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The Anglim now open - developed by Concord Square Planning & Development, Inc.; owned by 93 Centre LLC

April 05, 2024 - Owners Developers & Managers



Brockton, MA The city's ongoing downtown renaissance takes another crucial step forward when the city officially reopens The Anglim, a renovated apartment building near the downtown MBTA Commuter Rail Station. The 118-year-old former shoe factory and furniture store is the city's tallest building and will now be a centerpiece of the city's ongoing transformation into a transit-oriented new community.

Built in 1906 by the Anglim family, it was originally home to the United Shoe Company, which provided machinery to the many shoe manufacturing companies at the turn of the 20th century. The building had fallen into disrepair and sat vacant for years until it was purchased by the Brockton Redevelopment Authority in 2018. Through a variety of public-private partnerships and incentives created by the city's status as an Opportunity Zone, the once-blighted edifice has undergone a \$20 million renovation that includes 55 apartments - 11 of which are affordable to residents earning 80% of the Area Median Income and 44 market rate. There are 13 studios, 23 one-bedroom apartments, and 19 two-bedroom apartments.

The project was developed by Concord Square Planning & Development, Inc., led by Ted Carman, president, and Jeff Schlossberg, vice president. The property is owned by 93 Centre LLC.

Financing was through Silicon Valley Bank, Eastern Bank and the Healthy Neighborhood Equity Fund (a joint venture of the Conservation Law Foundation and the Massachusetts Housing Investment Corp.), with assistance through Federal Historic Tax Credits and State Historic Tax Credits, as well as the federal Opportunity Zone Program. There is a property tax agreement with

the city that reduces property taxes for 20 years.

The building will also be certified under the National Green Building Standard program and includes roof-top solar, high-efficiency heat pumps, a high-efficiency fresh air ERV (Energy Recovery Ventilation) system; and electric vehicle charging stations.

Architecturally, the building has undergone a historic restoration that preserved many original features, including original concrete ceilings, columns and other finishes. There is also a large, marble directory that was salvaged and is now prominently displayed in the lobby that lists the many tenants over the history of the building.

The Anglim also includes a tenant lounge, a co-working space, a finished basement with a fitness area, storage lockers and bicycle storage.

“As the state works to reduce congestion, addresses a housing crisis, and fight climate change, Brockton is doing its part by transforming vacant buildings into world-class housing within walking distance from public transit,” mayor Robert Sullivan said. “The Anglim is the latest example of the government working hand-in-hand with responsible, innovative developers to revitalize and preserve historic buildings to meet current transit-oriented housing needs. This building is nothing short of iconic and I am extremely proud to see that it has not been lost to the sands of time but will instead become an important part of Brockton’s future.”

“I’m so proud to be part of the ongoing downtown revitalization and this beautiful building is another key piece as Brockton and the Commonwealth seek to create new transit-oriented housing,” Carman said. “It’s exciting to be able to preserve this historic building while adding much-needed housing and bringing new residents downtown.”

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