



ELIAS BROOKINGS APARTMENTS

42 AFFORDABLE RENTAL APARTMENTS

367 Hancock Street

Springfield, MA

Home City Development, Inc.

261 Oak Grove Avenue
Springfield, MA 01109

www.homecitydevelopment.org

Company Overview

- Not-for-Profit developer of affordable housing founded in 1968
- Owns 462 apartments at 8 properties in Hampden and Hampshire Counties
- Completed \$111.6 million of housing rehab/new construction in last 10 years



Project Structure

42 Rental Apartments

- 12 one-bedroom
- 25 two-bedroom
- 5 three bedroom

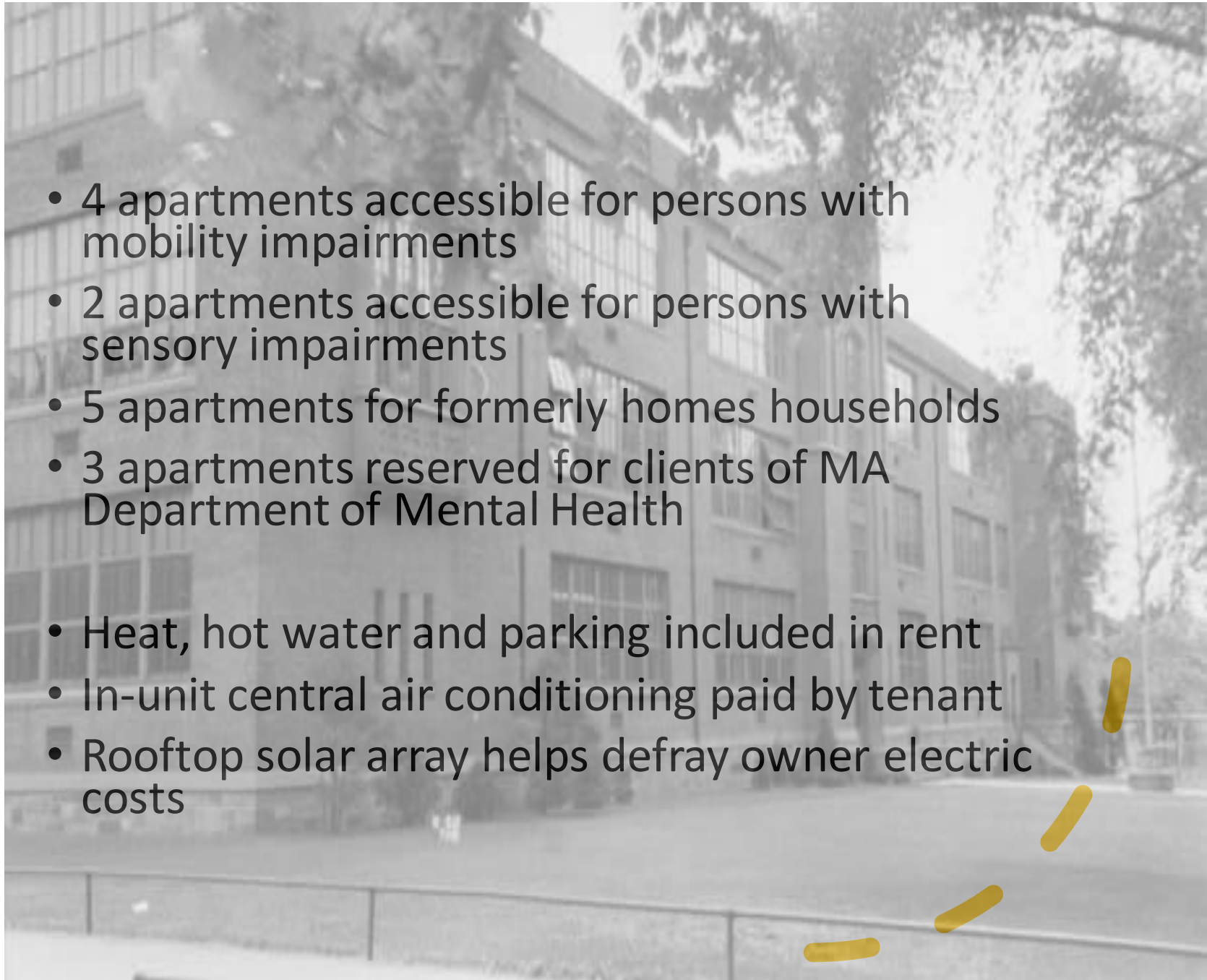
Affordability

- 15 apartments for households at/below 30% of Area Median Income
- 20 apartments for households at/below 60% of Area Median Income
- 7 apartments for households at/below 80% of Area Median Income



Project Structure

- 4 apartments accessible for persons with mobility impairments
- 2 apartments accessible for persons with sensory impairments
- 5 apartments for formerly homeless households
- 3 apartments reserved for clients of MA Department of Mental Health
- Heat, hot water and parking included in rent
- In-unit central air conditioning paid by tenant
- Rooftop solar array helps defray owner electric costs










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Building Information

- Built in 1925
 - In service as a public school until June 2011
 - Purchased by Home City Development in 2018
 - In 2020 began the process of emptying the building of books, lockers, desks, chairs, cabinets, computer equipment, televisions, and miscellaneous school supplies in advance of renovation
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- A series of four yellow curved dashes are located in the bottom right corner of the slide.







Building Information

Home City Development donated furniture and educational materials and then recycled over 23 tons of material including:

- 9 tons of scrap metal
- 8 tons of books
- over 3 tons of cardboard and paper
- over 3 tons of televisions, computers, and other electronic equipment
- another 24.6 tons of waste materials was removed from the building.



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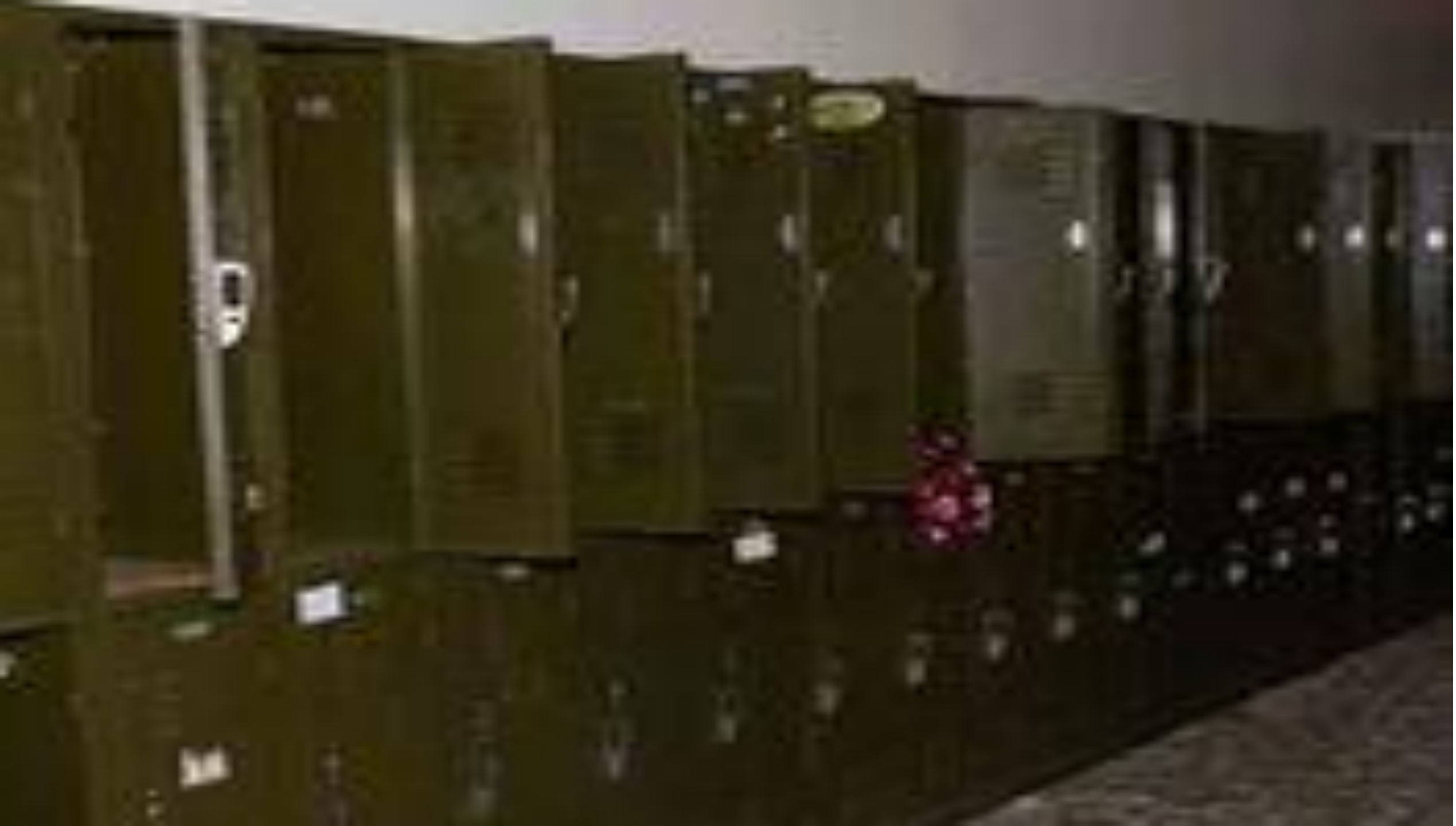
Nonfiction

THE UNITED STATES









Building Information

With guidance from Leni Fried of Old Stone Mill Center and Abbey Massaro of Center for EcoTechnology, met people and organizations across Massachusetts that led to the re-use of materials, including:

- Springfield Rescue Mission, Springfield, MA
- The Springfield Renaissance School, Springfield, MA
- Old Stone Mill Center Zero Waste Maker Space, Adams, MA
- The Thrifty Crow, Cummington, MA
- Springfield Honors Academy, Springfield, MA
- Belchertown State School Friends Association, Belchertown, MA
- Greater Springfield Habitat for Humanity ReStore, Westfield, MA
- Black, Inc., Goshen, MA
- EcoBuilding Bargains, Springfield, MA
- Three Salamanders Design Studio, Cummington, MA
- Phineas Bates Elementary School, Roslindale, MA
- Camp Timber Trails, Tolland, MA
- Fromagerie Madeline, Leominster, MA
- Environmental Integrity LLC, South Hadley, MA
- Mike Minicucci, Buried By Time Photography, Westfield, MA
- David Manch, Silver Crescent Photography
- Center for EcoTechnology, Northampton, MA
- Springfield Boys & Girls Club, Springfield, MA
- Northstar Pulp & Paper, Springfield, MA
- Roca, Inc., Springfield, MA



















Charles Brooking
School







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Home City
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This Forum!