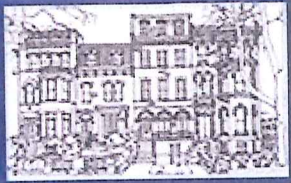


2011 J. Timothy  
Anderson Awards  
for  
Excellence in Historic  
Rehabilitation



### **Judges Award: Most Advanced Financial Structure**

#### **Hayes at Railroad Square, Haverhill, Massachusetts**

Developer: Planning Office for Urban Affairs, Boston, Massachusetts

Architect: The Architectural Team, Chelsea, Massachusetts

Historic Consultant: Tremont Preservation Services, Boston, Massachusetts

### **Best Historic Rehabilitation Utilizing Low-Income Housing Tax Credits (Large/Over \$5 Million Development Cost)**

#### **Hayes at Railroad Square Haverhill, Massachusetts**

Developed by the Planning Office for Urban Affairs, an arm of the Roman Catholic Archdiocese of Boston, this project, located a block from a commuter rail station in the city's smart growth district, rehabilitated two contiguous historic mill buildings into 57 low-income housing tax credit, workforce, and market-rate apartments. One entity owns the 33 LIHTC units while a second entity owns the remaining 24 units. This structure will allow the latter 24 units to potentially convert to first-time home buyers after five years. The developer sold a piece of vacant land to the regional transit authority, which is developing a 300-car parking garage of which 53 spaces will be available for project residents. Funding for the \$20.2 million project included federal and state housing and historic tax credits, federal HOME dollars, a first mortgage, state housing trust fund monies, and other sources.

*Architect:* The Architectural Team, Inc.