

Ribbon-cutting ceremony marks completion of Kilby-Gardner-Hammond IV – a 22-unit LIHTC project in Worcester

On Thursday, October, 25th, a group of public officials, lenders, community leaders, project partners, and the development team joined Main South Community Development Corp. to celebrate completion of a new affordable family rental housing development in the Main South area of Worcester. The Kilby-Gardner-Hammond (KGH) Phase IV rental development involved construction of 22 energy-efficient units on seven sites.

This Phase – for which MHIC provided \$3.1 million in low-income housing tax credit financing – is part of the 30-acre Kilby-Gardner-Hammond Neighborhood Revitalization Project, a successful partnership of local residents, Main South CDC, Clark University, the



Lt. Governor Timothy Murray leads the way in cutting the ribbon.



This building is one of the seven – all brightly painted – that comprises the KGH IV development. The yellow homes in the background are also part of the project.

Worcester Boys and Girls Club, and the City of Worcester. The revitalization project as a whole, undertaken nearly ten years ago on some of the city's most distressed real estate, has transformed this neighborhood.

According to J. Stephen Teasdale, executive director of Main South CDC, Main South has been working with its development partners since 1996 to reclaim the 30-acre severely blighted section of the neighborhood, which contained more than 40 vacant lots and \$600,000 in property tax liens. He said that the guiding philosophy for the redevelopment was established through a series of community planning sessions that led to the creation of a strategic plan.

In addition to housing, the strategic plan emphasized the need for recreational opportunities for neighborhood residents. Facilities to accommodate such a need have been or will soon be constructed on reclaimed industrial Brownfield sites. These facilities include a new state-of-the-art Boys & Girls Club and a Clark University track and field complex that will be available for use by the Boys & Girls Club and neighborhood residents.

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