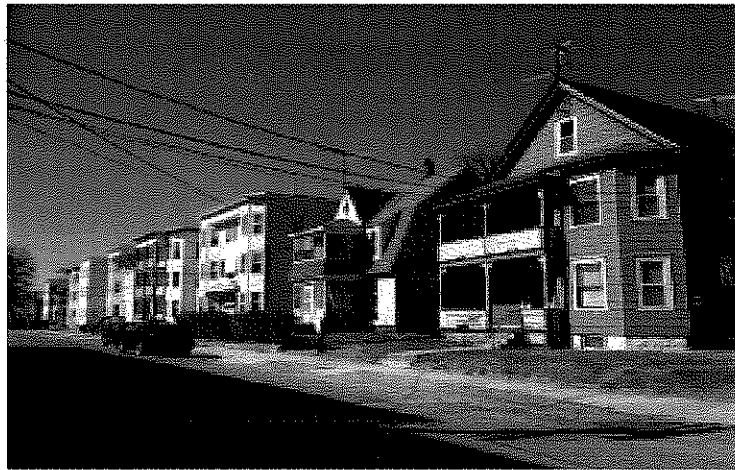




City of Leominster Housing Development Incentive Program



Zone Plan

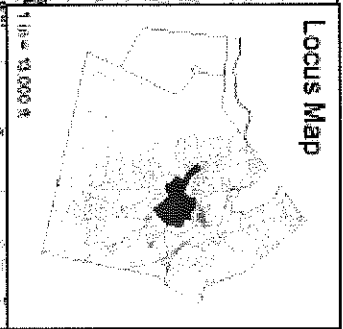
CITY OF LEOMINSTER – HD ZONE
Office of Planning and Development

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CITY OF Leominster
Housing Development Zone
 April 12, 2013

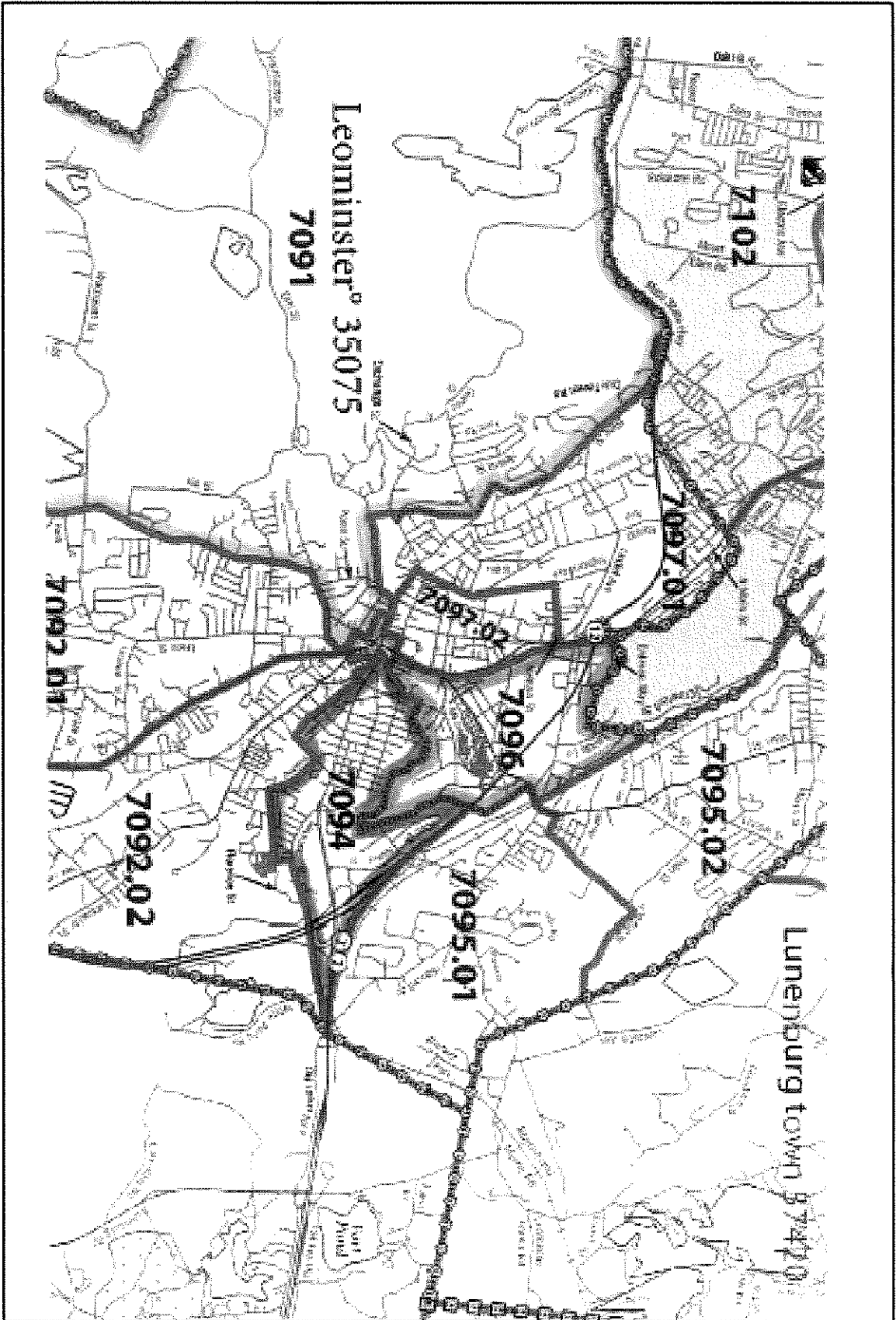


Legend	
[Hatched Box]	Housing Development Zone
[Dotted Box]	City of Leominster
[Solid Box]	Water
[Line]	Street
[Symbol]	Other



CITY OF LEOMINSTER – HD ZONE
 Office of Planning and Development

CITY OF LEOMINSTER – HD ZONE
Office of Planning and Development



City of Leominster

HDIP – Housing Development Incentive Program

Leominster HDIP Zone - 2014

HD Zone and Plan Point of Contact:

Lisa Marrone, Economic Development Coordinator
Office of Planning & Development
City of Leominster
25 West Street
Leominster, MA 01453
(978) 534-7525 x257
lmarrone@leominster-ma.gov

HD Zone Point of Contact to Execute Tax Exemption Agreements:

Dean Mazarella, Mayor
City of Leominster
25 West Street
Leominster, MA 01453
(978) 534-7500
dmazarella@leominster-ma.gov

HD Zone and Plan Other Points of Contact:

William Mitchell, Chief Assessor
City of Leominster
25 West Street
Leominster, MA 01453
(978) 534-7531 x272
wpoirier@leominster-ma.gov

Lisa Marrone, Economic Development Coordinator
Office of Planning & Development
City of Leominster
25 West Street
Leominster, MA 01453
(978) 534-7525 x257
lmarrone@leominster-ma.gov

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A. Evidence of Public Hearing



OFFICE OF PLANNING AND DEVELOPMENT

City of Leominster, Massachusetts

CITY HALL - 25 WEST STREET
LEOMINSTER, MASSACHUSETTS 01453
www.leominster-ma.gov

CITY CLERK'S OFFICE
LEONINSTER, MA
Director
ash@leominster-ma.gov

2014 FEB 20 AM 11 27

TELEPHONE (978) 534-7525 FACSIMILE (978) 537-8122

February 20, 2014

FOR SUBMITTAL TO CLERK'S OFFICE

City of Leominster
Department of Planning and Development
Notice of Public Hearing

A Public Hearing will be held on Wednesday, February 26th, 2014 at 6:00PM in the Leominster City Hall Conference Room 10, 25 West Street, Leominster MA to seek input on a proposed Housing Development Incentive Program (HDIP) per M.G.L. Chapter 40V. The program is provided to Gateway Communities through Dept of Housing and Community Development and will designate a HDIP zone, and within that zone, encourage eligible multi-family residential housing investment projects that may qualify for local real estate tax exemptions as well as qualified state tax credits.

CITY OF LEOMINSTER – HD ZONE
Office of Planning and Development

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B. Evidence of Public Hearing

**City of Leominster
Department of Planning and
Development**

Notice of Public Hearing

A Public Hearing will be held on February 26th at 6pm in the Leominster City Hall Conference Room 10, 25 West Street, Leominster MA to seek input on a proposed Housing Development Incentive Program (HDIP) per M.G.L. Chapter 40V. The program is provided to Gateway Communities through the Department of Housing and Community Development and will designate a HDIP zone, and within that zone, encourage eligible multi-family residential housing investment projects that may qualify for local real estate tax exemptions as well as qualified state tax credits.

February 15, 22, 2014

C. Approval by Municipal Legislative Body



MAYOR'S OFFICE

City of Leominster, Massachusetts
CITY HALL - 25 WEST STREET
LEOMINSTER, MASSACHUSETTS 01453
www.leominster-ma.gov

DEAN J. MAZZARELLA
Mayor
dmazzarella@leominster.ma.gov

TELEPHONE (978) 534-7360 FACSIMILE (978) 534-0668

MARCH 24, 2014

TO THE HONORABLE CITY COUNCIL OF THE CITY OF LEOMINSTER

ORDER TO APPROVE; M.G.L. Chapter 40V 760 CMR 66.00

PETITION 42-14

Approving the Housing Development Incentive Program (HDIP) for Leominster, establishing the Housing Development Zone, submitting the Zone Plan and Map to the MA Department of Housing and Community Development and authorize the Mayor to negotiate tax increment exemptions (TIE) agreement pertaining to HDIP projects.

Order Read and Adopted

Lynn Bouchard *March 24, 2014*
LYNN BOUCHARD, CITY CLERK DATE
CITY OF LEOMINSTER

Presented to the Mayor for Approval

DJ *3-25-14*
DEAN J. MAZZARELLA, MAYOR DATE
CITY OF LEOMINSTER

A TRUE COPY ATTEST

Lynn Bouchard
CITY CLERK
CITY OF LEOMINSTER



Lynn A. Bocchard
CITY CLERK

OFFICE OF THE CITY CLERK

35 WEST STREET
LEOMINSTER, MASSACHUSETTS 01453

TEL : 978-534-7536
FAX : 978-534-7546

March 25, 2014

CERTIFICATE OF CITY CLERK

I, Brenda L. Parisi, duly appointed and qualified Assistant City Clerk, hereby certify that at a Regular Meeting of the City Council on March 24, 2014 the following PETITION was GRANTED and ORDERED. Nine members of the City Council, nine members present, nine members voting "yea".

42-14 Lisa Marrone, Economic Development Coordinator: Adopt an order for the Housing Development Incentive Program (HDIP) per M.G.L. with the Department of Housing and Community Development.

ORDERED: - Approving the Housing Development Incentive Program (HDIP) for Leominster, establishing the Housing Development Zone, submitting the Zone Plan and Map to the MA Department of Housing and Community Development and authorize the Mayor to negotiate tax increment exemptions (TIE) agreement pertaining to HDIP projects.


Brenda L. Parisi, Assistant City Clerk

C. Executive Summary

The Department of Housing and Community Development has developed a new tool to diversify a city's housing stock by fostering the development of market-rate housing in properties requiring substantial rehabilitation. The Housing Development (HD) Incentive Program provides two tax incentives to developers: a local property tax exemption and a state tax credit. The basic parameters to qualify for the program are: a housing rehabilitation project that has a minimum of 3 and a maximum 50 market rate units, the total number of units in a project cannot exceed 62 units, renovation costs of \$30,000 dollars a unit at a minimum, it must be located in a locally and State approved HDIP Zone, and 80% of the project must be market-rate housing.

The City of Leominster is proposing a Housing Development Zone Plan to increase residential growth, expand the diversity of housing stock, support economic development through commercial growth and promote neighborhood stability. The proposed zone is named the "Housing Development Zone". This proposed zone is located in downtown Leominster with the same boundaries as the City's HUD Core Area, Downtown Overlay District, and Village District plus a historic school building (Carter School) that is vacant and has had some development interest in recent months. This area covers property in three census tracts: 7094, 7096, and 7091. There are 3,728 housing units in these 3 census tracts and 2,039 units are renter-occupied. An average of 28.3% of the units range from 3-4 units to 10-19 units (U.S. Census).

The primary market areas for this project are current renters and newly forming households living in the City of Leominster. The proposed site's access to downtown, the major regional shopping mall, and the commuter routes (Route 2 and I-190) will give it the ability to draw from residents throughout Leominster. Access to highways and shopping are two key marketing assets for a market rate housing development.

A smaller secondary market for the proposed development will form from among the roughly 9,000 workers commuting to work in Leominster from the rest of Worcester County.

Downtown Leominster can support additional housing units. Currently, there is a lack of quality market rate rental housing in the Housing Development Zone. The majority of apartments in downtown are in smaller buildings that require renovation. The proposed Housing Development Zone shows a rental vacancy rate of 5.3 percent largely located in aging 2-8 unit converted homes and triple-deckers suggesting the need for additional quality modern rental units in this area. The population for the proposed Housing Development Zone is determined to be 11,513 with 3,129 households 34 percent of which have children. The average household size is 2.5 persons. The low household size in comparison to the rest of the City indicates a market that may prefer downtown housing, such as empty nesters, young professionals, and non-family households. There are a few large-scale multi-family apartment complexes in Leominster and the most recent ones are targeted to affordable or elderly households. Two separate studies have indicated the need to increase residential occupation in Downtown buildings and that

this area could support approximately 200 additional units. The study was undertaken prior to the fire and demolition of the Columbia building. That property located at 65 Main Street contained 28 units of market rate housing that was fully leased prior to destruction in a fire. Those 28 units eliminated in the fire can be added to the demand within the Downtown. The Downtown HD Zone makes properties eligible for the HDIP incentives that would increase property values and support market rate rents. There are several development activities proposed for the Leominster Housing Development Zone. After identifying the redevelopment of the downtown as a critical factor to enhance the viability of the community as a desirable place to live and work, the City made some key investments in several development activities in the HD Zone: Rockwell Pond Dam renovation, water and sewer infrastructure, sidewalks and a new pedestrian walkway in the downtown along a designed and renovated section of the Monoosnoc Brook. This multifaceted approach also included the establishment of the Downtown Overlay District, Village District and Mechanic Street Overlay District to increase the opportunity for mixed use projects and the development of residential housing downtown.

The implementation of the HD Zone will be crucial to the sustainable economic growth of the City. Through the implementation of the HD Zone Plan the City hopes to achieve the following objectives:

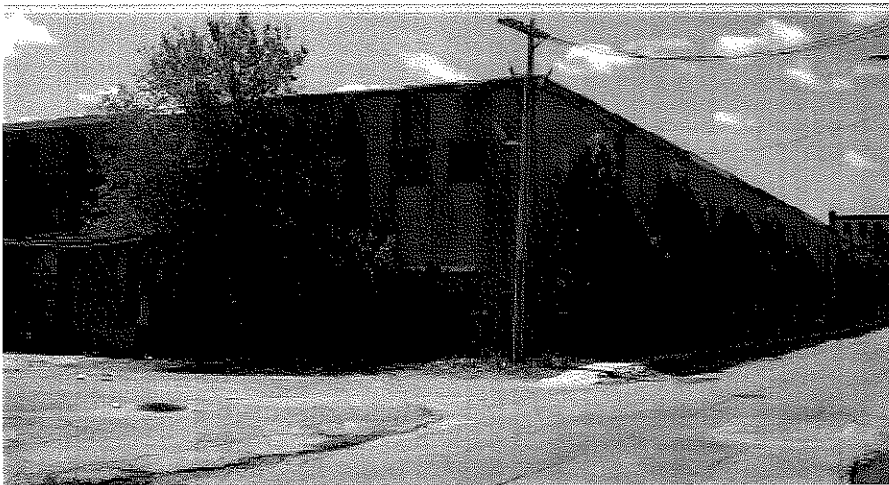
- Continue its success in revitalizing the Downtown area by increasing housing opportunities for residents with disposable income that are able to support our local economy.
- Rehabilitate our largest mill complex, and a historically significant mill in the area of the Downtown, both of which have stood vacant for decades in a dense residential neighborhood.
- Rehabilitate/rebuild the Columbia Building, the largest downtown commercial building that was devastated by a fire in November 2012.
- Eliminate vacancy and blighted conditions on the interiors of some of our smaller downtown commercial buildings by converting the upper floors of these buildings from vacant and obsolete class-C office space into attractive market-rate housing.
- Increase foot-traffic within the HD zone, which is a critical component for the viability of our downtown businesses.
- Retain and recruit local talent pool from Fitchburg State University and Mt. Wachusett Community College as well as recruit talent pools from the Worcester and Amherst area by providing attractive housing opportunities to recent graduates and new entrepreneurs at more affordable rates.
- Provide tax incentives to developers (both at state and local levels), so these market-rate housing projects become economically feasible;

D. Housing Development Zone

To date there is one proposed market rate housing project located in the Leominster Housing Development Zone. The project is being developed by James Whitney and will create 50 units of market rate housing within a mixed- use project at 98 Adams Street. The project is called City Place and it was once the City's largest abandoned factory area with multiple buildings. The commercial areas have been renovated, landscaped and leased. Other potential development projects are located in underutilized and abandoned historic buildings in the downtown and will provide important housing alternatives that will help move forward the revitalization efforts currently underway. There are four other locations in the Leominster Housing Incentive Zone which have also generated development interest.

The five (5) focus areas are as detailed below:

98 Adams Street – HDIP Consideration



Located in the downtown overlay district, this 4.52 acre site was abandoned for decades and severely neglected. City Tax Record notes the Map and Parcel as Map 4 and Parcel 1. Two structures remain on the single-parcel with a total assessed value of the two structures as of 12/08/2012 at \$225,300 and the total land assessed land value at \$313,700 for a total overall assessed value of \$576,900. The Assessor Tax Card notes commented the site is in "very poor condition". Original buildings were constructed in 1920 with expansion additions last built in 1969. These structures were originally built for industrial use and planned to be redeveloped by private ownership into mixed used of one building as professional business space and one building as residential units. There is new ownership of this parcel with overall private property investment estimated at \$10M. One of the buildings is slated for professional office use with a planned investment of \$4M that will result in 35,000SF of new available business space in the downtown

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district. The other building is planned for 52 residential units with \$6M investment. This site location was deemed an Economic Opportunity Area (EOA) by the Economic Assistance Coordinating Council (EACC) for the Commonwealth of Massachusetts in June 26, 2012. The residential portion of the project is still pending. The professional business space phase was completed in the summer of 2013.

140 Adams Street – HDIP Consideration



Located in the downtown overlay district, this 1.4 acre site has been vacant and ignored over subsequent decades. City Tax Record notes the Map and Parcel as Map 6 and Parcel 3. One structure stands on the single-parcel with a total assessed value on the building as of 12/08/2012 at \$177,600 and the total land assessed land value at \$97,200 for a total overall assessed value of \$274,800. The notes on the Assessor's Tax Card stated that "building is in need of major repair". Original buildings were constructed in 1920 with renovations completed in 1975. The building was originally built for industrial use and planned to be redeveloped by private ownership into residential units. There is a pending purchase and sale agreement with an unknown overall private property investment amount.

65 Main Street – HDIP Consideration



Located in the downtown overlay district, this .50 acre site is a historic landmark in Leominster that was built in 1900. City Tax Record notes the Map and Parcel as Map 19 and Parcel 11. One structure stands on the single-parcel with a 3-story brick building consuming an entire city-block for a total assessed value on the building as of 12/08/2012 at \$1,048,300 and the total land assessed land value at \$143,600 for a total overall assessed value of \$1,191,900. The notes on the Assessor's Tax Card stated that the building hosts "9 commercial units and 28 apartments" with a ratio of 35% residential and 65% commercial. The original building was constructed in 1900. New ownership by private local investors came in 2007 with major renovation completed in 2007-2009. The building was originally built for hotel use and referred to as the Columbia Hotel. Over the decades, the building was converted to shops on the street level and residential on the 2nd and 3rd floors. In addition, as being the Columbia Hotel, the building included a ballroom on the third floor. This special feature was a treasure in our historic downtown that was used to host private events and public events. The building also had an elevator to access all the floors from the Columbia Street side of the building with additional stair case access from the Main Street side of the building. Tragically, the Columbia Hotel caught fire on November 24, 2012 and the entire building was destroyed. The structure was not salvageable and has been completely demolished. The Columbia Hotel was home to 9 locally owned businesses which is a significant impact to Leominster's downtown commerce. The same example applies to the 28 apartments that were available for people and families to live in downtown and utilize public transportation. The City of Leominster is eager to support and assist in rebuilding this landmark that was an important part of our community. The estimated re-build investment amount for the Columbia Hotel is not yet known at this time.

CITY OF LEOMINSTER – HD ZONE
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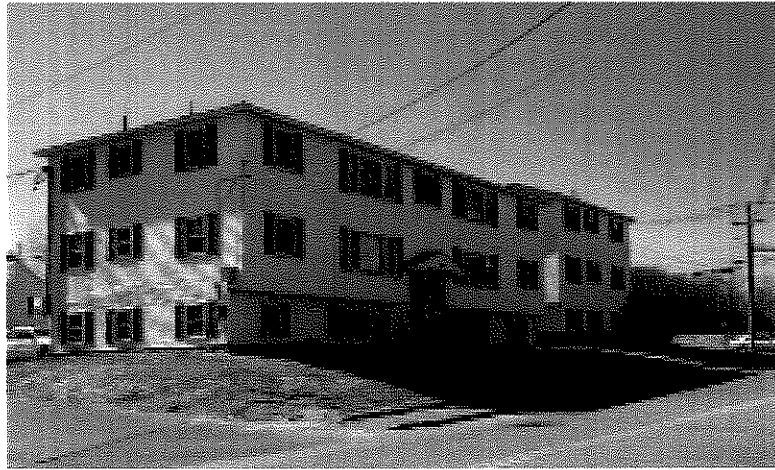
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261 West Street – HDIP Consideration



Located less than 1 mile from the downtown overlay district, this 2.24 acre site has also been a historical landmark in Leominster being built in 1904. City tax record notes the Map and Parcel as Map 113 and Parcel 1B. One structure stands on the single-parcel with a 3-story brick building that is condemned and unsafe with a total assessed value on the building as of 12/09/2012 at \$ -0- and the total land assessed land value at \$164,000 for a total overall assessed value of \$164,000. The notes on the Assessor's Tax Card stated the building has suffered major water damage and is only assessed at a salvageable value. Historically this building was originally constructed for use as the City's public high school and then changed to the John Carter Junior High School and ultimately closed for use in 1994. In 2000 the building was sold to a developer but never developed and has remained vacant for the past 20 years. This property is still owned by the private development company that purchased the building in 2000. Current private ownership continues to be interested in converting the building into some type of residential use. The tax records indicate construction details as a single large building with a brick exterior, flat roof with tar & gravel, wooden interior frame with plastered walls, average room size, with total square footage amounting to 45,871. Assessor records also indicate significant animal nesting, interior floors are unstable, probable lead paint and asbestos, underground heating oil tank, and possible other unknown factors to the building as well.

French Hill Area – HDIP Consideration



This cluster of neighborhoods was laid out prior to 1900 and largely developed prior to 1930, providing housing for the local mills and factories as the plastics industry flourished in Leominster. After a period of infill during the 1950's and 1960's, the neighborhood has been stable in regards to construction of buildings, but over the years many of the larger older homes have been converted to multi-family dwellings. Many of these continue to be owner-occupied. In, 2009, the French Hill neighborhood was home to approximately 3,600 residents or about 9% of the city's overall population. Based on 2007 Census estimates, the French Hill area consists of 25% minority households compared to 15% for Leominster as a whole. Also, 14.9% of the French Hill residents are foreign born compared to 10.4% citywide. There are approximately 157 properties with 3+ units per each for a total estimated of 300 units. With regards, to income and poverty, 16.3% of the population in the French Hill area live below the poverty level with 11% of the city's unemployed living in this area. According to a MLS survey done in 2009, a multi-family home in this area was listed at \$173,050 and similarly \$239,900 citywide for multi-family home.

F. Housing Development Zone Plan

The City of Leominster is deemed a Gateway Community and Economic Target Area (ETA). The Commonwealth of Massachusetts designed the HDIP (Housing Development Incentive Program) to increase residential stock, economic development, stabilization and revitalization in Gateway municipalities.

Leominster has designated the existing Downtown Overlay District, Village District, HUD Core Area (adding one parcel) as its Housing Development Zone. The City's proposed Housing Development Zone (HD) will follow the boundaries of the existing Downtown Overlay District, Village District, HUD Core Area with the addition of the Carter School parcel. The Downtown Overlay and Village Districts were adopted by the City's zoning ordinance in 2012 to encourage the mixed use of buildings in the downtown area. The districts were established to enhance vitality in the downtown by fostering a mix of uses and increasing downtown housing opportunities to meet the demand for quality, modern units that will attract tenants to the downtown. The overlay district permits a mixed-use development pattern similar to that of Main Street within the proposed HD Zone. The HD Zone district encourages greater pedestrian activity as a part of entertainment and residential uses mixed with traditional retail and business activities, while fostering economic revitalization. Since these goals are in alignment with the goals of the Housing Development Incentive Program, the City has chosen to use the existing Downtown Overlay District, Village District, and HUD Core Area for the Housing Development Zone. The only difference between the existing Districts and the HD Zone is that the map has been changed to add the Carter School property, a historic former school building that has been vacant for some time. The addition of this parcel to the HD Zone would allow the City to have an additional incentive for prospective developers.

The proposed housing development zone will focus on five (5) significant areas of interest that will expand Leominster's residential housing diversity with a majority of the sites in the downtown core area. The proposed housing development zone will target neglected, damaged, or dilapidated sites to encourage private property investment in a low-moderate income area and qualify eligibility for housing development incentives from private developers and investors.

There are (5) five proposed sites within the Housing Development Zone considerations:

- * 98 Adams Street
- * 65 Main Street
- * French Hill Neighborhood
- * 140 Adams Street
- * 261 West Street

These (5) sites are less than 2 miles from each other and 3 sites are within the Leominster downtown district. Because of their proximity to one another, these (5) housing development incentive areas have a significant impact to our rental housing stock, our

downtown, the independently owned shops, the walk-able areas for employment, and all are within low/moderate income neighborhoods.

The map on the proceeding page is drawn to scale by 1” equaling 400 feet.

These sites are in walk-able areas with controlled traffic flow, sidewalks, street lights, traffic lights, residential neighborhoods with density and commerce. They all include easy access to government buildings, downtown, public library, city hall, banking institutions, religious institutions, public transit, and public recreation.

All of these sites include significant history to the City of Leominster. These (5) site considerations ; 98 Adams Street, 140 Adams Street, 65 Main Street, 261 West Street, and the French Hill neighborhoods, are all widely known locations to the community and surrounding region. 98 Adams Street includes 2 buildings that were used as industrial factories for many workers over several decades with original construction in 1920. 140 Adams Street was used as an industrial site that was also built in 1920 to originally produce pianos, and then was transitioned into a warehousing facility that stored a variety of products from throughout the area. 65 Main Street was built in 1900 and primarily functioned as a place of downtown commerce at the street level, a second floor and third floor used as a hotel, and the third floor included a ballroom for events and functions. This site was referred to as the Columba Hotel Building. The entire building was renovated by new ownership in 2007 that included 9 business locations and 28 apartments with a fully functioning ballroom on the third floor. In 2012 the building was destroyed by a fire and demolished in 2013. The 261 West Street location was built in 1904 for the purpose of education and as utilized as such until its permanent closure in 1994. The building was transferred from public ownership to a private entity in 2000 and remains privately owned without use or renovation. The building is deemed unsafe and condemned by the Leominster Fire Department. The French Hill area consists of less than 1 square miles of city block neighborhoods. This section of town is primarily rental properties that were originally built near the large industrial companies; there were manufacturers on First Street, Water Street, Spruce Street, Carter Street, Adams Street, Lancaster Street, and also importantly back in the 1940s-1960s there were many family-owned small corner shops for workers and residents within walking distance.

Focus Area of the Housing Development Zone

A written description of the housing development zone would be:

Beginning at the most northern point of the zone at the intersection of Hall Street and Merriam Avenue,
Thence, Southeast on Merriam Avenue to the intersection of Merriam Ave and Main St,
Thence, Northeast on Main Street to the intersection of Mill Street,
Thence, East on Mill Street to Williams Street,
Thence, Southeast on Williams Street to Monoosnoc Brook,
Thence, Southeasterly along the Monoosnoc Brook to Tenth Street,
Thence, Southwesterly on Tenth Street to the intersection of Mechanic Street,
Thence, Southeast on Mechanic Street to Johnson Street,
Thence, Southwest on Johnson Street to the intersection of Lancaster Street,

CITY OF LEOMINSTER – HD ZONE
Office of Planning and Development

Thence, Northwest on Lancaster Street to the intersection of Central Street,
Thence, South on Central Street to Union Street,
Thence, Southwest on Union Street to intersection of Franklin Street,
Thence, West on Franklin Street to Pleasant Street,
Thence, Northeast on Pleasant Street to Cottage Street,
Thence, Northwest and Northeast on Cottage Street to intersection of Pond Street,
Thence, Northeast on Pond Street to West Street,
Thence, Northwest on West Street to Hall Street,
Thence, Northeast on Hall Street to Merriam Avenue and to the point of beginning.

G. Objectives of the HD Zone Plan

The objectives of the Housing Development Plan are to

Rehabilitate our largest mill complex, and a historically significant mill in the area of the Downtown, both of which have stood vacant for decades in a dense residential neighborhood.

- Rehabilitate/rebuild the Columbia Building, the largest downtown commercial building that was devastated by a fire in November 2012.
- Eliminate vacancy and blighted conditions on the interiors of some of our smaller downtown commercial buildings by converting the upper floors of these buildings from vacant and obsolete class-C office space into attractive market-rate housing.
- Increase foot-traffic within the HD zone, which is a critical component for the viability of our downtown businesses.
- Retain and recruit local talent pool from Fitchburg State University and Mt. Wachusett Community College as well as recruit talent pools from the Worcester and Amherst area by providing attractive housing opportunities to recent graduates and new entrepreneurs at more affordable rates.
- Provide tax incentives to developers (both at state and local levels), so these market-rate housing projects become economically feasible;

Continue to attract quality retail, restaurants and other supporting services to the HD Zone that will reduce the vacancy rates of ground-floor commercial space.

- Continue to support financial incentive programs that promote the concept that historic preservation and sustainable economic development and revitalization effectively complement one another.

H. Public and Private Construction and Other Activities

The City of Leominster has received over \$1 million in Department of Justice funding for personnel and equipment. A significant portion of this funding was for the hiring of four officers for three years. With respect to downtown, this has meant the following:

- Downtown walking beats.
- After hours business checks
- Targeted traffic patrols
- Community policing
- Overtime for our festivals/events downtown



(Police/Mayor at Walgreens Parking lot)

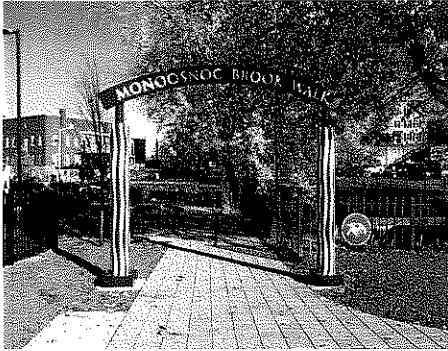
In 2009, the City of Leominster opened the Leominster Art Center in downtown Leominster. In 2011, the LAC burned when we lost the Columbia Building to a six alarm fire. Thanks to a lot of volunteers and funding from the state, the Center has reopened at 45 Main Street. The LAC has become an integral part of the city's annual festivals and the downtown.



(Leominster Art Center)

Currently working with the Massachusetts Broadband Institute to bring broadband services to downtown Leominster. The project is part of the “Last Mile” project that brings high speed internet to underserved areas. The project will allow downtown businesses to hook up to high speed internet.

In 2010, the City was awarded a Gateway Park Grant in the amount of \$500,000 for the development of a walkway along Monoosnoc Brook in the heart of downtown. The grant not only cleaned out the brook, but created a walkway between Mechanic Street and Central Street with seating areas. In 2013, Phase II of the walkway was awarded at \$800,000. The design will be complete by June 2014 with construction beginning shortly after.



(Monoosnoc Brook, Phase I)

Received a planning grant in the amount of \$30,000 to work toward renovating the Drake House in downtown Leominster. The home was once part of the underground railroad and is an important part of the City’s history. The home is expected to become part of a historical tour and possible historical society/commission offices.



(Drake House, 21 Franklin Street)

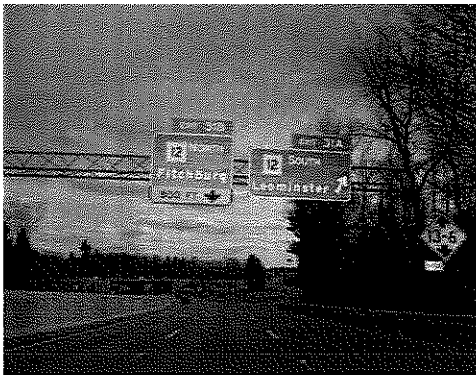
The City is improving every gateway to the downtown.

- The Administration recently committed to spending \$212,000 to complete the design of the reconstruction of Mechanic Street from Laurel Street to the Route 2 Connector. The funding will leverage \$3.2 million in state funding for the addition of sidewalks, drainage improvements and paving to improve the direct access to downtown Leominster.



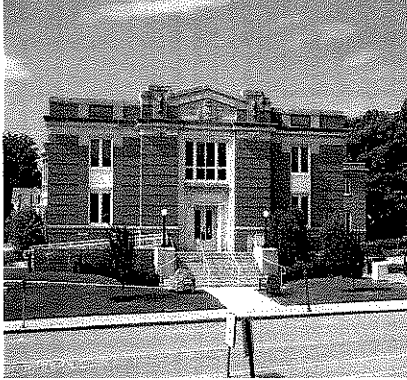
(Mechanic Street, downtown)

- The state is currently completing the reconstruction of the on/off ramps and replacing the bridge at the interchange of Routes 2 and 12. This will allow for better access to downtown, particularly for those coming from the west. (\$8.3 million in state funding)



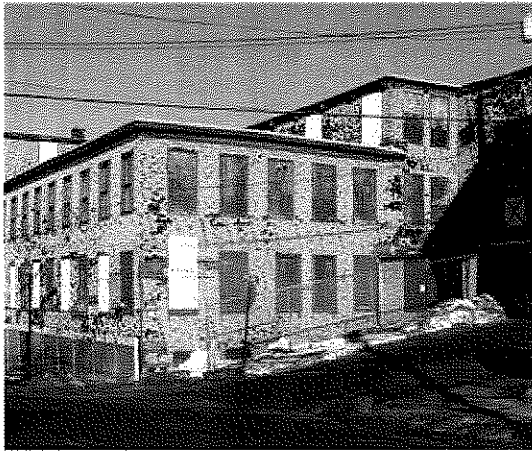
- In 2014, the bridge over the Monoosnoc Brook on Whitney Street will be replaced, ensuring that Whitney Street will be a secondary access to downtown for years to come. (\$3.9 million in state funds)

The City worked with the state to expand and renovate the Leominster Public Library (\$12 million project) in the heart of downtown Leominster. The Library welcomes an average of 85 people per hour.



(Leominster Library, 100 years old in 2010)

The City provided HOME funds to help renovation 142 Water Street into 40 units of affordable housing in a large dilapidated building just steps from downtown.



142 Water Street Before



142 Water Street After

The City partnered with the state and Leominster Housing Authority to bring more than \$1 million in sewer/water upgrades to the Rockwell Village/Adams Street area which brought a new housing development, the mixed use renovation of 98 Adams Street and the pending renovation of 140 Adams Street.

City support for downtown

- Started the Shop Local Leominster group
- Offer business opening ceremonies, direct assistance through small business coordinator
- Festivals/events to help promote businesses – Taste of Leominster, Summer Stroll, concerts at Carter Park, holiday stroll, kids day, Johnny Appleseed Festival, and Ladies Night Out
- Tax Free February
- Small Business Saturday

Other projects outside of downtown

Received a state PARC grant for the building of a new playground at Southeast Elementary School. Park will be completed in the Spring of 2014. (Total of \$271,000)

Received a grant in November of 2013 for the renovation of Barrett Park including expansion of the trail system, entrance improvements, pavilion addition, and handicap access for the park. Total grant \$400,000.00. Project will be completed by 2015.

A 300 car parking garage is slated to open in April of 2014 for commuter rail parking in North Leominster.

\$45 million renovation of Leominster High School



City invested \$800,000 in the downtown parking garage
Completed November, 2013

I. Information About the Developer

The sponsor of the subject property, City Place, at 98 Adams Street is the owner and president, James Whitney, of J. Whitney Development, Inc. Mr. Whitney is also principal owner of several other Leominster projects including residential, commercial, and industrial projects. James Whitney is a native and current resident of Leominster. J. Whitney Development was established 21 years ago and now includes many successful projects in Leominster and Sterling. His years of experience in real estate development involve acquisition, development, leasing, property management, etc. all of which provide an extensive knowledge base in all aspects of finance, materials, planning, contracting, and business incentives.

J. Whitney Development (www.jwhitneydevelopment.com) has revitalized multiple business properties from abandonment and disrepair to modernization and market ready. Over the last 21 years, his various business projects of redevelopment in Leominster include 90,000 square feet of new reusable space and modern amenities with 20% current vacancy of space that is under construction for new tenant fit-up. J. Whitney Development has invested \$8 million dollars in Leominster business properties over the last 7 years. This developer has also created 85 new residential single family homes in Leominster. His investment in residential properties of \$6 million dollars continues his multi-faceted efforts of new property development.

City Place will provide 52 units of market rate housing with square footage per unit of 1,300. This 5-acre property is a mixed use project that includes 2 separate buildings, a residential building and a commercial building all within the Leominster downtown district. The commercial building provides 41,000k of business space that has already received \$2 million dollars of redevelopment to provide modern facilities with private entrances, kitchenettes, high-speed internet, high-ceiling, exposed brick, and abundant parking. The parking on this 5-acre project includes 230 spaces all within the same parcel. The residential building is planned to receive an infusion of \$6 Million dollars for development of 52 units to include modern features such as granite countertops, stainless appliances, bike storage, large sky-lit open hallways to list just a few of the planned amenities.

Northgate Meadows is a proposed project by J. Whitney Development that will provide 86 condominiums of 2 story units with 2-bedrooms and 1 ½ baths. This project will also include 72 apartments for rent of 1 or 2 bedroom units and 1 ½ baths. Northgate Meadows is an approved project, with full permitting from the Town of Sterling, abutting the City of Leominster.

In addition to Mr. Whitney's expertise in business and residential development, He has also developed an industrial park. Southgate Business Park has the capacity to create 1,000,000 million square feet of new industrial buildings for life science, manufacturing, professional office, and other mixed use purposes. This business park provides 59+ acres of raw land with pad-ready sites with infrastructure and a city accepted roadway, Research Drive.

CITY OF LEOMINSTER – HD ZONE
Office of Planning and Development

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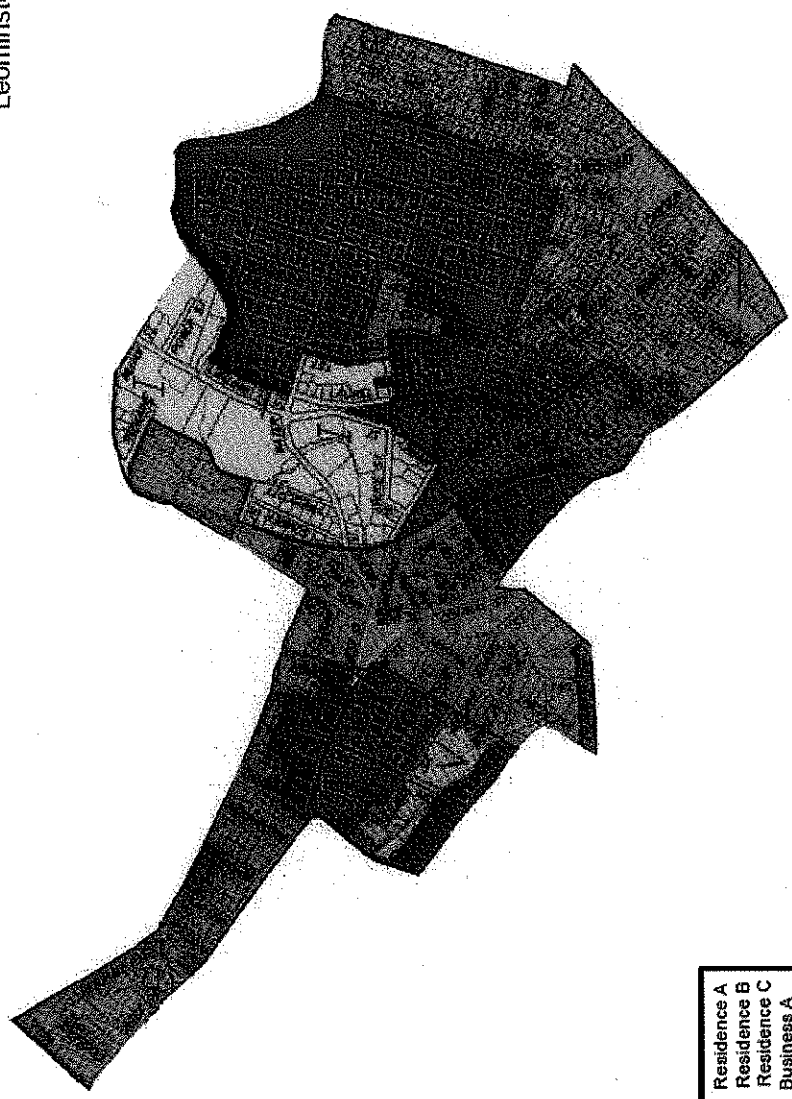
The above is just a few of the many projects created and managed by James Whitney of J.Whitney Development. His dedication to the City of Leominster, the full completion of project development and the ability to provide the necessary funding to successful projects bodes well for his future projects.

J. Maps: Zoning and Land Use

UNIDENTIFIED DISTRICTS:

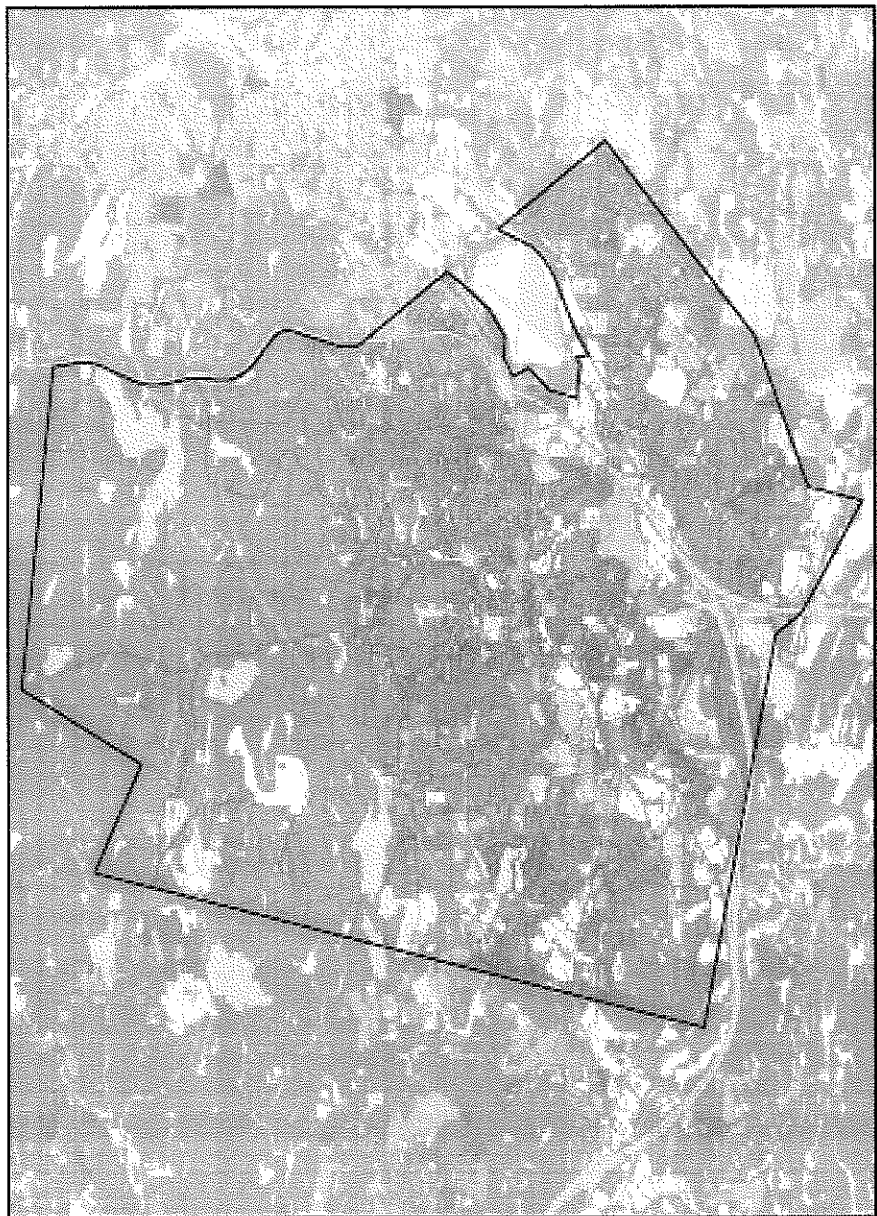
RV	RESIDENTIAL VILLAGE
RA	RESIDENCE A
RB	RESIDENCE B
RC	RESIDENCE C
BA	BUSINESS A
BB	BUSINESS B
C	COMMERCIAL
I	INDUSTRIAL
MU1	MUNICIPAL
MU2	MUNICIPAL
V	VILLAGE

Zoning Map Leominster, MA





































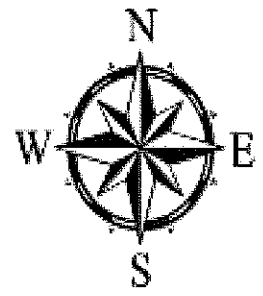
RA	Residence A
RB	Residence B
RC	Residence C
BA	Business A
BB	Business B
C	Commercial
I	Industrial
V	Village

CITY OF LEOMINSTER LAND USE MAP



Legend

-  MassGIS Town Boundaries
- LANDUSE2005_POLY_WORN**
-  <all other values>
- LU05_DESC**
-  Brushland/Successional
-  Cemetery
-  Commercial
-  Cranberry Bog
-  Cropland
-  Forest
-  Forested Wetland
-  Golf Course
-  High Density Residential
-  Industrial
-  Junkyard
-  Low Density Residential
-  Medium Density Residential
-  Mining
-  Multi-Family Residential
-  Non-Forested Wetland
-  Nursery
-  Open Land
-  Orchard
-  Participation Recreation
-  Pasture
-  Powerline/Utility
-  Saltwater Wetland
-  Spectator Recreation
-  Transitional
-  Transportation
-  Urban Public/Institutional
-  Very Low Density Residential
-  Waste Disposal
-  Water
-  Water-Based Recreation
-  Parcels



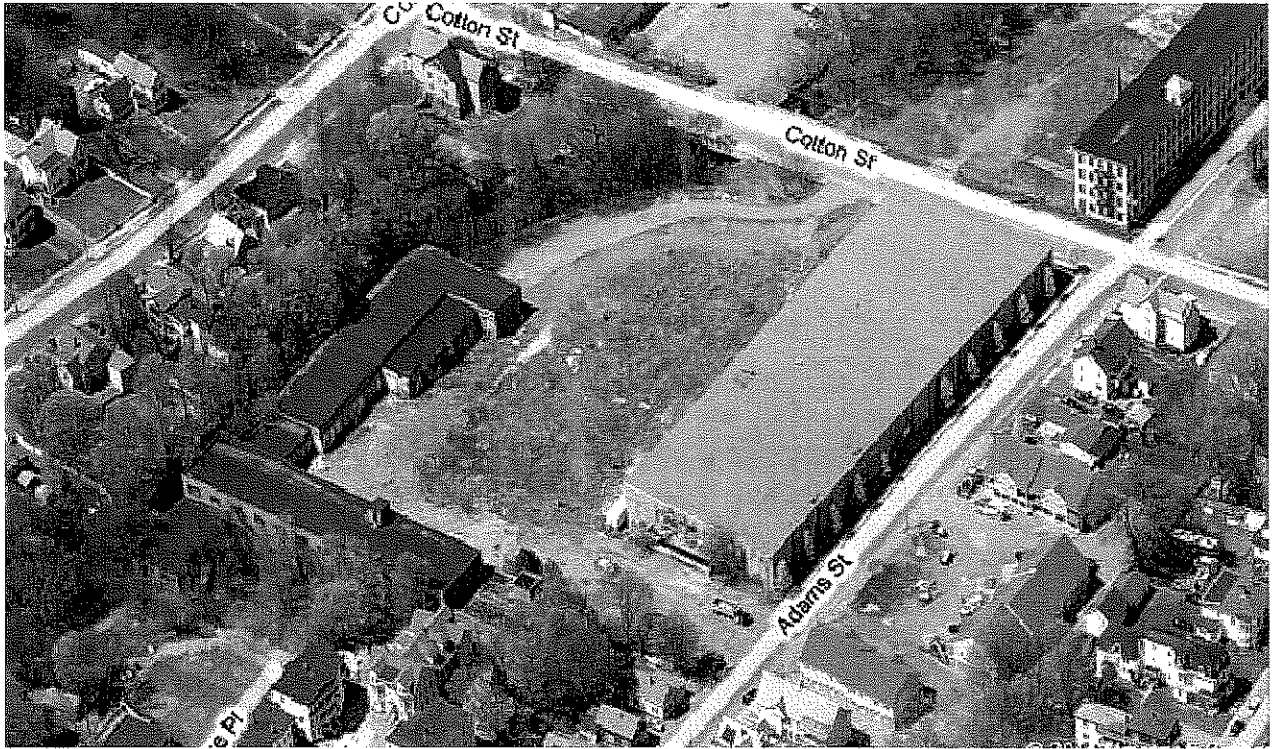
K. Proposed Development Project

To date there is one proposed market rate housing project located in the Leominster Housing Incentive Zone. This project, being developed by James Whitney will create 50 units of market rate housing within a mixed- use project at 98 Adams Street. The project is called City Place and it was once the City's largest abandoned factory area with multiple buildings. The commercial areas have been renovated, landscaped and leased. Other potential development projects are located in underutilized and abandoned historic buildings in the downtown and will provide important housing alternatives that will help move forward the revitalization efforts currently underway. There are four other locations in the Leominster Housing Incentive Zone which have also generated development interest.

Located in the downtown overlay district, this 4.52 acre site has been long abandoned and severely neglected. City Tax Record notes the Map and Parcel as Map 4 and Parcel 1. Two structures remain on the single-parcel with a total assessed value of the two structures as of 12/08/2012 at \$225,300 and the total land assessed land value at \$313,700 for a total overall assessed value of \$576,900. The Assessor Tax Card notes commented the site is in "very poor condition". Original buildings were constructed in 1920 with expansion additions last built in 1969. These structures were originally built for industrial use and planned to be redeveloped by private ownership into mixed used of one building as professional business space and one building as residential units. There is new ownership of this parcel with overall private property investment estimated at \$10M. One of the buildings is slated for professional office use with a planned investment of \$4M that will result in 35,000SF of new available business space in the downtown district. The other building is planned for 52 residential units with \$6M investment. This site location has been deemed an Economic Opportunity Area (EOA) by the Economic Assistance Coordinating Council (EACC) for the Commonwealth of Massachusetts in June 26, 2012. The residential portion of the project is still pending. The professional business space phase has a projected completion date of Spring/Summer 2013.



98 Adams Street - Parcel Outline



98 Adams Street - Aerial View

98 Adams Street – Before Photo



L. Market Rate Pricing Area

According to the citywide ACS Bureau of the Census, the median household income for the City of Leominster, which for the purposes of this plan, represents the Housing Development Pricing Area (HDIP Pricing Area) is \$56,262 per year. For the purposes of this plan \$56,262 is also the HDIP Area Household Income (HDIP AMI). 110 percent of 56,262 is \$61,888 which is the target Median Household Income. In the HUD Leominster area the 60% income limit for a three-person household is \$44,280. This satisfies the M.G.L. Chapter 40v HDIP implementation Guidelines which states that 110 percent of the median household income for the HDIP Pricing Area must be greater than 60% of the median household income as determined by HUD.

M. Timeline and Duration

The City of Leominster anticipates that its Housing Development Incentive Program (HDIP) Zone and Housing Development Incentive Program (HDIP) Plan will be approved by the Commonwealth's Department of Housing and Community Development (DHCD) sometime during July 2014. The proposed Plan shall last for twenty years from the date of DHCD's approval of Leominster's HDIP Plan. There is one project currently proposed within the HDIP Zone Plan that will be shovel ready by July 2014 and will immediately apply for Tax Increment Exemptions. It is estimated that this project by James Whitney in late 2014 and completed by September 20 15.

The Carter School parcel is a former middle school building that is located in the HDIP Zone. The building ceased operating as a school almost two decades ago and the building has been vacant since that time. The HDIP program would be a valuable tool for the City as it tries to save the historic building. This will be a project the City promotes in the longer planning goals of the HDIP Zone in addition to the four buildings in the downtown that have the highest potential for housing units in the upper floors. These projects would be anticipated to be underway in subsequent years of the HD Zone Plan.

N. Compliance Leominster – Fair Housing Plan

The City of Leominster abides and enforces the laws through Massachusetts Fair Housing. The MA Fair Housing Center (MFHC) offers the following services:

- Fair housing education and outreach to the general public, housing providers, real estate brokers, tenants, homebuyers, and others involved in the housing market;
- Advice and counseling to individuals who believe they have been subjected to unlawful discrimination;
- Investigation of housing discrimination complaints;
- Pursuit of legal remedies for discriminatory housing practices; and
- Research and publication on local and regional fair housing issues.

The City of Leominster also meets and administers the Department of Housing and Community Development goals by:

- Supporting public and private housing investment proposals to promote equality and opportunity for all residents;
- Create quality affordable housing and establish policies and procedures to ensure fair housing practices;
- Utilize resources to stimulate private investment that will create diverse housing options and make a community a place where residents could choose to live regardless of income;
- Encourage and support rehabilitation of existing housing while ensuring that investment in new housing promotes diversity and equal opportunity;
- Direct resources to promote the goals of fair housing;

O. Compliance with Local Plans

A creation of a Housing Development Zone and participation in the Commonwealth's Housing Development Incentive Program conforms to recent City planning efforts. Leominster has historically permitted development of subsidized and affordable housing in its downtown area. In the past few years Leominster has added to the downtown area 14 new public housing units and 45 affordable housing units and recently approved another 41 affordable units in the HDIP Zone.

As a result, the City has identified the need to expand market rate housing options as the top priority along with improving the physical infrastructure of buildings available for housing. Because of this objective, the new zoning includes a Downtown Overlay District and a Village District which supports both the development of housing and mixed uses in the downtown area.

The Housing Development Incentive Program would assist the City in pursuing the strategies for housing indicated in the zoning.