

THE HAYES AT RAILROAD SQUARE

Transit-oriented workforce housing in two historic mill buildings

The Hayes at Railroad Square is a 57-unit rental development that combines mixed-income housing and first floor retail space and is part of the revitalization of Haverhill's Central Business District. The development is the adaptive re-use of a historic mill complex, built in 1894 and 1911 by local entrepreneur Charles H. Hayes to house the operations of his box factory, which was part of the world-famous shoe industry in Haverhill at the turn of the century. The building's residential units are a mix of market-rate and affordable units, with the potential for 24 units convert to condominiums for first-time homebuyers in five years. The units are designed to have a loft-style feel boasting original features such as exposed wood beam ceilings and decking. The building's historic integrity was retained during renovations, which involved facade masonry repairs, restoration of the storefront wood framing and the original smoke stack. The development includes a fitness center, community kitchen & children's playroom for residents to use; and a total of 3,200 square feet of ground-floor commercial space, now leased by an optometrist and an interior design firm, bringing new jobs and retail traffic to an area of the downtown that has not had business activity in decades.

As one of the first Chapter 40R Smart Growth District developments to be permitted in the state, Hayes is part of a \$142 million pledge in public/private resources to create transit-oriented affordable rental housing in 20 communities in Massachusetts. It is located one block from the Haverhill Commuter Rail Station, with direct access to downtown Boston and the Amtrak's Downeaster line. The Hayes at Railroad Square, which opened in 2010, represents a \$20 million investment in downtown Haverhill.



Developer: Planning Office for Urban Affairs

Development Consultant: Nina Schwarschild

Architect: The Architectural Team

Contractor: Dellbrook Construction

Property Management: Peabody Properties, Inc.

Financing:

Bank of America

Pentucket Bank

Tax Credit Finance

Sherwin Williams

Massachusetts Housing Partnership

Commonwealth of Massachusetts:

Department of Housing & Community Development;

MassHousing; Massachusetts Historic Commission;

MassDevelopment; Community Economic Dev. Assist. Corp

City of Haverhill

North Shore Home Consortium

United States Environmental Protection Agency

Federal Home Loan Bank of Boston

THE HAYES AT RAILROAD SQUARE

An Award Winning Workforce Housing Development in Two Historic Mill Buildings

Urban Land Institute

Jack Kemp Workforce Housing Models of Excellence Award, 2011

The Jack Kemp Award is given to workforce housing developments that represent outstanding achievements in several areas, including innovative financing, unique construction methodologies, strong public/private partnerships, and replicability to achieve workforce housing affordability.

Massachusetts Historic Commission

Preservation Award, 2011

The Massachusetts Historical Commission presents awards to preservation projects that have displayed an outstanding commitment to historic preservation in Massachusetts.

National Rehabilitation Association

J. Timothy Anderson Awards for Excellence in Historic Rehabilitation

Most Advanced Financial Structure, 2011

The J. Timothy Anthony Anderson Awards honor outstanding rehabilitation and preservation projects based on overall design and quality, interpretation and respect of historic elements, impact on the community and financial and market success.

Multi-Family Executive

Adaptive Reuse, Merit Award, 2011

The Multi-Family Executive Award honors excellence in leadership, business practices and projects.