

HOLYOKE

Downtown Revitalization Initiative



THE CHALLENGE

The southern gateway to the downtown (High and Newton Streets) is blighted with vacant lots, dilapidated buildings and aging infrastructure, though there has been nearby development successes. The challenge is to leverage the major MassDOT High and Maple Streets complete streets infrastructure project to create a coordinated, multi-block redevelopment strategy that connects emerging neighborhoods and supports reinvestment downtown.



PROJECT DESCRIPTION

The Downtown Revitalization Initiative focuses on a key corridor of lower High Street and Newton Street. The initiative is anchored by a 115-unit housing development by Way Finders in predevelopment, and acquisition and demolition of blighted homes on Newton Street. The Holyoke Redevelopment Authority and City are planning next steps for community engagement, infrastructure upgrades, site assembly, prepping, phasing and financing development on multiple blocks.

HIGH STREET - SITE VIEW



NEWTON STREET NEIGHBORHOOD



IMPACT



Up to 150

new mixed-income housing units



6 Underutilized

downtown parcels transformed into residential commercial uses



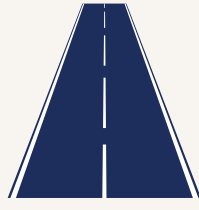
6,500 SF

to new groundfloor retail to activate High Street



Preservation of 17+

historic single-family homes



Redesign

and modernization of High and Maple St

TOOLS & FINANCING



State & Federal Programs

LIHTC, HDIP, Neighborhood Stabilization, Historic Tax Credits, HousingWorks, CDBG



City Investments

CDBG (including Section 108 borrowing) and capital funds for acquisition, demolition, and site preparation



Public-Private Partnerships

Collaboration with developers, Way Finders, local businesses, and institutions

PROJECT STATUS

The Holyoke Redevelopment Authority is transferring city-owned parcels to support project assembly.

The City is assessing infrastructure and pursuing a HousingWorks application for Newton Street improvements.



Predevelopment Phase

Infrastructure Project Starts 2029.

Next Steps: Finalize Partnerships and Secure Funding