

# Eastgate Apartments

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100 Baymeadow Road  
Springfield, MA 01103



The twelve buildings which comprise Eastgate Apartments are attractively landscaped and fit appropriately into their residential surroundings. Although built almost 75 years ago, they have been well-maintained and remain an appealing rental complex.

## 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

Saving Eastgate Apartments as affordable family rental homes was an important outcome in the city of Springfield. The largest city in western Massachusetts, Springfield has the state's 7th highest rate of poverty. More than half of its residents experience a high housing cost burden, meaning they must devote more than 30% of their household resources to housing costs. In that context, Eastgate represents an essential and irreplaceable asset.

The complex, which sits on twelve acres quite near Interstate 291, was built in 1934, but its condition belies its age. It has been carefully maintained over its lifetime, with an attractive campus, significant landscaping and sizable stands of mature growth trees. The site is further improved with several children's play areas, a community center and outdoor swimming pool.

## POAH's Role

In 2006, POAH collaborated with various partners to preserve the long-term affordability of a seven-property portfolio, including Eastgate. The funds for acquisition and renovation included a Massachusetts Housing Investment Corporation (MHIC) loan, a mortgage from MassHousing, and the proceeds from syndicating low income housing tax credits (LIHTC). All of the apartments have long-term Section 8 rental subsidies.

At acquisition, POAH largely directed its intention to improving the site's energy efficiency; POAH has been a leading national voice in addressing the connection between energy conservation and present and future affordability. To that end, buildings at Eastgate received new windows, an upgraded heating system and additional insulation in attics, basements and other exposed spaces. As it has in all of its properties, POAH has installed high-speed internet access as well as wireless networks in all of the Eastgate apartments, to aid families who might otherwise be financially unable in bridging the gap to 21st century technology.