

Dom Narodowy Polski

136 Cabot Street
Chicopee, MA 01013



Dom Narodowy Polski, the 'Polish Home' in Chicopee, is listed on the National Register of Historic Places. POAH's purchase will allow the property to remain affordable as housing for elders in perpetuity.

Project Partners

- Massachusetts Housing Investment Corporation (MHIC)
- MassHousing
- Massachusetts Department of Housing and Community Development
- U.S. Department of Housing and Urban Development (HUD)

The Preservation Challenge

Dom Narodowy Polski includes two buildings--the original "Polish Home", constructed in 1910, and a four-story addition built in 1980. Both are brick and include a combination of studio, one- and two-bedroom apartments. The Polish American Club and a Police Department substation occupy commercial space on the first floor. The property is quite near downtown Chicopee, a small city in western Massachusetts. Almost 20% of Chicopee's population is elderly, and 10% of those live below the poverty line. About one in five Chicopee households face a severe housing cost burden, meaning that housing costs consume more than 50% of their household incomes. Preserving the 50 apartments at Dom Narodowy Polski was an important investment for Chicopee.

POAH's Role

POAH purchased a portfolio of properties including Dom Narodowy Polski in 2006 to preserve their affordability. Financing for the purchase came through acquisition loans from the Massachusetts Housing Investment Corporation (MHIC), a MassHousing mortgage and proceeds from the syndication of low income housing tax credits (LIHTC).

To address the long-term energy efficiency needs of both Dom Narodowy Polski buildings, POAH undertook a variety of renovations, including installing new windows and high efficiency heating, cooling and hot water systems. Contractors also replaced the roofs of both buildings and made facade repairs to reduce water penetration. As at all of the properties in the portfolio, POAH has installed wireless internet access in the community room, which already provided a range of services, classes and meetings of interest to residents.