



RICHARD T. MOORE
STATE SENATOR • WORCESTER & NORFOLK



STATEMENTS & RELEASES

Linwood Mill receives low income housing tax credit

Sen. Moore secures credit that will create affordable senior housing

June 22, 2010 ... Sen. Richard T. Moore, D-Uxbridge, recently announced that the Linwood Mill complex in Northbridge will be allowed to use \$610,000 in state tax credits and \$1,550,000 in Department of Housing and Community Development (DHCD) program subsidies to produce 75 affordable rental units, including 8 units set aside for low-income households.

The tax credits and program subsidies are part of \$189.9 million pledge from Governor Deval Patrick that will boost affordable housing production and foster economic growth in local communities. Sen. Moore has been a strong advocate through Linwood Mill's application process, writing in a letter of support that "owners William and Patty Giannopolous have proposed a sound and meaningful construction plan that will restore this historical mill complex to a fully-functional state."

Linwood Mill has lain dormant and unused for many years—a relic of what was once the vitality and life of the Linwood community in the Town of Northbridge. Purchased in 2007 by the local Giannopolous family, the owners have worked with EA Fish Companies over the past several years in creating redesign proposals that will construct commercial and residential spaces in the historic building.

Sen. Moore has continued to work closely with the Giannopolous' in securing state grants for the development of the mill, and was successful last year in pushing for a reusable energy grant for the complex—the award of \$22,950 from the Massachusetts Renewable Energy Trust has been used to conduct a feasibility study of harnessing hydroelectric power from the adjacent Mumford River. Once the study is complete, the owners are hopeful that the Trust will allow them to move forward in engineering the proper infrastructure to power the mill when its renovation is complete.

The tax credits recently awarded will allow for the construction of 67 units to be rented at 60% of the area Median Income Level, and an additional eight units to be rented at 30% of the area Median Income Level. The future housing units will welcome elders from across the Commonwealth to take advantage of the excellent location and affordable housing it will provide.

The village of Linwood was predominantly settled by French Canadians, who historically worked in the local textile industry in Northbridge. The Linwood Mill complex—which served as a cotton mill—represented the principal area industry in the 19th century and is a living example of the industrial architecture of the time. Linwood today is called the "Linwood Historic District" within the Towns of Uxbridge and Northbridge, and its mills are currently listed on the National Historic Register. The Linwood Historic District includes Late Victorian Structures, the Linwood Cotton Mills, and extends down Linwood Avenue to Pine and Maple Streets.

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