

**KILBY-GARDNER-HAMMOND
REVITALIZATION PROJECT**

*Main South Community
Development Corporation, Worcester*

The Kilby-Gardner-Hammond Revitalization Project is a multi-phase housing development, now complete, on 30 acres in the heart of Worcester's Main South neighborhood. CEDAC provided predevelopment financing to the final phase of the scattered site project, which produced 22 units of two- and three-bedroom rental housing in seven newly constructed residences.



“CEDAC’s help was critical in making sure the vision for the Kilby-Gardner-Hammond Revitalization Project became a reality.”

Steve Teasdale

Executive Director, Main South Community
Development Corporation



A 30-acre section of Worcester’s Main South neighborhood faced serious blight – the area had more than 40 vacant lots and those unproductive properties had over \$600,000 in tax liens against them. Worcester’s Main South Community Development Corporation (Main South CDC) worked with community partners including Clark University, the Boys and Girls Club and the City of Worcester to reclaim the neighborhood and produce 107 new units of affordable housing for the city.

The success of the Kilby-Gardner-Hammond (KGH) Revitalization Project began with the community driven approach that Main South CDC took to reinvigorating the neighborhood. A series of community planning sessions led to the creation of a strategic plan, with the vision of creating a social, physical and economic resurgence for the neighborhood. In addition to developing affordable housing, the plan also included building a new recreational facility for the Boys and Girls Club and cleaning up contaminated brownfields sites.

CEDAC played an important role in making sure the KGH Revitalization Project came to fruition. We provided a \$400,000 predevelopment loan for the final phase of the project, which involved the development of 22 affordable units in seven newly-constructed buildings. Additionally, we helped to connect Main South CDC with \$452,000 in CBH funding, for the creation of three fully accessible units for disabled persons.

In total, the KGH Revitalization Project generated \$32 million of development activity into the community. With all of the new housing and the construction of the Boys and Girls Club facility completed, the area is expected to welcome a new bike path this year, additional housing from The Community Builders’ Worcester Loomworks project, and an athletic facility for Clark University in 2016.