

Massachusetts Housing Partnership

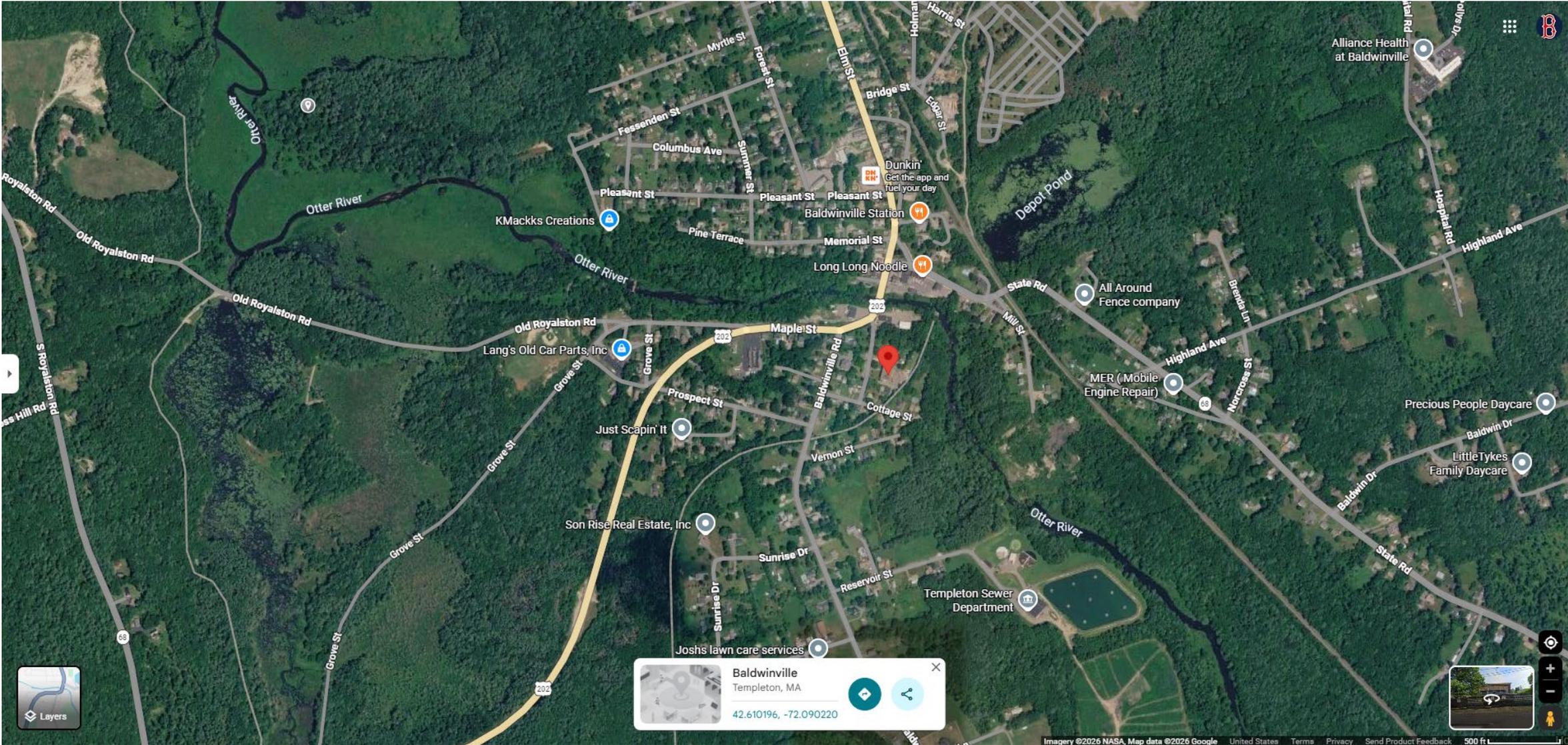
Strengthening local boards and commissions to support affordable housing

Understanding the local ecosystem

Baldwinville School Apartments
16 School Street, Templeton

March 11, 2026

Baldwinville School Apartments - Location



March 11, 2026

Baldwinville School Apartments

- 1 building (Historic School and Addition)
- 54 apartments for families
- 49 affordable in perpetuity
- PHIUS (new construction addition)



March 11, 2026

Baldwinville School Apartments

- Town Support
 - Acquisition RFP (Town Owned Property) and Time (5+ Years!)
 - Community Preservation Act Funding (CPA)
 - Fee Reductions
 - Streamlined Permitting (40B Comprehensive Permit)
 - Advocacy – Select Board, Town Administrator



March 11, 2026

Baldwinville School Apartments

- Town Boards, Committees and Departments
 - Community Preservation Committee (CPC) – Local Funding
 - Planning Board – ZBA Design Input
 - Zoning Board of Appeals (ZBA) – 40B Approval
 - Historical Commission – Historic Tax Credit Support
 - Conservation Commission – Wetlands
 - Development Services Department
 - Select Board
 - Town Administrator



March 11, 2026

Baldwinville School Apartments

- 12 School Street
- DDA with Town
- CDGB for Road/Infrastructure Improvements



March 11, 2026

Baldwinville School Apartments - Affordability

- 8 at 30% AMI
- 6 at 50% AMI
- 35 at 60% AMI
- \$26,190 - \$74,820 (income)
- \$654 - \$2,400 (rents, including all utilities)



March 11, 2026

Baldwinville School Apartments - Amenities



- Public playground
- Walking path/Overlook
- Resident Fitness
- Dog Run
- Outdoor Seating

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Baldwinville School Apartments – Financing

1. Town of Templeton CPA Loan
2. Rockland Trust Permanent Debt
3. Rockland Trust Construction Loan
4. EOHLC HOME-ARP Loan
5. EOHLC HSF Loan
6. EOHLC AHT Loan
7. EOHLC AAHG Loan
8. MassDev UPP Grant
9. MA Historic Tax Credit Loan
10. MA Low-Income Housing Tax Credit Loan
11. Federal Low Income Housing Tax Credit Equity
12. Federal Historic Tax Credit Equity
13. Federal ITC (Solar) Equity
14. PHIUS, EV, etc. Rebates
15. Deferred Developer Fee
16. EOHLC Section 8 PBV's
17. EOHLC AHVP PBV's
18. EOHLC MRVP PBV's



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Baldwinville School Apartments
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March 20, 2025