Introduction

This manual provides the reviewer with a visual presentation of the facilities SMOC utilizes to meet its mission.

SMOC began acquiring and renovating properties in 1986 when we purchased a distressed building in Framingham to open a congregate family shelter. Shortly thereafter SMOC created the South Middlesex Non Profit Housing Corp, a wholly-owned real estate corporation.

As this manual demonstrates, SMOC holds a diverse portfolio of residential and commercial properties to meet our mission. The great majority of those properties are owned; several are leased.

The manual is divided into four sections:

1. **Facilities** – buildings either owned or leased by the agency for a specific use or program. The buildings in this section are located across the agency’s service territory.

2. **MetroWest** – properties owned or leased in the following communities: Lowell, Hudson, Framingham, Ashland, Marlboro, and Waltham.

   All of these properties are used for housing.


   All properties are used for housing.

4. **Western Mass** – properties owned or leased in the following communities: Springfield, Easthampton, Palmer and Chicopee.

   All properties are used for housing.

Each page of the manual consists of a large picture of the building and some basic information which includes: when the property was acquired; whether it’s owned or leased; a brief description of the property; a brief description of the use of the property.

This manual represents the first stage of a detailed process. The next step is to create two appendices to the document. On appendix will consist of a comprehensive fact sheet on each building. The second appendix will consist of a comprehensive financial presentation of our real estate.
SECTION ONE
FACILITIES
7 Bishop Street (Building 6)

**ACQUISITION DATE** – 2012

**BACKGROUND**
SMOC began negotiation to purchase this 3 building parcel as its future home in 2010 from Avery Dennison. Due to environmental issues we did not take ownership of the property until 2012. Under the purchase agreement Avery Dennison continued to occupy the main building until August, 2013. The agency moved in stages in March, 2014 (2nd floor) and July, 2014 (entire building). The parcel purchased by SMOC was part of the original Dennison manufacturing complex/campus. This company was a major employer in the community for more than 100 years. For more information on Dennison please consult the Framingham Historical Society.

**PROPERTY DESCRIPTION**
The three buildings in this 7 acre parcel consists of a. a 40,000 sq. ft., two story office building b. a 20,000 sq. ft. vacant building which housed the former Dennison power plant c. a 6,500 sq. ft. maintenance building.

**PROGRAM DESCRIPTION**
Bldg. 6 pictured above is now the agency’s administrative headquarters. In additional many of the programs operated by the agency are housed in this facility.
7 Bishop Street, Framingham, MA (Building 7)

ACQUISITION DATE – 2012

BACKGROUND
See description for Building 6.

PROPERTY DESCRIPTION
15,000 sq. ft. former power plant; the above picture also depicts a sunflower garden dedicated to the memory of Moses Mohammed, a long time SMOC employee.

PROGRAM DESCRIPTION
Currently used as a storage facility.
7 Bishop Street, Framingham, MA (Building 29)

**ACQUISITION DATE** – 2012

**BACKGROUND**
See description for Building 6.

**PROPERTY DESCRIPTION**
6,500 sq. ft. garage and warehouse

**PROGRAM DESCRIPTION**
Leased to United Way as part of a work experience partnership program between the United Way and SMOC.
LEASE DATE – 1998

BACKGROUND
300 Howard Street is part of the original Dennison manufacturing complex which SMOC purchased in 1993, moved into in 1995 and sold to a private developer in 1998. When SMOC moved its headquarters across the street in 2014, we continued to lease section one of this building.

PROPERTY DESCRIPTION
SMOC’s main behavioral health outpatient clinic is located at 300 Howard Street, Suite 100, part of the SMOC Behavioral Healthcare division.

PROGRAM DESCRIPTION
SMOC leased 11,000 sq. ft. of this facility; SMOC Behavior Health Services are operated from this site. Services include outpatient mental health and substance use counseling, psychopharmacology, in-home Children Behavioral Health Initiative services, and Operating Under the Influence groups in English, Spanish and Portuguese. The clinic houses counseling, medical, administrative and billing staff.
LEASE DATE – 1971

BACKGROUND
SMOC entered into a lease arrangement with the Commonwealth of Massachusetts to lease this property located on the grounds of MCI-Framingham, which is located on the Framingham/Sherborn border. From 1971 to 2003 the building served as the home of the SMOC detox program. After the funding for the detox program was eliminated in the 2004 State budget SMOC converted the program to its current use.

PROPERTY DESCRIPTION
A 7000 sf. building which has single rooms, offices and several dormitory spaces.

PROGRAM DESCRIPTION
The Turning Point Shelter is an 18 bed emergency shelter program for single adult men. The program also has a housing component with 10 beds on the second floor set aside as transitional housing for folks not quite ready for Supportive Housing. The men at Turning Point are eligible for employment and housing search services, mental health and substance abuse services and more. The program director is Louis Miller.
LEASE DATE – 1995
SMOC entered into a lease with the Bethany Hill School Corporation to lease space in the building to operate a brand new housing program for people suffering from AIDS or the HIV virus.

BACKGROUND
In 1992, SMOC entered into a partnership with the Sisters of St. Joseph to serve as the development consultant to help the Sisters redevelop this property for vulnerable and at-risk populations. The building, which at one time served as the school for novitiates entering the order, had been vacant for a number of years. The partnership proved successful and the building was redeveloped and ready for occupancy in 1995.

BUILDING DESCRIPTION
A 40,000 sq. ft. building located on a 100+ acre campus in South Framingham. There are approximately 40 units in the building. In addition to the New Beginnings Program, SMOC also leases apartment units for use in the Scattered Site Emergency Family Housing Program.

PROGRAM DESCRIPTION
NEW BEGINNINGS PROGRAM - New Beginnings is a permanent housing program in Framingham that provides medical case management to HIV/AIDS positive individuals funded by DHCD and DPH for 12 residents. Case managers work with residents to coordinate medical care and social services while providing educational strategies that encourage adherence to medical treatment, sexual health promotion and substance use risk reduction. The program director is Tom Jordan.
INFANT & TODDLER CENTER
9 Pusan Road, Framingham, MA

LEASE DATE – 2009

BACKGROUND
Program originally opened in 1985.

PROPERTY DESCRIPTION
SMOC currently leases this property from the Framingham Housing Authority for two classrooms located within the public housing development on Carlson Road. The building also houses a community meeting room which we are allowed to use as available. Our lease also allows us to use a fenced playground area that is next to the building.

PROGRAM DESCRIPTION
SMOC operates two classrooms at this site which serve 7 infants and 9 toddlers at one time.
LEASE DATE – 1998

BACKGROUND
When the Framingham School System no longer had room to house SMOC’s Head Start and Day Care programs at the former King School in Framingham, SMOC entered into a lease with the owner of the Suburban Athletic Club located in downtown Framingham. We proceeded to build out a portion of the club, which was formerly used for tennis courts. Our lease includes our use of a fenced playground area that is attached to our end of the building.

PROPERTY DESCRIPTION
17,604 sq. ft. 3 floor facility; part of the Suburban Athletic Club and Suburban Child complex.

PROGRAM DESCRIPTION
We operate 6 Head Start classrooms, 3 preschool classrooms, 4 after school classrooms and a toddler classroom at this site which is licensed to provide care to 256 children at one time. The center also houses the staff from our Framingham Family Child Care program and our Head Start program’s special education support staff.
ACQUISITION DATE – 1993

BACKGROUND
The property was purchased from a private landlord for use in our DMH residential program.

PROPERTY DESCRIPTION
A large two-family located contiguous to the downtown area that has been converted to a group residence for individuals with chronic and serious mental health disabilities.

PROGRAM DESCRIPTION
SMOC currently leases this property to Advocates, Inc., who operates the program under contract to DMH. SMOC provides workforce development services under contract to Advocates for the residents of this house.
6-8 Claflin Street, Framingham, MA

ACQUISITION - 1989

BACKGROUND
Prior to its purchase, the building was used as a four-family, investor-owned property.

PROPERTY DESCRIPTION
The property is located on the corner of Claflin Street and Howard Street in downtown Framingham. SMOC originally purchased the property to run residential programs for the Massachusetts Department of Mental Health. When DMH reorganized its residential system, SMOC entered into a partnership with Advocates, Inc., who became the subsequent program operator. SMOC currently provides employment and job development-related services to the residents of the house under contract to Advocates.

PROGRAM DESCRIPTION
This property is currently leased to Advocates, Inc., a partner agency of SMOC.
CLINTON STREET FAMILY SHELTER
59-61 Clinton Street, Framingham, MA

ACQUISITION/LEASE DATE – 1986

BACKGROUND
This was the first residential property purchased by SMOC. At the time of purchase, it was being utilized as an illegal lodging house and was in distressed condition. SMOC renovated the property for use as the first family shelter in the MetroWest area. It is the original site of the Pathways Family Shelter program.

PROPERTY DESCRIPTION
It is a licensed group residence with a capacity for 8 families.

PROGRAM DESCRIPTION
Clinton St. is a congregate family shelter that serves eight homeless families, all of whom are referred by DHCD. An initial intake assessment identifies family member needs and case management staff make referrals for educational, medical, vocational, behavioral health and legal services as appropriate. A re-housing plan is developed with adult family members and intensive housing search assistance is provided. The program director is Rebekka Hayes.
ACQUISITION DATE – 2015

BACKGROUND
The property was a complete gut-rehab, completed in March of 2015. SMOC currently occupies the building under a master lease agreement with the owner; the agency is responsible for all utilities and building maintenance, as well as leasing out each individual unit.

PROPERTY DESCRIPTION
Multi-family with 12 units; 1 & 2 bedroom units

PROGRAM DESCRIPTION
Utilized for program participants. Several units used for Scattered Sites Emergency Family Housing.
ACQUISITION DATE – 1993

BACKGROUND
SMOC acquired this building along with four others from a failing bank in 1992. Since acquisition, it has been utilized as a safe shelter for victims of domestic violence. It is located in a quiet neighborhood.

PROGRAM DESCRIPTION
Voices’ confidential domestic violence shelter provides short term housing for victims and survivors (and their children) fleeing imminent danger. The program can accommodate up to 6 families and is wheelchair accessible. Our goal is to support families to help them gain independence, self-sufficiency and to create a safe and stable home for themselves and their children.
PATHWAYS FAMILY SHELTER
248 Edgell Road, Framingham, MA

ACQUISITION DATE – 2002

BACKGROUND
This former Level 4 rest home was purchased as the new site for the Pathways Family Shelter following the closing of the rest home facility.

PROPERTY DESCRIPTION
It is a licensed group residence with a capacity for 14 families.

PROGRAM DESCRIPTION
Pathways is a congregate family shelter that provides housing search and case management services for fourteen homeless families referred by DHCD. An intake assessment is conducted with each adult family member shortly after admission, leading to the development of a re-housing plan. Referrals are made for medical, educational, vocational, mental health and legal services as client needs are identified. The program director is Kim Hicks.
PEARL STREET FAMILY SHELTER  
70 Pearl Street, Framingham, MA

ACQUISITION DATE – 1993

BACKGROUND
Purchased from Wayside; formerly used as a group residence for teenagers.

PROPERTY DESCRIPTION
12 unit family shelter

PROGRAM DESCRIPTION
Pearl Street is a congregate family shelter that serves twelve homeless families, all of whom are referred by DHCD. An initial intake assessment identifies family member needs and case management staff make referrals for educational, medical, vocational, behavioral health and legal services as appropriate. A re-housing plan is developed with adult family members and intensive housing search assistance is provided. The program director is Peggy Dame.
LARRY’S PLACE
SAFE HAVEN
90 Lincoln Street, Framingham, MA

ACQUISITION DATE – 2005

BACKGROUND
Building acquired from Wayside Youth and Family Support. Originally a 2 family house, converted to office space at
time of acquisition. Program opened in 2009 after SMOC filed a Federal Lawsuit against the Town of Framingham,
when the Town originally denied SMOC’s building permit.

PROPERTY DESCRIPTION
19 SRO unit group residence for men

PROGRAM DESCRIPTION
Safe Haven is a 10-bed short-term transitional housing program for veterans with current substance abuse and
mental health issues, the program targets chronically homeless veterans who have had difficulty with traditional
housing programs Safe Haven provides a low-demand and non-intrusive environment to its guests with the
ultimate goal being to facilitate a safe and healthy transition for the veterans into permanent housing. The program
director is Ed Cannon.
ACQUISITION DATE – 2005

BACKGROUND
SMOC acquired this former nursing home in 2005 for the purpose of relocating its shelter program for families with substance abuse problems. It took five years and the filing of a Federal lawsuit against the Town of Framingham to finally open the program as the Town originally attempted to block SMOC’s relocation of the Sage House Program. Originally, the property contained four additional building lots. Those lots were sold to a private developer who subsequently put up single family residences.

PROPERTY DESCRIPTION
A 20,000 sf. two-story building with a finished basement located on a now 45,000 sf. lot.

PROGRAM DESCRIPTION
Sage House is a residential treatment program located in Framingham and funded by the MA Department of Health that targets male head of households with children and/or couples with children with chronic substance abuse problems. The program aims to increase unconditional self-acceptance, self-direction, independent functioning and emotional resilience while decreasing at-risk behaviors. The program director is Jesse Mellor.
SHADOWS/MEADOWS PROGRAM
25 Central Street, Ashland, MA

ACQUISITION DATE – 1999

BACKGROUND
A vacant former licensed Level 4 rest home when acquired.

PROPERTY DESCRIPTION
Group residence for women. Dormitory style living on first floor, single rooms on second floor.

PROGRAM DESCRIPTION
Home to the Shadows & Meadows programs. Shadows provides emergency shelter for up to 15 women. Meadows has 10 beds on the second floor for women who need transitional housing before moving on to permanent housing. Women in both programs receive employment and housing search services, mental health and substance abuse services and more. The program director is Vanh Phommasinh.
SERENITY HOUSE  
44 Wilson Street, Hopkinton, MA

ACQUISITION/LEASE DATE – 1995

BACKGROUND  
The building was originally leased from Weston Nurseries in 1995. In 2010, SMOC purchased the property from a private developer who had acquired a significant portion of Weston Nurseries for residential redevelopment purposes. In 2014, SMOC sold the property to National Grid after we were approached by that corporation. As part of the sale transaction, SMOC is leasing the building from National Grid on a rent-free basis until December, 2017, at which time the program will be relocated.

PROPERTY DESCRIPTION  
Licensed group residence

PROGRAM DESCRIPTION  
Since its acquisition, this building has housed Serenity House. Serenity House is a 35 bed traditional residential recovery program for women including 4 slots dedicated to pregnant and postpartum women in recovery. Funded by the Department of Public Heath, Serenity House offers comprehensive residential substance abuse services that combines the best of community and social learning with trauma-informed, motivational enhancement therapy models. The program director is Jane Schwager.
MEDWAY HOUSE
17 Holliston Street, Medway, MA

ACQUISITION/LEASE DATE – 2001

BACKGROUND
SMOC acquired this vacant former nursing home in 2001 for use as an emergency family shelter.

PROPERTY DESCRIPTION
Group residence with capacity for 12 families.

PROGRAM DESCRIPTION
Medway House Family Shelter, a component of South Middlesex Opportunity Council, provides temporary, emergency shelter for 12 families. All families, referred through the Mass Dept. of Housing and Community Development, receive case management, housing search and support services during their stay, with the goal of each family securing permanent housing. Throughout the 15 years that Medway House has been part of the community, the shelter has received substantial support from various individuals and organizations in Medway and the surrounding towns. The program director is Heidi Sia.
LEASE DATE – 2012

BACKGROUND
Originally located at 133 E Main Street, when SMOC sold the property Head Start and Marlborough Family Child Care were relocated to Forest Street.

PROPERTY DESCRIPTION
We lease 12,650 square feet on the first floor of a modern, four-story office building that overlooks Route 495. The first floor was completely renovated to meet our needs and our lease includes our use of a fenced playground area that is attached to the building.

PROGRAM DESCRIPTION
We operate two Head Start classrooms, 3 preschool classrooms, 2 after school classrooms, and a toddler classroom at this site which serve a total of 153 children per day. The center also houses the staff from our Marlborough Family Child Care program.
230 Maple Street, Marlborough, MA

**LEASE DATE** – 2011

**BACKGROUND**
Originally located at 133 E Main Street, when SMOC sold the property SBH Marlborough clinic was relocated to 230 Maple Street.

**PROPERTY DESCRIPTION**
Lease includes 1st Floor space, consisting of 5,100 s.f. gross over base and utilities; 2 story brick building w/23 rooms and 1 conference room); houses both WIC(5 offices) and SMOC Behavioral Healthcare’s Marlborough satellite clinic (15 offices, 3 storage rooms).

**PROGRAM DESCRIPTION**
SBH satellite office servicing ¼ to a 1/3 of total outpatient business, provides outpatient mental health and substance use services including medication management, counseling, and 1st and 2nd offender classes in English, Spanish and Portuguese.
Roland’s House
57 Mechanic Street, Marlborough, MA

ACQUISITION DATE – 1990

BACKGROUND
Vacant bank owned property acquired to use as a permanent home for the Greater Marlboro Shelter.

PROPERTY DESCRIPTION
27 units (18 bed shelter and 9 transitional SROs) 1st floor store front office space

PROGRAM DESCRIPTION
Temporary emergency shelter for up to 18 men that are trying to maintain sobriety. It is linked to SMOC’s continuum of housing and services through the Common Ground Resource Center. The men at Roland’s House are eligible for employment and housing search services, mental health and substance abuse services and more. The program director is Gwen Tynes.
WILLIS HOUSE
53 Church Street, Hudson, MA

ACQUISITION DATE – 2013

BACKGROUND
This property was one of 9 purchased in bulk upon the transfer of the Henry Lee Willis Center state funded program contracts to SMOC. Immediately upon acquisition, SMOC leased the property to the Central Massachusetts Housing Alliance, who was the agency chosen by the Commonwealth as the new operator for the family shelter that was located at the property.

PROPERTY DESCRIPTION
6200 sq. ft. 15 bedroom home on a 25,000 sq. ft. lot

PROGRAM DESCRIPTION
Willis House is a congregate family shelter that provides housing search and case management services for fourteen homeless families. All families are referred by DHCD. Case management and housing staff provide intensive assistance with developing and implementing a re-housing plan as well as making referrals as needed for medical, educational, vocational, legal and behavioral health services. The program director is Janice D’Amico.
GWHC TRIAGE AND ASSESSMENT CENTER
25 Queen Street, Worcester, MA

ACQUISITION DATE – 2013

BACKGROUND
SMOC acquired six vacant lots located directly off Chandler Street next to the old Worcester City Hospital in 2012. We then assembled the financing package and built a new Triage and Assessment Center to replace the old “PIP Shelter.”

PROPERTY DESCRIPTION
New construction 13,168 s.f. facility for triage and assessment (education use). Building is 2 story wood framed - first floor dorm/flex bed space for 25 residents. Second floor is SRO licensed lodging house for 15 men. Commercial kitchen on first floor.

PROGRAM DESCRIPTION
Greater Worcester Housing Connection operates the Triage and Assessment Center located on the first floor. The second floor has 15 transitional SRO housing units. The program director is Jayde Campbell.
MARTIN LUTHER KING JR., BUSINESS OPPORTUNITY CENTER  
237 Chandler Street, Worcester, MA

ACQUISITION DATE – 2012

BACKGROUND  
SMOC acquired this property when the MLK BEC merged with SMOC in 2012.

PROPERTY DESCRIPTION  
A 40,000 sf. formerly industrial building located on the corner of Chandler Street and Park Avenue in Worcester. The property is still undergoing renovation and retrofit.

PROGRAM DESCRIPTION  
We utilize the property for SMOC Housing, GWHC support services, SMOC Financial Services, Workforce Development programs and the Green Jobs Academy.
ACQUISITION – 2004

BACKGROUND
Formerly the PIP Shelter; closed in 2014 when the new Triage Center opened.

PROPERTY DESCRIPTION
N/A

PROGRAM DESCRIPTION
Formerly used as a 100 bed emergency shelter and corresponding office and group meeting space with commercial kitchen. Will be sold or redeveloped.
272 St. Nichols Street, Worcester, MA

**ACQUISITION DATE** – 2014

**BACKGROUND**
When SMOC energy received a State grant to operate a training center in this single family house was acquired.

**PROPERTY DESCRIPTION**
904 sq. ft. single family house. located in the Burncoat section of Worcester.

**PROGRAM DESCRIPTION**
Currently used as a Green Jobs Academy training center. Will be sold to a first home buyer at completion of training program.
LOWELL TRANSITIONAL LIVING CENTER (LTLC)

207-209 Middlesex Street, Lowell, MA

ACQUISITION/LEASE DATE - 2013

BACKGROUND
LTLC affiliated with SMOC in 2013.

PROPERTY DESCRIPTION
A 90-bed emergency shelter serving single men and women. LTLC additionally has 12 Single Resident Occupancy apartments funded thru the Lowell Housing Authority and Section 8. The men's dorm includes a full bathroom with group showers and a laundry room. The women's dorm includes individual bathrooms and showers.

PROGRAM DESCRIPTION
LTLC provides outreach services, intensive case management, housing assistance, employment, continued education, mental health screenings and substance abuse prevention to unaccompanied men and women. LTLC houses a soup kitchen that providing breakfast, lunch and dinner not only clients of LTLC, but to the general public. During the months of November to April LTLC operates a Winter Emergency Bed Program for those individuals living outside that may not be accessing services at the shelter. The program director is Josh White.
RHODES STREET WOMEN’S COOPERATIVE
5 Rhodes Street, Millbury, MA

ACQUISITION DATE – 2001
This building is a former nursing home facility acquired with two adjacent properties from a private owner following his closing of the facility.

PROPERTY DESCRIPTION
This is a 6500 sf. facility that was reconfigured into a supportive housing residence where SMOC operates a residential recovery home for women struggling with issues around substance abuse.

PROGRAM DESCRIPTION
Rhodes to Recovery is a “social model” residential recovery program funded by DPH and serves up to 27 women for a period of 9 months. A peer drive model, Rhodes to Recovery residents work closely to establish program rules and support systems in the form of educational groups, individual counseling and community meetings that reinforce the goals of sobriety and economic self-sufficiency. The program director is Nicole Zani.
32 Baylies Road, Charlton, MA

**ACQUISITION DATE** – 1992

**BACKGROUND**
SMOC constructed this group residence for lease to the Department of Developmental Services.

**PROPERTY DESCRIPTION**
New construction; a handicap accessible group residence.

**PROGRAM DESCRIPTION**
A group residence leased to the Commonwealth.
42B Ramshorn Drive, Charlton, MA

ACQUISITION DATE – 1992

BACKGROUND
SMOC constructed this group residence for lease to the Department of Developmental Services.

PROPERTY DESCRIPTION
New construction; a handicap accessible group residence.

PROGRAM DESCRIPTION
A group residence leased to the Commonwealth.
OPEN PANTRY COMMUNITY SERVICES HEADQUARTERS

ACQUISITION DATE – 2009

BACKGROUND
This building became part of SMOC’s portfolio when Open Pantry Community Services merged with SMOC in April, 2009.

PROPERTY DESCRIPTION
A three-story, 12,000 sf. brick structure located on the corner of State and School contiguous to the downtown Springfield area. The building sits on a 40,000 sf. lot that contains a legal building lot.

PROGRAM DESCRIPTION
The building serves as the headquarters for Open Pantry Community Services.
LEASE DATE – 2009 SMOC assumed the lease with the Roman Catholic Diocese of Springfield when OPCS merged with SMOC.

BACKGROUND

PROPERTY DESCRIPTION
8 SRO unit group residence

PROGRAM DESCRIPTION
Teen Parent Program (TPP) funded through Department of Children and Families. The program director is Nicole Lussier.
SECTION TWO
METROWEST
76-78 Arlington Street, Framingham, MA

ACQUISITION DATE – 1993

BACKGROUND
Bank owned, distressed property at time of acquisition.

PROPERTY DESCRIPTION
Two family house; 3 bedroom units

PROGRAM DESCRIPTION
CSPECH provides permanent housing and support services to chronically homeless single adults. The goals of the program are housing retention, linkage to behavioral health and medical providers, financial independence and supported recovery.
ACQUISITION DATE – 1996

BACKGROUND
Acquired from Wayside

PROPERTY DESCRIPTION
Two family; 3 bedroom units

PROGRAM DESCRIPTION
CSPECH provides permanent housing and support services to chronically homeless single adults. The goals of the program are housing retention, linkage to behavioral health and medical providers, financial independence and supported recovery.
ACQUISITION DATE – 2015

BACKGROUND
SMOC acquired vacant building from an investor/owner after it was renovated.

PROPERTY DESCRIPTION
2 family 8 BR 3800 sq. ft. wood framed building.

PROGRAM DESCRIPTION
TBD.
LEASE DATE – 2003
SMOC entered into a lease with the United Church of Christ (UCC) to develop a supportive housing program for women. The program opened in 2005.

BACKGROUND
This supportive housing program developed out of a partnership between SMOC and the United Church of Christ (UCC).

PROPERTY DESCRIPTION
A 3000 sf building comprised of located on the campus of the UCC Conference Center in western Framingham. 10 SRO unit group residence for women.

PROGRAM DESCRIPTION
Recovery-focused supportive housing.
ACQUISITION DATE – 1993

BACKGROUND
Bank owned, distressed property at time of acquisition.

PROPERTY DESCRIPTION
Multi-family; 2 units; one (1) bedroom unit; one (2) bedroom unit

PROGRAM DESCRIPTION
Permanent, Affordable Housing
ACQUISITION DATE – 1992

BACKGROUND
Vacant, bank owed property at time of acquisition.

PROPERTY DESCRIPTION
Two-family house. Contiguous to the downtown area.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
53 Clinton Street, Framingham, MA

**ACQUISITION DATE** – 1992

**BACKGROUND**
This building was part of a bank owned portfolio with 5 properties that were acquired.

**PROPERTY DESCRIPTION**
5 apartments; 4 studios; one 1-bedroom. Contiguous to the downtown area.

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing.
JERRY’S PLACE
58 Clinton Street, Framingham, MA

ACQUISITION DATE – 1986

BACKGROUND
This was the 2nd building acquired by SMOC. It was purchased from a private investor. It is named after a long time resident who passed away in 2012.

PROPERTY DESCRIPTION
14 SRO (single room occupancy) units and 1 studio unit; licensed lodging house co-ed facility; Contiguous to the downtown area.

PROGRAM DESCRIPTION
Permanent, Affordable Housing for low and moderate income single adults.
58R Clinton Street, Framingham, MA

**ACQUISITION DATE** – 1986 renovations completed in 1990

**BACKGROUND**
This former, vacant distressed carriage house was renovated with a HUD grant.

**PROPERTY DESCRIPTION**
12 SRO units, men only, Contiguous to the downtown area

**PROGRAM DESCRIPTION**
Supportive permanent housing. The CSPECH (Community Support Program for People Experiencing Chronic Homelessness) program provides permanent housing and support services to chronically homeless single adults. The goals of the program are housing retention, linkage to behavioral health and medical providers, financial independence and supported recovery.
ACQUISITION DATE – 1992

BACKGROUND
This bank owned property was acquired with 3 other buildings.

PROPERTY DESCRIPTION
Two family rental house; Contiguous to downtown

PROGRAM DESCRIPTION
Currently used as a scattered site family shelter that serves two homeless families, all of whom are referred by DHCD. An initial intake assessment identifies family member needs and case management staff make referrals for educational, medical, vocational, behavioral health and legal services as appropriate. A re-housing plan is developed with adult family members and intensive housing search assistance is provided

16-18 Deloss Street, Framingham, MA
ACQUISITION DATE – 1996

BACKGROUND
This property was donated to SMOC by MetroWest Medical prior to their acquisition by Columbia HCA.

PROPERTY DESCRIPTION
Two family house; Contiguous to downtown.

PROGRAM DESCRIPTION
Supportive permanent housing for women. The CSPECH program provides permanent housing and support services to chronically homeless single adults. The goals of the program are housing retention, linkage to behavioral health and medical providers, financial independence and supported recovery.
246 Edgell Road, Framingham, MA

ACQUISITION DATE – 2002

BACKGROUND
Acquired when SMOC purchased 248 Edgell Road; located on same lot as 248 Edgell Road.

PROPERTY DESCRIPTION
Single family house located on the same lot as 248 Edgell Road

PROGRAM DESCRIPTION
Permanent, Affordable Housing
ACQUISITION DATE – 1989

BACKGROUND
Building was being used by as a doctor's office at the time of purchase. Purchased because of size, layout, and location.

PROPERTY DESCRIPTION
16 unit co-ed group residence; 15 units have MRVP administered by FHA (Framingham Housing Authority). Contiguous to the downtown area across the street from MetroWest Medical Center.

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing.
14-16 Gordon Street, Framingham, MA

**ACQUISITION DATE** – 1987

**BACKGROUND**
Fourth building acquired. Purchased from same owner as 73 Hollis Street. The building was a distressed rooming house at the time of acquisition. The building suffered severe fire damage in 2006 (no injuries); rebuilt and re-opened in 2008.

**PROPERTY DESCRIPTION**
16 SRO unit co-ed licensed lodging house.

**PROGRAM DESCRIPTION**
12 units are MRVP subsidized. Permanent, Affordable Housing.
THE YARCM RESIDENCE
16R Gordon Street, Framingham, MA

ACQUISITION DATE - 1987

BACKGROUND
This property was a vacant former garage workshop located behind 14 Gordon Street. In 1998, SMOC renovated this building for use as a residential program. The property was leased to Advocates, Inc. until 2012, when they moved their residential program out. At that time, SMOC relocated the YARCM Program to this facility.

PROPERTY DESCRIPTION
11 unit group residence for young adult men, plus 1 office

PROGRAM DESCRIPTION
The YARCM program provides structured, sober housing and services young adults ages 18-24. Clients are in early stages of recovery from drug and alcohol addictions and are homeless. The program offers a structure in which residents learn practical skills for leading a healthy, sober lifestyle. The goal of the program is to make the tools of recovery accessible and productive while at the same time laying the foundation for future independence and success. Case managers assist participants in achieving their goals and provide individual and group meetings. Referrals may be made to other support services such as SMOC’s Career Center for job placement, college exploration or GED preparation. Counseling and psychiatric services are available through the SMOC’s Behavioral Health Services. The program director is John Pendleton.
46 Gordon Street, Framingham, MA

ACQUISITION DATE – 2012

BACKGROUND
Property at one time was a funeral home, then a group residence. Vacant and fire damaged when purchased.

PROPERTY DESCRIPTION
3 story, 6500 sq. ft. building on an 8,000 sq. ft. corner lot in downtown Framingham.

PROGRAM DESCRIPTION
A group residence.
7 Lexington Street, Framingham, MA

**ACQUISITION DATE** – 1990

**BACKGROUND**
Part of the Trinity Mental Health complex; Trinity merged with SMOC in 1990.

**PROPERTY DESCRIPTION**
Single family four bedroom house, Contiguous to the downtown area; shares a single lot with 9 Lexington, 126 Union and 132 Union Ave.

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing.
9 Lexington Street, Framingham, MA

ACQUISITION DATE – 1990

BACKGROUND
Part of the Trinity Mental Health complex which merged with SMOC in 1990; was converted from office to residential use in 1994.

PROPERTY DESCRIPTION
10 SRO unit group residence for women; Contiguous to the downtown area

PROGRAM DESCRIPTION
Recovery-focused supported housing.
ACQUISITION DATE – 1990

BACKGROUND
Part of the Trinity Mental Health complex which merged with SMOC in 1990; was converted from office to residential use in 1994. Rehab work completed with the help of the First Federal Home Loan AHP Grant received by SMOC in 1992.

PROPERTY DESCRIPTION
16 co-ed unit group residence. Contiguous to downtown.

PROGRAM DESCRIPTION
Recovery-focused supportive housing.
132 Union Avenue, Framingham, MA

**ACQUISITION DATE** – 1990

**BACKGROUND**
Part of the Trinity Mental Health complex which merged with SMOC in 1990; was converted from office to residential use in 1994. Rehab work completed with the help of the First Federal Home Loan AHP Grant received by SMOC in 1992.

**PROPERTY DESCRIPTION**
16 co-ed unit group residence. Contiguous to downtown.

**PROGRAM DESCRIPTION**
Recovery-focused supportive housing.
154 Union Avenue, Framingham, MA

**ACQUISITION DATE** – 1986

**BACKGROUND**
Third property acquire by SMOC. Carriage House in rear; renovated into six additional housing units in 1991.

**PROPERTY DESCRIPTION**
16 Studio apartments, 4 SROs units, and program offices. Contiguous to the downtown area.

**PROGRAM DESCRIPTION**
DMH supported housing managed by The Bridge of Central MASS.
SMOC: Permanent supportive housing
ACQUISITION DATE – 2004

BACKGROUND
Mixed use building; renovated for use as group residence.

PROPERTY DESCRIPTION
12 SRO unit group residence for women. Contiguous to the downtown area.

PROGRAM DESCRIPTION
The property is a supportive housing, recovery-focused environment.
ACQUISITION DATE – 1999

BACKGROUND
Distressed lodging house purchased from an investor group. Bar located in basement.

PROPERTY DESCRIPTION
16 unit SRO for men. Licensed lodging house. Bar closed; space renovated for use as a drop in center.

PROGRAM DESCRIPTION
Permanent, Affordable Housing. Lower level is used as a Drop-In center where daily AA meetings are hosted.
ACQUISITION DATE – 1992

BACKGROUND
Bank owned property acquired with four other buildings.

PROPERTY DESCRIPTION
Multi-family with (2) three bedroom, (1) one bedroom, 1 studio units. Contiguous to the downtown area

PROGRAM DESCRIPTION
Permanent, Affordable Housing.
ACQUISITION DATE – 1988

BACKGROUND
Distressed, illegal rooming house at time of acquisition. SMOC went through Town of Framingham ZB process to convert to a legal use. Purchased from a private investor.

PROPERTY DESCRIPTION
15 unit co-ed SRO. Licensed lodging house.

PROGRAM DESCRIPTION
Permanent, Affordable Housing for single adults.
**ACQUISITION DATE** – 1993

**BACKGROUND**
Building acquired from investor after failed condo conversion.

**PROPERTY DESCRIPTION**
24 unit condo building, SMOC owns 22 units; made up of studios, one and two bedroom apartments. 2 units are privately owned. SMOC Housing serves as the condominium trust and property management entity.

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
17 2nd Street, Framingham, MA

ACQUISITION DATE – 1993

BACKGROUND
Building acquired from investor after failed condo conversion.

PROPERTY DESCRIPTION
24 unit condo building, SMOC owns 22 units; made up of studios, one and two bedroom apartments. 2 units are privately owned. SMOC Housing serves as the condominium trust and property management entity.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
**ACQUISITION DATE – 1993**

**BACKGROUND**
Bank owned distressed property at time of acquisition. Acquired with 47 and 49-51 South Street.

**PROPERTY DESCRIPTION**
Multi-family, 4 units, two bedroom apartments, Contiguous to downtown

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing.
47 A&B South Street, Framingham, MA

ACQUISITION DATE – 1993

BACKGROUND
Bank owned, distressed property at time of acquisition.

PROPERTY DESCRIPTION
Two family house, one (2) bedroom, one (3) bedroom. Contiguous to downtown

PROGRAM DESCRIPTION
Permanent, Affordable Housing
ACQUISITION DATE – 1993

BACKGROUND
Bank owned, distressed property at time of acquisition.

PROPERTY DESCRIPTION
Multi-family, four (2) bedroom units. Contiguous to the downtown area.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
ACQUISITION DATE – 1989

BACKGROUND
Purchased from local investor.

PROPERTY DESCRIPTION
Two family house. Contiguous to the downtown area.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
ACQUISITION DATE – 2004

BACKGROUND
Formerly owned by the now defunct Women’s Alliance who lost the building in foreclosure to private investor. SMOC purchased the property from the investor.

PROPERTY DESCRIPTION
10 unit SRO for men. Licensed lodging house.

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing.
50-52 Highland Street, Framingham, MA

**ACQUISITION DATE** – 1989

**BACKGROUND**
Vacant; investor owned at time of acquisition.

**PROPERTY DESCRIPTION**
Two family; two (3) bedroom units.

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing.
WINTHROP HOTEL
73 Hollis Street, Framingham, MA

ACQUISITION DATE – 1986

BACKGROUND
Fifth building purchased by the agency; acquired with 14-16 Gordon Street from same owner. 1st floor was the original location of Turning Point Shelter.

PROPERTY DESCRIPTION
57 units, mixed use facility. First floor consists of SRO units for us by RWA program participants, dormitory style units utilized by YARCM participants and storefronts occupied by Framingham Police Department substation and offices of Framingham Downtown Renaissance. Post Detox Pre-Recovery Program operated on 2nd floor.

PROGRAM DESCRIPTION
YARCM, RWA, PDPR; Second and third floor are classified as a licensed lodging house.
90-92 Irving Street, Framingham, MA

**ACQUISITION DATE** – 1999

**BACKGROUND**
Distressed, illegal lodging house when acquired; gut rehab completed in 2002.

**PROPERTY DESCRIPTION**
24 enhanced SRO co-ed units. Contiguous to downtown

**PROGRAM DESCRIPTION**
Recovery-focused, supportive permanent housing,
91-93 Waushakum Street, Framingham, MA

**ACQUISITION DATE** – 1993

**BACKGROUND**
Fire damaged, vacant building acquired from FDIC; rebuilt and reopened in 1995.

**PROPERTY DESCRIPTION**
Two family; 3 bedroom units

**PROGRAM DESCRIPTION**
CSPECH provides permanent housing and support services to chronically homeless single adults. The goals of the program are housing retention, linkage to behavioral health and medical providers, financial independence and supported recovery.
673 Waverly Street, Framingham, MA

**ACQUISITION DATE** – 1988

**BACKGROUND**
Acquired as part of a partnership with the now defunct Framingham Community Land Trust.

**PROPERTY DESCRIPTION**
2 Family; 3 bedroom units

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
**ACQUISITION DATE** – 1999

**BACKGROUND**
Acquired when SMOC acquired 25 Central Street.

**PROPERTY DESCRIPTION**
Single family house located on the same lot as 25 Central Street.

**PROGRAM DESCRIPTION**
Currently used as a scattered site family shelter.
**496 Lincoln Street, Marlborough, MA**

**ACQUISITION DATE** – 1989

**BACKGROUND**
Acquired with 498 and 500 Lincoln Street from a private investor.

**PROPERTY DESCRIPTION**
28 SRO units co-ed group residence.

**PROGRAM DESCRIPTION**
Recovery-focused, supportive permanent housing.
498 Lincoln Street, Marlborough, MA

ACQUISITION DATE - 1989

BACKGROUND
Acquired with 496 and 500 Lincoln Street from a private investor.

PROPERTY DESCRIPTION
8 SRO unit group residence for men.

PROGRAM DESCRIPTION
HUD funded supportive housing program for homeless men.
500 Lincoln Street, Marlborough, MA

**ACQUISITION DATE** – 1989

**BACKGROUND**
Acquired with 496 and 498 Lincoln Street from a private investor.

**PROPERTY DESCRIPTION**
Two family house. (2) three bedroom units.

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing.
ACQUISITION DATE – 1993

BACKGROUND
New construction

PROPERTY DESCRIPTION
HUD 811 project, 9 units, coed group residence.

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing.
ACQUISITION DATE – 1989

BACKGROUND
Former single family home converted to a group residence.

PROPERTY DESCRIPTION
14 SRO unit group residence for men, contiguous to the downtown area.

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing
ACQUISITION DATE – 1989

BACKGROUND
Acquired with 22 Lincoln Street. Building on same lot formerly used as a day care center.

PROPERTY DESCRIPTION
Single family four bedroom house. Contiguous to the downtown area

PROGRAM DESCRIPTION
Permanent, Affordable Housing.
ACQUISITION DATE – 1987

BACKGROUND
Former single family home converted to a group residence.

PROPERTY DESCRIPTION
13 SRO unit co-ed group residence.

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing.
5 Derby Street, Waltham, MA

ACQUISITION DATE - 1993

BACKGROUND
One of three distressed buildings acquired through a partnership with a local bank and the City of Waltham.

PROPERTY DESCRIPTION
Multi-family; 3 units; two (4) bedroom and one (3) bedroom apartments.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
11 Derby Street, Waltham, MA

**ACQUISITION/LEASE DATE** - 1993

**BACKGROUND**
One of three distressed buildings acquired through a partnership with a local bank and the City of Waltham.

**PROPERTY DESCRIPTION**
Multi-family; 2 units; 2 (1) bedroom apartments

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
ACQUISITION/LEASE DATE - 1993

BACKGROUND
One of three distressed buildings acquired through a partnership with a local bank and the City of Waltham.

PROPERTY DESCRIPTION
Multi-family; 6 units; four (1) bedroom, one (3) bedroom, and one (2) bedroom apartments.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
LOWELL TRANSITIONAL LIVING CENTER (LTLC)
189 - 205 Middlesex Street, Lowell, MA

ACQUISITION/LEASE DATE - 2013

BACKGROUND
LTLC affiliated with SMOC in 2013.

PROPERTY DESCRIPTION
A 90-bed emergency shelter serving single men and women. LTLC additionally has 12 Single Resident Occupancy apartments funded thru the Lowell Housing Authority and Section 8. The men’s dorm includes a full bathroom with group showers and a laundry room. The women’s dorm includes individual bathrooms and showers.

PROGRAM DESCRIPTION
LTLC provides outreach services, intensive case management, housing assistance, employment, continued education, mental health screenings and substance abuse prevention to unaccompanied men and women. LTLC houses a soup kitchen that providing breakfast, lunch and dinner not only clients of LTLC, but to the general public. During the months of November to April LTLC operates a Winter Emergency Bed Program for those individuals living outside that may not be accessing services at the shelter. The program director is Josh White.
SECTION THREE
WORCESTER COUNTY
ACQUISITION DATE - 2004

BACKGROUND
SMOC assumed PIP lease for 2 floors of the building following merger.

PROPERTY DESCRIPTION
Two leased floors consisting of 30 studio units

PROGRAM DESCRIPTION
The Aurora Program provides substance abuse support and case management services.
PAX HOUSE
2 June Street, Worcester, MA

ACQUISITION DATE – 2005

BACKGROUND
Acquired from private owner; formerly used as a DMH group residence and multi-family home; named for former PIP Board member and wife.

PROPERTY DESCRIPTION
19 SRO unit, group residence for women

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing.
ACQUISITION DATE – 2013

BACKGROUND
This property was one of 8 purchased in bulk upon the transfer of the Henry Lee Willis Center state funded program contracts to SMOC.

PROPERTY DESCRIPTION
15 SRO unit co-ed group residence

PROGRAM DESCRIPTION
Permanent supportive housing.
141 Providence Street, Worcester, MA

ACQUISITION DATE - 2013

BACKGROUND
This property was one of 8 purchased in bulk upon the transfer of the Henry Lee Willis Center state funded program contracts to SMOC.

PROPERTY DESCRIPTION
Six (2) bedroom rentals

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing.
Footsteps  
7-9 Woodland Street, Worcester, MA

**ACQUISITION DATE** – 2013

**BACKGROUND**  
This property was one of 8 purchased in bulk upon the transfer of the Henry Lee Willis Center state funded program contracts to SMOC.

**PROPERTY DESCRIPTION**  
A 20 - unit licensed lodging house. Transitional Affordable Supportive Housing for Females, Recovery Focused House with DPH funding for case management.

**PROGRAM DESCRIPTION**  
Recovery-focused, supportive permanent housing.
ACQUISITION DATE – 2013

BACKGROUND
This property was one of 8 purchased in bulk upon the transfer of the Henry Lee Willis Center state funded program contracts to SMOC.

PROPERTY DESCRIPTION
3566 sq. ft. group residence

PROGRAM DESCRIPTION
A family shelter leased to the Central Massachusetts Housing Alliance.
54 Queen Street, Worcester, MA

ACQUISITION DATE – 2013

BACKGROUND
This property was one of 8 purchased in bulk upon the transfer of the Henry Lee Willis Center state funded program contracts to SMOC.

PROPERTY DESCRIPTION
8 SRO unit licensed lodging house for men

PROGRAM DESCRIPTION
Rooming House, Permanent, Affordable Housing
ACQUISITION DATE – 2013

BACKGROUND
This property was one of 8 purchased in bulk upon the transfer of the Henry Lee Willis Center state funded program contracts to SMOC.

PROPERTY DESCRIPTION
A 16-unit licensed lodging house

PROGRAM DESCRIPTION
Permanent supportive housing
ACQUISITION DATE – 2005

BACKGROUND
Vacant when acquired. Former Level 4 rest home named after former PIP founding Board member.

PROPERTY DESCRIPTION
19 SRO unit co-ed group residence

PROGRAM DESCRIPTION
Recovery-focused permanent supportive housing
26-28 Dayton Street, Worcester, MA

**ACQUISITION DATE** - 2006

**BACKGROUND**
Acquired with 14 Duxbury Road from a private investor; gut rebuild, opened in 2011.

**PROPERTY DESCRIPTION**
16 SRO’s, co-ed, licensed lodging house.

**PROGRAM DESCRIPTION**
A 16-unit licensed lodging house supplying transitional and Permanent, Affordable Housing for economically disadvantaged men and women. As part of SMOC’s housing continuum, this facility provides a link to an array of supportive educational programs as well as services to residents on an as needed basis. Additionally, there is an on-site resident manager and an assigned property manager.
ACQUISITION DATE - 2006

BACKGROUND
Acquired from a private investor along with 26-28 Dayton Street; gut rebuild, finished in 2012.

PROPERTY DESCRIPTION
29 SRO unit licensed lodging house for men?

PROGRAM DESCRIPTION
A 29-unit licensed lodging house focused on Permanent, Affordable Housing for economically disadvantaged men and women. This facility provides a link to an array of supportive educational programs as well as services to residents on an as-needed basis. Additionally, there is an on-site resident manager and an assigned property manager.
17 Ethan Allen Street, Worcester, MA

ACQUISITION DATE - 2004

BACKGROUND
SMOC acquired this building when the PIP merged with SMOC in 2004

PROPERTY DESCRIPTION
Single family house; 3 bedroom

PROGRAM DESCRIPTION
Permanent, Affordable Housing.
Claremont Street House
14 Claremont Street, Worcester, MA

ACQUISITION DATE - 2005

BACKGROUND
Acquired from private investor; gut rebuild, re-opened in 2009.

PROPERTY DESCRIPTION
18 SRO unit group residence for men.

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing
Frances Perkins House
16 Cottage Street, Worcester, MA

ACQUISITION DATE – 2010

BACKGROUND
Vacant building, formerly used as a family shelter when acquired from a private investor. Childhood home of Frances Perkins, served as Secretary in the Cabinet of President Franklin Delano Roosevelt, 1st woman to serve in Cabinet. Converted to a lodging house.

PROPERTY DESCRIPTION
15 SRO unit, co-ed, licensed lodging house

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing
13-15 King Street, Worcester, MA

**ACQUISITION DATE** - 2013

**BACKGROUND**
Licensed lodging house acquired from an estate.

**PROPERTY DESCRIPTION**
10 SRO unit licensed lodging house for men

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
13 Paine Street, Worcester, MA

ACQUISITION DATE - 2014

BACKGROUND
Vacant building, acquired from an investor. Formerly used as a shelter by the Henry Lee Will agency.

PROPERTY DESCRIPTION
15 co-ed unit group residence

PROGRAM DESCRIPTION
ACQUISITION DATE – 2001

BACKGROUND
1st building acquired in Worcester; former Level 4 rest home.

PROPERTY DESCRIPTION
16 SRO unit group residence for men

PROGRAM DESCRIPTION
Rooming House, Permanent, Affordable Housing
ACQUISITION DATE - 2014

BACKGROUND
SMOC acquired this vacant building from a private investor.

PROPERTY DESCRIPTION
Multi-family; 2 units; two (4) bedroom apartments

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing for clients of the Greater Worcester Housing Connection.
Freedom Village
11 Franklin Street, West Boylston, MA

ACQUISITION/LEASE DATE – 2009

BACKGROUND
In 2009, through a partnership with Freedom Worship Church, SMOC acquired the land in West Boylston.

PROPERTY DESCRIPTION
New construction; 26 single family units.

PROGRAM DESCRIPTION
The building is currently is managed by Maloney Properties
12-14 School Street, Leominster, MA

ACQUISITION DATE – 2006

BACKGROUND
Acquired from private owner; gut rehab performed.

PROPERTY DESCRIPTION
18 SRO units; co-ed licensed lodging house.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
Harmony House
20 Myrtle Avenue, Fitchburg, MA

ACQUISITION DATE – 2006

BACKGROUND
Former Level 4 rest home; acquired from private investor.

PROPERTY DESCRIPTION
13 SRO unit co-ed licensed lodging house.

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing for chronically-homeless.
HASTINGS HALL
35 Holt Street, Fitchburg, MA

ACQUISITION DATE - 2004

BACKGROUND
Acquired from private investor who retired; formerly used as affordable house for telephone company operator.

PROPERTY DESCRIPTION
55 SRO unit co-ed licensed lodging house

PROGRAM DESCRIPTION
Permanent, Affordable Housing
ACQUISITION/LEASE DATE - 2001

BACKGROUND
Acquired when SMOC purchased Rhodes Street facility.

PROPERTY DESCRIPTION
Single family house with 3 bedrooms that is used as a graduate house for the Rhodes Street Women’s cooperative program.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
ACQUISITION/LEASE DATE - 2001

BACKGROUND
Acquired when SMOC purchased Rhodes Street facility.

PROPERTY DESCRIPTION
Single family house with 3 bedrooms.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
ACQUISITION DATE - 1993

BACKGROUND
Distressed, bank owned property; acquired with 5 other residential buildings in Whitinsville from Savers Cooperative Bank.

PROPERTY DESCRIPTION
Multi-family; 6 units; six (3) bedroom apartments

PROGRAM DESCRIPTION
Permanent, Affordable Housing
25-35 C Street, Whitinsville, MA

ACQUISITION DATE – 1993

BACKGROUND
Distressed, bank owned property; acquired with 5 other residential buildings in Whitinsville from Savers Cooperative Bank.

PROPERTY DESCRIPTION
Multi-family; 6 units; six (3) bedrooms apartments

PROGRAM DESCRIPTION
Permanent, Affordable Housing
49-59 D Street, Whitinsville, MA

ACQUISITION DATE – 1993

BACKGROUND
Distressed, bank owned property; acquired with 5 other residential buildings in Whitinsville from Savers Cooperative Bank.

PROPERTY DESCRIPTION
Multi-family; 6 units; six (3) bedrooms apartments

PROGRAM DESCRIPTION
Permanent, Affordable Housing
150-160 Border Street, Whitinsville, MA

**ACQUISITION DATE** – 1993

**BACKGROUND**
Distressed, bank owned property; acquired with 5 other residential buildings in Whitinsville from Savers Cooperative Bank.

**PROPERTY DESCRIPTION**
Multi-family; 6 units; six (3) bedrooms apartments

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
21-31 Overlook Street, Whitinsville, MA

**ACQUISITION DATE** - 1993

**BACKGROUND**
Distressed, bank owned property; acquired with 5 other residential buildings in Whitinsville from Savers Cooperative Bank.

**PROPERTY DESCRIPTION**
Multi-family; 6 units; six (4) bedroom apartments

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
ACQUISITION DATE - 1993

BACKGROUND
Acquired as part of the Rockdale Neighborhood Revitalization Project.

PROPERTY DESCRIPTION
2 Multi-family units; Two (2) bedroom apartments

PROGRAM DESCRIPTION
Permanent, Affordable Housing
42-44 Beanes Lane, Northbridge, MA

**ACQUISITION DATE** - 1993

**BACKGROUND**
Acquired as part of the Rockdale Neighborhood Revitalization Project.

**PROPERTY DESCRIPTION**
Multi-family; 2 units; two (2) bedroom apartments

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
75 Church Ave, Northbridge, MA

ACQUISITION DATE - 1993

BACKGROUND
This was originally 2 buildings which were part of the Rockdale Neighborhood Revitalization Project. They were destroyed by fire in 2013; rebuilt as one building in 2015.

PROPERTY DESCRIPTION
Multi Family, 13 units; ten (2) bedroom; three (1) bedroom apartments

PROGRAM DESCRIPTION
Permanent, Affordable Housing
85 Church Ave, Northbridge, MA

**ACQUISITION DATE** - 1993

**BACKGROUND**
Acquired as part of the Rockdale Neighborhood Revitalization Project.

**PROPERTY DESCRIPTION**
Multi-family; 6 units; three (2) bedroom and three (1) bedroom apartments

**PROGRAM DESCRIPTION**
Permanent, Affordable housing
90-96 Church Ave, Northbridge, MA

ACQUISITION DATE - 1993

BACKGROUND
Acquired as part of the Rockdale Neighborhood Revitalization Project.

PROPERTY DESCRIPTION
Multi-family; 5 units; four (2) bedroom and one (2) bedroom apartments

PROGRAM DESCRIPTION
Permanent, Affordable housing
23 Cross Place, Northbridge, MA

**ACQUISITION DATE** - 1993

**BACKGROUND**
Acquired as part of the Rockdale Neighborhood Revitalization Project.

**PROPERTY DESCRIPTION**
Multi-family 3 units; one (3) bedroom; two (2) bedroom apartments

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
29-31 Cross Place, Northbridge, MA

**ACQUISITION DATE** - 1993

**BACKGROUND**
Acquired as part of the Rockdale Neighborhood Revitalization Project.

**PROPERTY DESCRIPTION**
Multi-family; 6 units; six (1) bedroom apartments

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
29R Cross Place, Northbridge, MA

**ACQUISITION DATE** - 1993

**BACKGROUND**
Acquired as part of the Rockdale Neighborhood Revitalization Project.

**PROPERTY DESCRIPTION**
Single family residence

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
2205-2207 Providence Road, Northbridge, MA

ACQUISITION/LEASE DATE – 1993

BACKGROUND
Vacant, distressed property; acquired from the Revitalization Trust Corporation gut rehab performed; part of the Rockdale Neighborhood Revitalization Project.

PROPERTY DESCRIPTION
Multi-family; 6 units; five (2) bedrooms apartments; one (1) bedroom apartment

PROGRAM DESCRIPTION
Permanent, Affordable Housing
2211-2213 Providence Road, Northbridge, MA

ACQUISITION/LEASE DATE – 1993

BACKGROUND
Vacant, distressed property; acquired from the Revitalization Trust Corporation gut rehab performed; part of the Rockdale Neighborhood Revitalization Project.

PROPERTY DESCRIPTION
Multi-family; 6 units; six (2) bedrooms apartments

PROGRAM DESCRIPTION
Permanent, Affordable Housing
2223-2225 Providence Road, Northbridge, MA

ACQUISITION/LEASE DATE – 1993

BACKGROUND
Acquired from a private investor as part of the Rockdale Neighborhood Revitalization Project.

PROPERTY DESCRIPTION
Mixed use building. Multi-family; 8 units; five (2) bedroom apartments; three studio apartments. First floor commercial space; store front for Northbridge House of Pizza.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
ACQUISITION/LEASE DATE – 1993

BACKGROUND
Vacant, distressed property; acquired from the Revitalization Trust Corporation gut rehab performed; part of the Rockdale Neighborhood Revitalization Project.

PROPERTY DESCRIPTION
Single family residence; 3 bedroom.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
9-11 Taft Street, Northbridge, MA

ACQUISITION/LEASE DATE - 1993

BACKGROUND
Vacant, distressed property; acquired from the Revitalization Trust Corporation gut rehab performed; part of the Rockdale Neighborhood Revitalization Project.

PROPERTY DESCRIPTION
Multi-family; 4 units; two (1) bedroom; one (3) bedroom; (4) bedroom apartments

PROGRAM DESCRIPTION
Permanent, Affordable Housing
266 Main Street, Oxford, MA

ACQUISITION DATE – 2009

BACKGROUND
SMOC entered into a partnership with Grace Episcopal Church to acquire and renovate this vacant, distressed building next door to the church.

PROPERTY DESCRIPTION
16 SRO unit co-ed group residence

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing for the clients of the Greater Worcester Housing Connection.
ACQUISITION DATE - 2014

BACKGROUND
New construction. The project consists of 11 buildings including a community building situated on 15 acres in Spencer MA.

PROPERTY DESCRIPTION
21 (2) bedroom 1000 sq. ft. units; 21 (3) bedroom 1200 sq. ft. units.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
126 Main Street, Spencer, MA

ACQUISITION DATE - 2015

BACKGROUND
Acquired from a private investor.

PROPERTY DESCRIPTION
10,000 sq. ft. building; 5 apartments; 13 SRO unit co-ed licensed lodging house; with 3 units of commercial space on the street level. Contiguous to the downtown area.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
204 Main Street, Spencer, MA

ACQUISITION DATE – 2007

BACKGROUND
Acquired from private investor; gut rehab, reopened in 2013.

PROPERTY DESCRIPTION
19-unit, co-ed, licensed lodging house

PROGRAM DESCRIPTION
Permanent, Affordable Housing
204 ½ Main Street, Spencer, MA

**ACQUISITION/LEASE DATE** - 2007

**BACKGROUND**
Acquired from private investor; gut rehab, reopened in 2013.

**PROPERTY DESCRIPTION**
Multi-family: (1) studio, (1) two Bedroom, (1) three bedroom and (1) one bedroom

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
14 May Street, Spencer, MA

**ACQUISITION DATE** - 2014

**BACKGROUND**
Vacant, multi-family house acquired from an investor.

**PROPERTY DESCRIPTION**
Multi-family; two (3) bedroom apartments.

**PROGRAM DESCRIPTION**
Recovery-focused, supportive permanent housing.
ACQUISITION DATE – 2010

BACKGROUND
Vacant for DMH clubhouse when opened; gut rehab re-opened in 2014.

PROPERTY DESCRIPTION
16 SRO co-ed units; group residence.

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing for chronically homeless individuals.
8-10 Church Street, Hardwick, MA

ACQUISITION DATE – 2012

BACKGROUND
Acquired with Windsor Hotel from a private investor.

PROPERTY DESCRIPTION
Two (4) bedroom unit family house.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
THE WINDSOR HOTEL
6 Hardwick Road, Gilbertville, MA

ACQUISITION DATE - 2012

BACKGROUND
Former hotel and bar acquired from a private investor.

PROPERTY DESCRIPTION
19 SRO co-ed units, licensed as an Inn

PROGRAM DESCRIPTION
Permanent, Affordable Housing; 1st floor will be redeveloped for a determined use.
HARDWICK VETERANS HOME  
122 Prospect Street, Gilbertville, MA

**ACQUISITION DATE** – 1998

**BACKGROUND**
Former Level 4 rest home; originally served as a supportive house for veterans; gut rehab in 2012 and reopened in 2014.

**PROPERTY DESCRIPTION**
16 unit group residence for men.

**PROGRAM DESCRIPTION**
Recovery-focused, supportive permanent housing for veterans.
23 Liberty Street, Warren, MA

**ACQUISITION DATE** – 2012

**BACKGROUND**
Vacant property acquired from USDA.

**PROPERTY DESCRIPTION**
Single family residence

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
ACQUISITION DATE – 2015

BACKGROUND
Three family house donated to SMOC from Country Bank in June, 2015.

PROPERTY DESCRIPTION
3 family house

PROGRAM DESCRIPTION
Use to be determined
172 Ashland Avenue, Southbridge, MA

**ACQUISITION DATE – 2012**

**BACKGROUND**
Vacant property, acquired from USDA.

**PROPERTY DESCRIPTION**
Single family residence

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
196 Ridge Road, Athol, MA

ACQUISITION DATE – 2012

BACKGROUND
Vacant property, acquired from USDA

PROPERTY DESCRIPTION
Single family residence

PROGRAM DESCRIPTION
Permanent, Affordable Housing
190 West River Road, Orange, MA

**ACQUISITION DATE** – 2012

**BACKGROUND**
Vacant property, acquired from USDA.

**PROPERTY DESCRIPTION**
Single family residence

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
SECTION FOUR
WESTERN MASS.
8 Depot Street, Palmer, MA

**ACQUISITION DATE** – 2012

**BACKGROUND**
Acquired from private owner.

**PROPERTY DESCRIPTION**
17 SRO unit co-ed licensed lodging house; 1 mobile home

**PROGRAM DESCRIPTION**
Permanent, Affordable Housing
KING'S INN
1418-1426 Main Street, Palmer, MA

ACQUISITION DATE – 1999

BACKGROUND
Distressed property, acquired from private investor; closed former bar on premises; gut rehab, re-opened in 2003.

PROPERTY DESCRIPTION
16 SRO unit co-ed licensed lodging house; with 4 units of commercial space on the street level. Contiguous to the downtown area.

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing.
ACQUISITION DATE - 2000

BACKGROUND
Lodging house purchased from owner/manager who then retired.

PROPERTY DESCRIPTION
16 SRO unit co-ed licensed lodging house.

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing.
111 Springfield Street, Chicopee, MA

ACQUISITION DATE – 2009

BACKGROUND
Acquired from a private investor; still in development.

PROPERTY DESCRIPTION
12 SRO unit co-ed licensed lodging house.

PROGRAM DESCRIPTION
Permanent, Affordable Housing
Tranquility House
25 Rittenhouse Terrace, Springfield, MA

ACQUISITION DATE – 2009 when Open Pantry Community Services (OPCS) merged with SMOC.

BACKGROUND
The OPCS opened a supportive housing for women in 2001; they purchased this 2 family residence for that use.

PROPERTY DESCRIPTION
8 SRO unit group residence for women;

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing.
175 Bowdoin Street, Springfield, MA

ACQUISITION DATE – 2011

BACKGROUND
This building was originally acquired to create supportive housing for ex-offenders in partnership with the Hampton County Sheriff Department. The Sheriff dropped out forcing SMOC to reshape the program. At the time of acquisition the property was a distressed Level 4 rest home.

PROPERTY DESCRIPTION
13 SRO unit group residence for women;

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing
21 Adams Street, Easthampton, MA

**ACQUISITION DATE** – 2007

**BACKGROUND**
SMOC worked in partnership with the City of Easthampton to acquire and renovate this existing lodging house.

**PROPERTY DESCRIPTION**
13 SRO unit co-ed licensed lodging house.

**PROGRAM DESCRIPTION**
Recovery-focused, supportive permanent housing.
VIKINGS LANDING
246-248 Main Street, Easthampton, MA

ACQUISITION DATE – 2003

BACKGROUND
SMOC acquired this vacant building from an investor then did extensive renovations to utilize as a group residence for veterans.

PROPERTY DESCRIPTION
10 SRO unit group residence for men

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing for veterans.
250 Main Street, Easthampton, MA

**ACQUISTION DATE** – 2003

**BACKGROUND**
SMOC acquired this property from the same investor that owned 248 Main Street.

**PROPERTY DESCRIPTION**
12 co-ed unit group residence

**PROGRAM DESCRIPTION**
Recovery-focused, supportive permanent housing.
THE WRIGHT HOME FOR WOMEN
305 Main Street, Easthampton, MA

ACQUISITION DATE – 2001

BACKGROUND
This former rest home for retired women was owned by a non-profit organization and was vacant when acquired and renovated.

PROPERTY DESCRIPTION
15 SRO unit group residence for women

PROGRAM DESCRIPTION
Recovery-focused, supportive permanent housing.
75 Oliver Street, Easthampton, MA

LEASE DATE – 2005

BACKGROUND
This was the last town owned and operated lodging in the Commonwealth. Formerly the Easthampton Poor Farm when, at the request of the City, SMOC agreed to lease and operate the facility.

PROPERTY DESCRIPTION
15 SRO unit co-ed licensed lodging house.

PROGRAM DESCRIPTION
Permanent affordable housing.