

MHIC News

MHIC closes \$7.8 million equity investment for Leominster affordable housing project

BOSTON, Dec. 13, 2011 --- MHIC today announced its closing of a \$7.8 million equity investment that will be used to transform a historic mill into 40 new units of affordable rental housing in Leominster.

The historic “Whitney Building,” built in 1893 and listed on the National Register of Historic Places, will be developed by Twin Cities Community Development Corporation, a nonprofit focused on economic and affordable housing development, based in Fitchburg.

The Whitney Building project involves the adaptive reuse of the mill building, which occupies a 1.45 acre parcel of land on Water and Whitney Streets.



Whitney Building, pre-construction



Rendering of restored Whitney Building

The renovation will create a mix of one-, two-, three- and four-bedroom units, in addition to a management office, community and program space, a play area and parking. All units will be affordable to households at or below 60% of the area median income (AMI) and 8 units – which will be subsidized by Section 8 project-based vouchers – will be available to households at or below 30% AMI.

The equity investment is for the purchase of federal low-income housing tax credits and federal historic tax credits and was made by two investors: \$6.96 million from a MHIC multi-investor fund and \$880,000 from Avidia Bank. Other financing sources include the state Department of Housing and Community Development, the Fitchburg-Leominster HOME consortium, state Historic Tax Credit and Brownfields Tax Credit equity, Neighborworks America and HUD EDI grants, and energy rebates.

Davis Square Architects is the architect for the project and Dellbrook Construction is the contractor. Construction has begun on the project and, according to Dellbrook, there are about 100 to 120 workers on the site daily. The project is expected to be completed in October 2012.