

WAY FINDERS, INC.
REAL ESTATE DEVELOPMENT
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., Chicopee

- 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