

Revised March 31, 2010

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UCH-TIF Plan Name: North Easton Village TIF District Plan

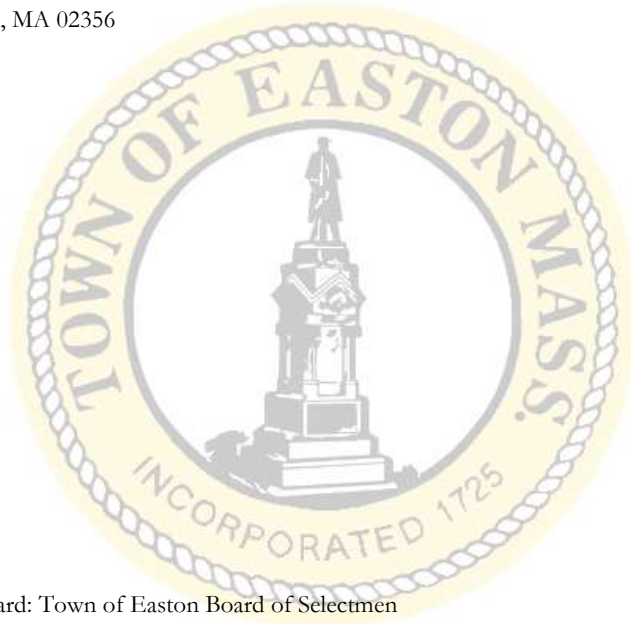
UCH-TIF Zone Designation

Address of UCH-TIF Agreement Included with Application:

Ames Shovel Works

26, 28, and 34 Main Street and 13 Oliver Street

North Easton, MA 02356



Municipal Board: Town of Easton Board of Selectmen

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UCH-TIF Zone

The UCH-TIF zone shall consist of the following parcels, as shown on the attached maps (Exhibits A, B, & C):

- 16U-145
- 16U-144
- 16U-143
- 16U-98
- ~~11U-53~~
- 16U-121
- 16U-120
- 16U-126
- 16U-124
- 16U-123
- 16U-142
- 17U-70
- 17U-71
- 16U-125
- ~~11U-153~~
- ~~11U-57~~
- 16U-100
- 16U-117
- 16U-116
- 16U-115
- 16U-129B
- 17U-69
- 17U-66
- 16U-101
- 17U-65
- 16U-118
- 16U-127
- 16U-129A
- 16U-129
- 16U-129C
- 16U-102
- 16U-114
- ~~38U-53A~~
- 17U-72
- 17U-63
- 17U-64
- 17U-41
- 17U-17

The area is used primarily for businesses and is Easton's traditional commercial center and largest employment center. Nighttime population is estimated at less than 100 persons (there are approximately 60 residences located within the district, including one apartment building). Daytime population in the district, which includes Easton's largest employment center as well as heavily attended institutional use, is estimated to be approximately least 500, due to the large number of businesses in the area. Commercial establishments include some restaurants; and retail, and wide variety of professional office and business service establishments, including attorneys, engineering firms, and medical offices; ~~institutional uses include the Children's Museum and the YMCA~~. Please see attached district zoning map (Exhibit A), land use map (Exhibit B), district aerial photograph (Exhibit C), and day and night time photographs of the district (Exhibit D). A partial list of businesses located within the proposed zone includes:

- Bill's House of Pizza
- Borgeson's Auto
- Oxford Cleaners and Tailors
- Watermark Paper
- Kevin McIntyre Esq.
- William Howard & Son
- Main Street Café
- Bizarre Hair Salon
- Douglas A. King Builders
- McBee Enterprises, Inc.
- ~~McDonald's Corporate Office~~
- Building Engineering Resources
- Utz

- Easton Yoga
- ~~George P. Johnson Co~~
- Accu-fordable Lead Paint Inspection
- ~~Karen McSherry Attorney~~
- ~~Alan Siegel Financial Services~~
- ~~Farm Family Casualty and Life~~
- ~~Aalex Corporation~~
- ~~Seaport Group~~
- ~~Compass Plumbing and Heating~~
- Resting Tree Massage
- Pires Hardware
- Mark Goldberg Veterinarian
- ~~Functional Fitness and Physical~~
- ~~Sullivan Appraisal Services~~
- Legaltrieve Information Services
- ~~Easton Learning Adventures~~
- Attorney Dennis Nolan
- Paul T Prew Attorney
- Dukeman Law Offices
- ~~Von-Weiss Law Offices~~
- Easton Veterinary Clinic
- Murphy Hanson & Associates
- Borderland Orthodontics
- Tunison Smith (Engineering Services)
- The Village Acupuncturist
- Teamwork Labor Services
- L&P Cranberry (Wholesaler)
- Woods Financial Services
- Thomas J. Flaherty (Arbitration / Mediation, Business Law, Estate Planning, Litigation, Real Estate Law)
- Prudential Financial Agents
- ~~Mary Beth Curreri, PT~~
- ~~Dr. Daniel Judge, DM~~
- ~~Sysco Guest Supply~~
- ~~Karen A. Francisco-Howe, Speech-Language Pathologist~~
- ~~_____~~

Attached photos demonstrate the high parking and traffic compared to nighttime parking and traffic in the district (Exhibit D). The attached Assessor's Field Cards include detailed information for each parcel included in the district.

There is a need for multi-family housing in Easton, as documented in the Affordable Housing Production Plan¹ (2005) and the Affordable Housing Trust Action Plan (2009)² and further described in the UCH-TIF Plan, below. The Affordable Housing Production Plan

¹http://www.easton.ma.us/Directory/planning_comdev/ReportsandPlans/Easton%20Affordable%20Housing%20Production%20Plan.pdf

²http://www.easton.ma.us/Directory/planning_comdev/ReportsandPlans/Easton%20AHT%20Action%20Plan%20FINAL%202009.pdf

(AHPP) specifically designate the existing commercial area as a desirable location to locate new multifamily affordable housing,

UCH-TIF Plan

1. Executive Summary

The Town of Easton is preparing an Urban Center Housing Tax Increment Finance District (UCH-TIF) in order to facilitate the redevelopment of the historic Ames Shovel Works complex as a mixed-income residential community. Without the UCH-TIF agreement, the proposed redevelopment will not be economically feasible as an historic preservation and affordable housing project. Beacon Communities, in partnership with the Town, proposes to restore the historic industrial buildings for residential use and, for the first time, make the site accessible to the public. The development will consist of 119 units of housing, 24 units will be affordable to households earning at or below 50% AMI, a 2.4-acre public park and open space, new gallery/museum space, and pedestrian access to integrate the new neighborhood into the North Easton Village. Please refer to Exhibit E that contains a site plan and aerial rendering.

The successful UCH-TIF project will result in the revitalization of Easton's traditional center, the creation of a significant number of new affordable housing units, and the preservation of Easton's most important historic structures. By creating a more attractive, unique downtown, the Ames Shovel Works redevelopment facilitated by the UCH-TIF is anticipated to attract additional service businesses compatible with the existing businesses in the area. Additional cafes or small restaurants may also be able to take advantage of the wastewater treatment capacity that will be created as part of the UCH-TIF project.

The boundaries of the Zone were drawn to include the Ames Shovel Works project, proposed to be the subject of a UCH-TIF agreement, as well as the commercial areas immediately adjacent to the Ames Shovel Works site. Residential properties were excluded to the extent possible in order to comply with DHCD requirements for district composition.

The UCH-TIF zone shall consist of the following parcels, as shown on the attached map (Exhibit A), which are located on Centre Street, Mechanic Street, Main Street, Elm Street, Oliver Street, and Lincoln Street:

- | | | |
|---------------------|-----------|----------------------|
| ▪ 16U-145 | ▪ 16U-126 | ▪ 11U-153 |
| ▪ 16U-144 | ▪ 16U-124 | ▪ 11U-57 |
| ▪ 16U-143 | ▪ 16U-123 | ▪ 16U-100 |
| ▪ 16U-98 | ▪ 16U-142 | ▪ 16U-117 |
| ▪ 11U-53 | ▪ 17U-70 | ▪ 16U-116 |
| ▪ 16U-121 | ▪ 17U-71 | ▪ 16U-115 |
| ▪ 16U-120 | ▪ 16U-125 | ▪ 16U-129B |

- 17U-69
- 17U-66
- 16U-101
- 17U-65
- 16U-118
- 16U-127
- 16U-129A
- 16U-129
- 16U-129C
- 16U-102
- 16U-114
- ~~38U-53A~~
- 17U-72
- 17U-63
- 17U-64
- 17U-41
- 17U-17

Explanation of the need for affordable housing in the district

Easton’s families have critical housing needs, particularly low-income families.³ Eighty-three percent of low-income families who rent a home in Easton pay more than 30% of their gross income for housing costs.⁴ According to standards used by the US Department of Housing and Urban Development, households are considered cost burdened when housing costs are more than 30% of gross income.⁵

Easton has the highest percentage of cost burdened renter families in the region. Likewise, Easton’s share of cost-burdened low-income homeowner families (81%) is second only to Sharon in the region.⁶ In total, there are 1,730 low- and moderate-income households in Easton, comprising 23% of all households.⁷

In comparing the high level of need among both low-income renter and homeowner families with the current amount of affordable units available to families (10 rental units; 19 homeownership units), the need for assistance is significant. Currently, 616 families are on the waiting list for the Housing Authority’s 10 family apartments.

The proposed UCH-TIF Zone was included in the areas identified as being suitable for new multifamily housing in the Affordable Housing Production Plan (2005) because it is a walkable neighborhood easily accessible to infrastructure including public water, roads, and is near amenities such as businesses and restaurants, the library and the community center. The proposed UCH-TIF Zone is also a previously developed area; located additional housing in this zone is in keeping with the tenets of the Commonwealth’s Smart Growth Principles.

³ Note: According to US Census Bureau, “A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” See “Current Population Survey – Definitions and Explanations” at <http://www.census.gov/population/www/cps/cpsdef.html>

⁴ This figure refers to families of 2 to 4 people.

⁵ See HUD definition of “moderate rent or cost burden”:
<http://www.huduser.org/publications/affhsg/worstcase/appendixb.html>

⁶ This figure refers to families of 2 to 4 persons.

⁷ 2000 US Census

Need for Commercial Growth/Redevelopment

The UCH-TIF encompasses Easton's traditional commercial core, including Main Street and the Ames Shovel Works Complex, which in recent years has housed small office and warehouse operations. The UCH-TIF zone has been drawn to comply with DHCD requirements and to facilitate redevelopment of the Ames Shovel Works complex. The vacancy rate at the Ames Shovel Works Complex has stood at approximately 50% for at least two years. Additionally, the redevelopment project includes a new wastewater treatment facility, which will support additional commercial growth in the district.

~~In order to best capitalize on existing infrastructure in the Town and create the least need for new infrastructure, new development should be directed to already developed areas, such as the proposed UCH-TIF Zone.~~

The lack of wastewater treatment available to Easton's Main Street businesses is believed to be the primary deterrent to new commercial growth in this part of Town. The redevelopment of the Ames Shovel Works presents the Town with a unique opportunity to provide additional, much needed affordable housing (and therefore new customers) and bring wastewater treatment to the downtown. The wastewater treatment plant, for example, could support a small restaurant or café, which could not currently locate downtown.

The proposed UCH-TIF is crucial to enabling the Ames Shovel Works development to proceed. In order to obtain the required amount of debt necessary to finance the development, it is vital that real estate taxes remain at their current level until the market units are converted to condominiums or twenty years, whichever occurs first. In order for the Town to begin realizing positive revenue from the development, it is proposed that the anticipated real estate exemption on all or part of the increased value (the "increment") of improved real property at the Ames Shovel Works on each unit would be lifted as soon as that unit is sold as a condominium, at which time it would be assessed and taxed at its full market value, or after twelve (12) years, whichever comes first.

Anticipated Public & Private Construction

The largest and most significant proposed project in the zone is Beacon Communities Development LLC's plan to rehabilitate the Ames Shovel Works located at 26, 28, and 34 Main Street and 13 Oliver Street into 119 units of mixed income housing. Attached as Exhibit D is a narrative site history that describes the site's importance to not only Easton's, but also the nation's, history.

The overall goal of the project is to historically restore the buildings and to create a community that enhances public access to the site, integrating a new neighborhood into the North Easton Village. Public amenities such as a 2.4-acre public park, public community

space, and excess wastewater treatment plant capacity will be highlights of this proposed public/private partnership.

As more specifically detailed in Section 4 herein, the Ames Shovel Works rehabilitation will cost approximately \$47,000,000. Funding will be obtained from a variety of federal, state, and local sources. In particular, the wastewater treatment plant will be constructed and operated by the Town through the establishment of a sewer enterprise zone that will be funded through a municipal debt issuance paid for by user fees. Once the developer closes on its financing, which is currently anticipated to be in spring 2011, construction will be approximately 14 months resulting in a completion date of summer 2012 for both the housing community and wastewater treatment plant. It is anticipated that the wastewater treatment plant users that are not part of the Ames Shovel Works rehabilitation will begin to be hooked into the system starting in 2012.

Addresses of Individual Properties Proposed to Be Included in the TIF Agreement
26, 28, and 34 Main Street and 13 Oliver Street

2. Objectives

The objectives of the proposed UCH-TIF are as follows:

Encourage New Business Development

The UCH-TIF will allow Beacon Communities' redevelopment of the Ames Shovel Works Complex to go forward. The Town has worked with the developer to negotiate excess capacity from the wastewater treatment plan that will be constructed as part of the development. This excess capacity will serve new and existing businesses within the proposed district. A lack of sewer is the primary barrier preventing new businesses from opening or existing businesses from expanding within the district. The increased number of residents in the district will also provide more customers for the many service and retail establishments within easy walking distance of the site and will encourage the introduction of new businesses in the adjacent commercial district. Specifically, the objective of the UCH-TIF is to attract neighborhood and professionally service businesses, such as small cafes and restaurants, legal services, etc. Other than the Ames Shovel Works complex, no particular site is targeted for re-occupancy or redevelopment.

Generate New Tax Revenue & Decrease Downtown Vacancy Rate

The new housing community at the Ames Shovel Works will fully re-occupy an industrial complex that currently is approximately 70% vacant. The project is also projected to result in a net increase in tax revenue to the Town over the life of the project. Once the market rate units are converted to condominiums, the Town will realize a significant tax revenue growth. In addition, adjacent property values will increase, thereby increasing the Town's overall tax base. Since it represents a major transformation to the downtown, the rehabilitation of the

Shovel Works will also encourage additional commercial and residential smart growth development in the area.

Reuse Industrial Buildings & Rehabilitate Historic Structures

The Ames Shovel Works project will restore and preserve an historically important industrial complex to the National Park Service's Standards for Rehabilitation. The Ames Shovel Works Complex was listed in the National Trust for Preservation's 11 Most Endangered Places and PreservationMass's list of Massachusetts' Most Endangered Historic Resources.

The plan to preserve the Ames Shovel Works includes the following elements:

- The purchase of an historic preservation easement to ensure long-term protection for the structures on the site
- Long Shop to remain intact
- Rooflines of all granite buildings to be preserved; no major exterior modifications to Machine Shop, Engine House, Power House, Store House, Plate-Polishing Shop, New Plate-Polishing Shop, Antrim Opening Shop, Tenement, or Stables
- Windows to be replaced with historically accurate windows (most likely wooden or aluminum)
- Steam Hammer Shop's original pitched roof to be replicated within the proposed 35' height limit
- Demolition limited to post-industrial period additions
- Glass Store (metal building) preserved and modified to accommodate indoor parking and residences

The proposed plan also calls for the small Cape on site (known as the "Tenement") to be historically rehabilitated and then leased, free of charge and in perpetuity, to the Historical Society for use as a public exhibition hall/museum. It is proposed that the hall will be a stop on the downtown Easton historical tour and will contain relevant artifacts from the complex's industrial heritage.

Create Affordable Housing

As identified in the Affordable Housing Production Plan of 2005 and the Affordable Housing Trust Plan of 2009, there is a critical need for affordable, family rental housing in Easton. In fact, Easton has the highest percentage of cost-burdened renter families in the region. Likewise, Easton's share of cost-burdened low-income homeowner families (81%) is second only to Sharon in the region. Currently, 616 families are on the waiting list for the Housing Authority's 10 family apartments; the TIF agreement proposed to be negotiated with Beacon Communities to support the Ames Shovel Works project would support the creation of 24 more.

Twenty-percent of the units in the Ames Shovel Works development will remain affordable in perpetuity. Seventy-percent of the affordable units will be subject to local preference,

which will give priority to current Easton residents and employees of the Town. The affordable units must initially remain rental apartments for the first 15 years, after which time the units could be converted to condominiums. The decision to convert to condominiums can be at the Town's discretion.

Increase Pedestrian Activity & Create New Public Open Space

The new development supported by the UCH-TIF incorporates a 2.4-acre public park along Oliver and Main Streets. Beacon and the Town would work together to establish a public, self-guided walking tour of historic Easton's downtown that prominently features the Ames Shovel Works buildings. The proposed site plan also provides public walkways starting at the Children's Museum and linking the Historical Society, select Shovel Works buildings and the other historic buildings in the North Easton Village, and restores an historically important pedestrian connection between Main and Mechanic Streets (see attached Site Plan). This walk would serve to enrich Easton's history, educate the general public and students and actively engage the Shovel Work's important position in the industrial revolution.

The public park would be substantial in size and could include outdoor public activity and celebration space for spring, summer and fall concerts and festivals. NStar currently owns a small parcel of land that the Town and Beacon may wish to obtain through an easement or other types of ownership in order to ensure the park's continuity.

Environmentally Sustainable Design and Construction

A key condition to project approval in the TIF zone is measurements of a proposed project's environmental sustainability and resource monitoring. In particular, LEED certification will be encouraged, and at a minimum projects should include the following attributes:

- Energy efficient measures, such as tight building envelopes and non-hazardous insulation, to reduce energy consumption as well as appliances and fixtures that are Energy Star rated;
- Low impact development to reuse and discharge stormwater onsite, the planting of native species that require little to no irrigation, and the installation of an irrigation well in lieu of utilizing the Town's finite public potable water;
- Building materials that respect human health and the environment such as low or no VOC paints and mastics and the use of rapidly renewable wood products such as bamboo; and
- Low flow water fixtures for toilets, showers/tubs, dishwashers, clothes washers, and sinks that greatly reduce overall consumption; thereby, reducing the impact on the Town's water supply and minimizing the impact to the wastewater treatment plant and leaching field.

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3. Parcel Description, Coverage and Zoning in the UCH-TIF Zone

The UCH-TIF Zone is served by Town roads, Town water, and natural gas, all in good condition. There is ample capacity to support the proposed residential development proposed at the Ames Shovel Works complex and the types of small scale commercial development permitted under the zoning.

- Please see attached Assessors' field cards for a detailed description of the properties included in the district, including ownership information.
- Please see attached map for boundaries of the UCH-TIF, including its location within the municipality, streets included within the district, and zoning information.

The following individual parcels, which comprise the Ames Shovel Works Complex, will negotiate a UCH-TIF Agreement: 26, 28, and 34 Main Street and 13 Oliver Street: [16U-127](#), [16U-128](#), and [16U-129B](#).

4. Specification of Development and Useful Life of Housing

Ames Shovel Works Site:

Beacon Communities, in partnership with the Town, proposes to restore the historic industrial buildings for residential use and, for the first time, make the site accessible to the public. The development will consist of 119 units of housing, 24 units will be affordable to households earning at or below 50% AMI, a 2.4-acre public park and open space, new gallery/museum space, and pedestrian access to integrate the new neighborhood into the North Easton Village. Please refer to Exhibit E that contains a site plan and aerial rendering.

The development will be permitted under the existing, to-be-amended Comprehensive Permit. The housing units will be rented for the statutory period of the tax credits being utilized as subsidy (five years for market rate units; 15 for affordable) and then the market rate units will be sold as condominiums. The affordable units must remain affordable in perpetuity, and after 15 years can either be converted to condominiums or retained as rental apartments, at the Town's discretion.

The plan includes the following elements:

- Restoration of the Historic Shovel Works complex to National Park Service standards & recordation of a preservation easement
- Development of 119 new homes (20% affordable in perpetuity by deed restriction as required in the Comprehensive Permit)
- On-site wastewater treatment plant with capacity to serve the North Easton Village

- Restoration of pedestrian access through the site, connecting Main Street to Oliver Street
- Installation of interpretative signage and development of a self-guided walking tour
- New 2.4 acre public park in the North Easton Village Center
- Creation of new public exhibition space/museum to house artifacts relating to the Shovel Works
- Environmentally-friendly design (LEED certification)
- Condominium conversion of market rate apartments after 5 years
- Public-private financing partnership

The useful life of the Ames Shovel Works development, or the period of time over which a structure may reasonably be expected to perform the function for which it was designed, extends significantly beyond the 40-year affordability requirement. The rehabilitation of the site will be well maintained on an ongoing basis by Beacon Communities Development LLC's property management company.

This \$46.9 million project is proposed to be funded in partnership with the private resources of Beacon Communities Development LLC, and public funds dedicated to historic preservation and the development of affordable housing. The proposed financing structure takes advantage of private equity, state and federal tax credits and affordable housing funding sources. These include the following sources:

Federal Low-Income Housing Tax Credit Equity:	\$4,500,000
Massachusetts Low-Income Housing Tax Credit Equity:	\$1,600,000
Federal Rehabilitation Tax Credit Equity:	\$5,400,000
Massachusetts Rehabilitation Tax Credit Equity:	\$5,400,000
Massachusetts Affordable Housing Trust Funding:	\$1,000,000
Massachusetts HOME Funding:	\$750,000
Taunton HOME Consortium Funding:	Unknown ⁸
Town of Easton General Obligation Bond Funding for Wastewater Treatment Plant	\$1,500,000
Public Agency Debt Financing:	\$17,050,000
*Beacon Deferred Developer Fee:	\$2,200,000
 Total Sources:	 \$46,900,000

*The Department of Housing and Community Development's regulations provide guidelines for appropriate developer fees for affordable housing developments, which Beacon adheres to. The guidelines allow the developer to assume a fee on approximately

⁸ If awarded, this amount will be deducted from another source, as described in the Letter of Intent.

10% of the development costs. In this project, following the guidelines, the developer fee is \$4.2 million, of which Beacon is proposing to reinvest \$2.2 million into the project for predevelopment and construction costs. The remaining \$2 million will be funded during construction and lease-up after Beacon's considerable work securing its financing and permits. The reinvested fee, plus a 3% inflation adjustment, is proposed to be reallocated to Beacon after the first mortgage is repaid in full from the condominium unit sales.

5. Compliance with Zoning

Zoning within the proposed district is a mixture of Industrial, Business, and Residential. (See attached map for zoning on individual parcels.)

There is also a Comprehensive Permit for the construction of 177 housing units and 15,000 square feet of commercial space at the Ames Shovel Works Site. A copy of the existing owner's Comprehensive Permit Approval is included as Exhibit ~~F~~G. A modification to the existing Comprehensive Permit will be required to construct the Beacon's proposal for a mixed-income housing project on the Ames Shovel Works plan.

6. Schedule and Cost of Public Construction in the UCH-TIF Zone

Public construction in the UCH-TIF Zone will primarily consist of the construction of the previously mentioned wastewater treatment plant. The wastewater treatment plant will serve the Ames Shovel Works development and will have approximately 16,000 GPD of excess capacity to serve the adjacent community.

The wastewater treatment plant will provide treatment to a portion of North Easton Village, which would allow for new or expanded businesses, and will alleviate future costs associated with septic repairs or replacements. New residents in the heart of North Easton Village also mean new customers for Main Street businesses.

The wastewater treatment plant has been designed by Siegmund and Associates. ~~The treatment plant is anticipated to cost \$1.5 million.~~ Siegmund and Associates completed significant soil testing and submitted a ground water discharge permit application to the Massachusetts Department of Environmental Protection. In December 2008, the MADEP issued a draft groundwater discharge permit for the construction of the treatment plant, which is attached as Exhibit ~~G~~H. The treatment plant designed and permitted as part of the original Comprehensive Permit proposal is estimated to cost \$1.5 million; however, the Town of Easton is currently working with Woodard & Curran, its consulting engineer, to develop expanded and enhanced treatment capacity. Concept plans for the proposed "bigger and

better” treatment plant will be developed in the course of the coming months. If the Beacon project is not approved at Town Meeting, the wastewater treatment project will not move forward. If approved, construction should begin in the spring or summer of 2011 and be complete by spring or summer of 2012.

A sewer enterprise fund will be established to fund \$1.5 million in bonds necessary to construct the wastewater treatment plant. Under the law governing enterprise funds, only those homes or businesses connected to the waste water treatment plant will pay a for the waste water treatment.

If approved at Town Meeting, the development will be allocated considerable local financial support. This will include the following:

- Local support for wastewater infrastructure in the form of a sewer enterprise fund
- Real-estate exemption on all or part in the new value at the Ames Shovel Works for at least 5 years, as described herein
- Purchase of a \$3 million historic preservation easement from CPA funding
- Loan of \$4.5 million from CPA funding to fund development costs. The loan will accrue interest and be repaid upon sales of the market rate condominiums.

In addition to the construction of the WWTP, the \$4.5 million CPA loan will help fund the creation of affordable housing and the construction of the public open space. If the UCH-TIF and other local financing are approved at Town Meeting, the Ames Shovel Works development will begin construction in spring 2011.

7. Affordable Housing

Beacon Communities Development LLC is relying on low income housing tax credits (LIHTC) to help finance the Ames Shovel Works. The LIHTC program requires that at least 20% of the housing units be available to households earning at or below 50% of the area median income. The Ames Shovel Works will comply with this requirement. The One Stop Low Income Housing Tax Credit Application that will be submitted with the UCH-TIF Agreement will demonstrate that the development would not be financially feasible if 25% of the homes were required to be affordable. It is important to note that the proposed development is committing to a significantly deeper income set aside than the 80% AMI required under the statute. Additionally, the developer is committing to an affordability term in perpetuity, which will be by deed restriction in compliance with the Comprehensive Permit Guidelines.

8. UCH-TIF Agreements

[to be submitted after plan approval]

9. Municipal Signatory Power

David Colton, Town Administrator

10. Other Material

Exhibit A: District Zoning Map

Exhibit B: District Land Use Map

Exhibit C: District Aerial Photograph

Exhibit D: District Day and Nighttime Photographs

Exhibit E: Ames Shovel Works Site History Narrative

Exhibit F: Ames Shovel Works Site Plan and Aerial

Exhibit G: Ames Shovel Works Comprehensive Permit Approval

Exhibit H: Ames Shovel Works Draft Groundwater Discharge Permit

Assessors' Field Cards