

# 93 Centre Street

BROCKTON, MASSACHUSETTS

*The adaptive reuse of the historic Anglim Building in downtown Brockton into a transit-oriented development with 55 mixed-income homes and 1,500 square feet of ground floor commercial space.*

## PROJECT TYPE:

Mixed-income rental housing and commercial space

## DEVELOPMENT TYPE:

Adaptive reuse of historic building

## UNITS:

55 mixed-income homes and 1,500 square feet of commercial space

## TOTAL DEVELOPMENT COST:

\$24.08 million

## HNEF INVESTMENT:

\$5.85 million mezzanine debt

## DEVELOPER:

Concord Square Planning & Development, Inc.

## COMPLETION DATE:

August 2022

## BROCKTON - A GATEWAY CITY WITH A DIVERSE CULTURE

Located 20 miles south of Boston, Brockton is one of 26 Gateway Cities in the Commonwealth, midsize urban centers transitioning from a time where manufacturing jobs were plentiful to residents, offering a “gateway” to the American dream. Brockton was once the nation’s largest shoe producer. Now known as the City of Champions, after native boxers Rocky Marciano and “Marvelous” Marvin Hagler, Brockton has qualities common to Gateway Cities, such as existing infrastructure with connections to transportation networks, museums, hospitals, nearby universities and other major institutions, disproportionately young and underutilized workers, and high potential for revitalization. The city prides itself on its diversity of cultures and is home to approximately 100,000 residents, nearly 70% of whom are people of color.

## URBAN RENEWAL PLANNING

In order to build a strong, diverse, attractive downtown that can establish itself as a major economic force in the metro south region, Brockton is implementing a 20-year strategy informed by its 2016 *Urban Renewal Plan*. This plan focuses on smart growth and transit-oriented development, identifying the adaptive reuse of the historic Anglim Building at 93 Centre Street as integral to its success. Renovating the Anglim Building, just a two-minute walk to the Brockton MBTA Commuter Rail Station, has extensive support from city leadership and the public.



## ENERGY EFFICIENT AND CLIMATE RESILIENT DESIGN

Concord Square Planning & Development, the sponsor and developer, will renovate the eight-story historic Anglim Building, considered Brockton’s first skyscraper. Built in 1906 as the local office of the United Shoe Machinery Company, the building is in the Centre and Montello Streets Historic District and is listed in the National Register of Historic Places. To comply with historic rehabilitation regulations, the developer will reuse the original concrete edifice but incorporate energy efficient and climate resilient features. It will achieve Energy Star Multifamily New Construction certification by installing new HVAC and other building systems, rooftop solar panels, energy star appliances, and extra exterior wall insulation. The development will also have an emergency preparedness plan in case of extreme weather, a backup generator, and a rainwater catchment system designed to retain and recharge a 100-year storm event on-site.

The finished development will offer 55 mixed-income homes, 11 of which will be affordable workforce apartments for households earning 80% or less of the area median income (AMI). The ground floor will have a lobby with an elevator, commercial space, a mail room, office, and four residential apartments. The basement will have a fitness center, bicycle storage, and various utility rooms.

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**DOWNTOWN REVITALIZATION**

Brockton’s *Urban Renewal Plan* includes strategies that encourage downtown residency, improve walkability and green space, attract new small businesses and cultural organizations to the area, upgrade transportation connectivity and infrastructure, and expand Brockton’s already considerable educational resources.

To encourage development, the city amended and expanded zoning, designating downtown as a Housing Development Zone and Opportunity Zone, adopting a District Improvement Financing program (DIF), and designating it as a Smart Growth District under Massachusetts Chapter 40R. Chapter 40R encourages communities to create residential or mixed-use zoning districts in existing city and town centers near transit stations, requiring at least 20% of new homes to be affordable. 93 Centre Street is ideally suited.

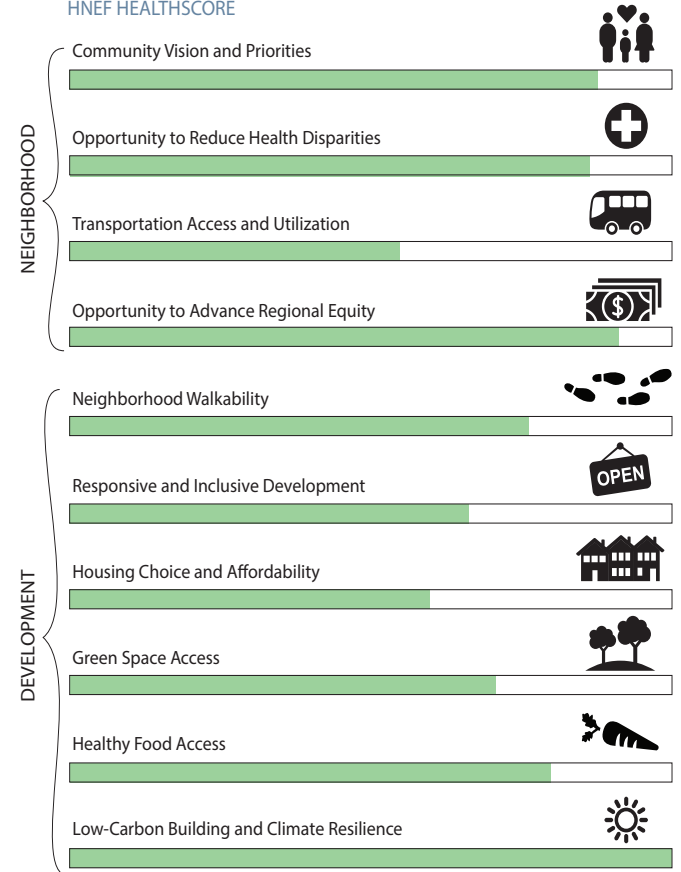
**WALKING AND BIKING INFRASTRUCTURE**

Improvements in walking and biking infrastructure in the downtown district are also important for revitalization. When the plan was adopted, 45% of the land downtown was paved, either used as roadways or parking lots. Reducing car traffic could improve the health of residents.

93 Centre Street scored high as an HNEF investment for walkability to retail services, restaurants, a supermarket, parks and green space, Brockton City Hall (also home of the Brockton Farmer’s Market), and the US Post Office. HNEF financing and grants from MassWorks and other funders will improve the quality of the walking paths and area roads, creating a more healthy, vibrant downtown neighborhood.

**93 Centre Street, Brockton**

HNEF HEALTHSCORE



HEALTH SCORE: 72.91

RATING: High Impact

**INVESTING IN THE BUILDING BLOCKS OF HEALTHY COMMUNITIES IN MASSACHUSETTS**

The Healthy Neighborhoods Equity Fund (HNEF) is a private equity fund created by the Massachusetts Housing Investment Corporation (MHIC) and the Conservation Law Foundation (CLF) to finance transformative, transit-oriented development in Boston and gateway cities in Massachusetts. HNEF I, a \$22 million fund, closed in 2019 after funding nine developments. HNEF II, a \$50 million fund, launched in 2020. For more information, visit [www.hnefund.org](http://www.hnefund.org).

