holyoke (in partnership with Housing and Economic Resources for Women, Inc.)

19 units family housing, including: 9 transitional units for pregnant & parenting young mothers (5-1BR;4-2BR); 10 permanent family housing (9-2BR;1-3BR)
rehabilitation with Ch. 707/MRVP subsidies for 16 units
HUD McKinney transitional housing grant, Weatherization, HOME, McAuley Institute, conventional financing
completed 1988; managed by HAP

7. South Holyoke Housing, Holyoke (partnership with Nueva Esperanza)

48 units, family housing (12-2BR;26-3BR;8-4BR;1-5BR)
rehab of 6 buildings, MHFA financing, SHARP, R-DAL, tax credits
completed 1988

8. 52 Maple Court, Springfield

completed 1988, managed by HAP for several years as 6 SRO units for mentally ill adults
rehabilitated with Chapter 707/MRVP subsidies

McKinney grant for permanent housing for handicapped homeless
conventional financing, CEDAC, HIF loan, Weatherization
sold in 1996 to Puerto Rican Veterans Association for use as transitional housing

9. John L. Sullivan Housing, Easthampton (sponsored by HAP)

40 units of elderly housing
new construction, HUD 202
completed 1988

10. Southampton Meadows, Southampton (sponsored by HAP)

40 units of elderly housing
new construction, HUD 202
completed 1989

11. College Highway Apartments, Easthampton (sponsored by HAP)

40 units of elderly housing
new construction, HUD 202
completed 1991

12. Neighborhood Homes I:

6 homes for mentally retarded adults in Springfield, Ludlow, Palmer, Amherst, and Greenfield
CDFC, HIF and conventional financing
managed by HAP, long-term lease with DMR
completed 1991

13. Neighborhood Homes III: (partnership with Valley CDC & Franklin County CDC)

homes for mentally retarded adults; 1 in Easthampton (Valley CDC, new construction) & 1 in
Sunderland (Franklin County CDC, rehab)
conventional and CDFC financing
managed by HAP, long-term lease with DMR
completed in 1993

14. Neighborhood Homes IV: (partnership with Valley CDC)

1 home for mentally retarded adults in Amherst
conventional and CDFC financing
managed by HAP, long-term lease with DMR
completed in 1994

15. South City Housing, Holyoke (partnership with Nueva Esperanza)

66 units, family housing (6-1BR;38-2BR;18-3BR;4-4BR)
33 rehab and 33 new construction
MHFA financing, SHARP, R-DAL, tax credits
completed 1992

16. Pomeroy Lane Cooperative, Amherst (in partnership with ABODES)

25 units for families and individuals, some with developmental, cognitive, and/or physical disabilities
(1-4BR;9-3B;11-2BR;4-1BR)
new construction, limited equity cooperative
Tax Credits, Amherst-sponsored HDSP, Land Bank financing
Managed by HAP
completed 1993

- 17. Kendall Hotel, Chicopee** (in partnership with Valley Opportunity Council)
38 SRO units
rehabilitated with tax credits, MHIC, Land Bank, City of Chicopee CDBG & HOME
managed by HAP
completed 1993
- 18. Kenwyn Apartments, Springfield** (in partnership with Vietnamese-American Civic Association)
27 family rental units (24-2 BR; 3-1 BR)
rehabilitated with tax credits, MHIC, state and local HOME funds, MHP
managed by HAP
completed 1995
- 19. South Canal, Holyoke** (in partnership with Nueva Esperanza)
127 family rental units
purchase and rehabilitation of a MHFA-financed HUD 236 project
tax credit financing
completed 1995, sold 2007
- 20. HOPE 3** (in partnership with Valley CDC & Valley Opportunity Council)
11 single family homes foreclosed and owned by public entities
rehabilitated and re-sold to income-eligible first-time homebuyers
HOPE 3 grant from U. S. Department of Housing and Urban Development
completed 1997
- 21. Westfield HOME**
2 2-family and 4 single family homes, purchased and rehabilitated by HAP for sale to first-time homebuyers
HOME funds from Massachusetts Dept. of Housing & Community Development, Lead Abatement funds from City of Westfield (through a HUD grant)
completed 1997
- 22. Quadrangle Court, Springfield** (in partnership with Armoury Quadrangle Civic Association)
33 family rental units (4 1-BR, 17 2-BR, 12 3-BR)
rehabilitated with tax credits, state and local HOME funds, Lead Hazard Abatement funds, Fleet Bank construction loan, Massachusetts Housing Partnership permanent financing
completed 1998; managed by HAP
- 23. Blodgett/Dorset Streets, Springfield**
rehabilitation of properties foreclosed by FDIC created 5 units (2 2-family & 3 single family) sold to low and moderate income first-time homebuyers
HOME funds from Massachusetts Dept. of Housing & Community Development and City of Springfield
marketing assistance provided by LaBroad Neighborhood Council
completed and all units sold, 2000
- 24. Maple-Linden Homeownership Project, Chicopee**
new construction of three energy-efficient affordable single family homes on vacant land which had contained abandoned multi-family buildings and was cleared by the City as part of a neighborhood revitalization plan
financing from City and state HOME and CDBG funds; interim financing from Massachusetts Housing Investment Corp.

completed and all units sold to first-time homebuyers, spring 2000

25. Silver Meadow, Wales

new construction of 20 one-bedroom units including 2 handicapped-accessible, for the elderly financed with 202 funds from U.S. Dept. of Housing & Urban Development and Housing Innovation Funds from Massachusetts Department of Housing & Community Development project initiated by the local Council on Aging; a local owner corporation is our partner managed by HAP
completed August 2000

26. Ware/West Springfield HOME Homeownership Project

7 single family and 1 two-family, in Ware and West Springfield, rehabilitated and sold to first time homebuyers
HOME funds from Massachusetts Dept. of Housing & Community Development, construction financing from Woronoco Savings Bank, Ware Cooperative Bank, and United Cooperative Bank a partnership with town government
completed 2001

27. Chicopee HOME Homeownership Project

4 single and two-family homes rehabilitated and sold to first time homebuyers
HOME funds from Massachusetts Dept. of Housing & Community Development & City of Chicopee; initiated as a partnership with City of Chicopee
completed 2001

28. The Lorraine, Northampton

rehabilitation and preservation of 29 single person occupancy rooms, 20 receive Section 8 project-based subsidies, 2 are handicapped-accessible, re-creation of commercial space on the first floor of a downtown building
Housing Stabilization Fund, City of Northampton CDBG, Federal Home Loan Bank Affordable Housing Program through Florence Savings Bank
completed, March 2001, managed by HAP

29. Palmer/West Springfield HOME Homeownership Project

2 single-family and 3 two-family homes in Palmer and West Springfield rehabilitated for sale to first time homebuyers
a partnership with town government
HOME funds from Massachusetts Dept. of Housing & Community Development

30. Lower Liberty Heights Homeownership Project, Springfield

purchase and substantial rehabilitation of four 2-family homes; demolition of two abandoned properties and construction of one single family home
part of a comprehensive neighborhood revitalization strategy in cooperation with Lower Liberty Heights Community Action Team, Pioneer Valley Project, Habitat for Humanity, City of Springfield and YMCA
financing from City and state HOME funds; construction financing from Massachusetts Housing Investment Corp.; financial support from BankBoston
completed, 2003

31. Orange/Sherman Streets Homeownership Initiative, Springfield

new construction of three two-family homes on sites left vacant by demolition of abandoned multi-family housing; in partnership with Concerned Citizens of Springfield

rehabilitation of two abandoned homes on Sherwin Street; in partnership with the Urban League's Mason Square CDC
Massachusetts and City of Springfield HOME funds
Completed, 2003

32. Mountain View, Hadley

acquisition and rehabilitation of a 25-unit elderly housing project
Housing Stabilization Funds, assumption of original USDA Rural Development mortgages
Purchased and rehabilitated in 2003

33. Millbank, Northampton

rehabilitation of 14 units and new construction of 10 units of affordable rental housing
in partnership with Valley CDC
Massachusetts Housing Partnership Fund, HOME, CDBG, Mass Development, Affordable Housing Trust Fund
Completed 2004

34. Cold Spring Common, Belchertown

new construction of 14 affordable condominiums in seven duplex buildings, utilizing a site previously prepared by a private developer for expansion of an existing project
HOME, Affordable Housing Trust Fund
Completed, September 2004

35. New Court Terrace, Springfield

rehabilitation of 45 rental units in three buildings on the same street as HAP's Quadrangle Court project
Low Income Housing Tax Credits, HOME, Affordable Housing Trust Fund, Mass. Housing Partnership Fund
Completed, spring 2005

36. Historic McKnight Homeownership Initiative, Springfield

in-fill new construction on vacant lots and rehabilitation of vacant and abandoned one and two-family homes; three single family and one two-family
all sites in historic neighborhood obtained from City tax title auction
completed and sold to first-time buyers, 2006

37. Verano Apartments, Holyoke

Re-financing and rehabilitation of 44 family rental housing units in four Holyoke buildings listed above as 560 South Summer Street and New Hope Housing and originally developed in mid-1980's
LIHTC, state and local HOME funds, Affordable Housing Trust, Massachusetts Housing Partnership
Completed, 2006

38. Paradise Pond Apartments, Northampton

New construction of 12 units of family rental housing, including four units for formerly-homeless
Site leased from Northampton Housing Authority
state HOME, local CDBG, and project-based Section 8, Affordable Housing Trust, HUD McKinney
Completed, fall 2006

39. Church Street School Senior Housing, Ware

Conversion of an historic old school to 29 units of elderly housing
Financing secured from US Department of Agriculture Rural Development; LIHTC, HOME
Completed, summer 2008

40. Six Corners Homeownership Initiative, Springfield

a neighborhood revitalization initiative, bordering Old Hill (see above), new construction on vacant lots and rehabilitation of vacant and abandoned properties to produce homes for first-time homebuyer sites that had been taken by the City for nonpayment of taxes
Nine homes completed and sold 2007-2009

B. PROJECTS IN PROCESS

41. Old Hill Homeownership Initiative, Springfield

a neighborhood revitalization initiative in partnership with Old Hill Neighborhood Council, Springfield College, Springfield Neighborhood Housing Services, Habitat for Humanity and many others will include both new construction and rehabilitation of 100 homes for first-time homebuyers developed by HAP and collaborators
HOME/HSF financing
Phase 1 -- six homes completed and sold, 2007
Part of a multi-year project, construction of other homes complete; some have been sold and marketing underway for others; additional sites are in various stages of development, timeline has been slowed due to market conditions

42. Butternut Farm, Amherst

new construction of 26 units of family rental housing
financing commitments have been secured; construction expected to start in late 2009 or early 2010

43. Cady Brook Apartments, Charlton

acquisition and rehabilitation of a distressed privately-owned 40 unit family housing project will assume existing USDA Rural Development mortgage; other state financing commitments secured, construction expected to start in late 2009 or early 2010

44. Spruce Green, Springfield

new construction of 7 homes for first-time buyer on the site of an abandoned nursing home that will be acquired from the City of Springfield; site includes space for Gardening the Community, an organic gardening program for urban youth; now assembling financing; project on hold due to lack of state financing and homeownership market conditions

45. Stevens Memorial Building, Ludlow

Conversion of a brick building (originally a factory, most recently used as the Boys and Girls Club) into 28 units of housing for the elderly
HAP has been named preferred developer by the Town of Ludlow
now in the process of assembling financing, including HUD 202 and various state sources

46. Elderly Housing, Holland

The Town of Holland has named HAP as preferred developer of a site next to the Senior Center to construct 20 new units of rental housing for seniors and those with disabilities

Have secured partial financing & rental assistance commitment from USDA Rural Development; in the process of assembling additional financing

47. Rehabilitation of Foreclosed Properties, Springfield

HAP has secured financing to purchase and rehabilitate foreclosed properties in target Springfield neighborhoods; acquisition of various parcels ongoing

November 2009