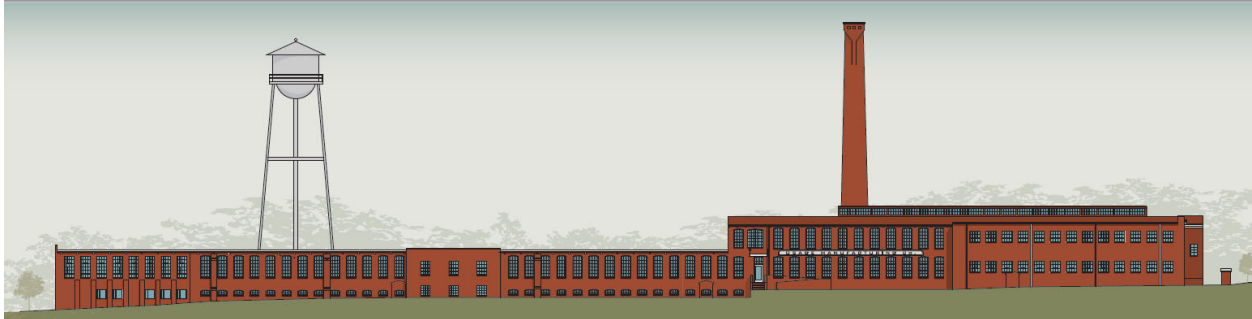


## Historic Osage Mill Apartments Bessemer City, NC



### *Summary*

On behalf of Osage Mill Apartments LLC, WinnDevelopment is proud to announce the development of a new, vibrant residential community in the heart of Bessemer City, North Carolina, located 20 miles west of Charlotte. A vacant historic mill building will be transformed to create 143 new, high-quality affordable and moderate-income apartments. The building will feature extensive community and amenity space indoors and out, 244 parking spaces, and future commercial space.

### *Development Team*

WinnDevelopment has assembled a highly-qualified team including:

- Tise Kiestler Architects as the project architect
- MacRostie Historic Advisors LLC as the historic consultant
- Brockmann Law and Spencer Fane LLP as project counsel
- WinnResidential, Winn Companies property management affiliate, as property manager

### *Site Location*

Osage Mill is located in a mixed-use neighborhood in downtown Bessemer City, adjacent to its downtown commercial area. The property is bounded on its north side by a freight rail line, as well as residential home, churches, and commercial uses on its other boundaries. The location offers easy access to Interstate 85, where one can drive northeast to Charlotte or southwest to Spartanburg, SC, both strong employment centers for the area.

The location is excellent for a proposed workforce housing project. The primary market area of Charlotte/Concord/Gastonia is experiencing population and job growth, and rental vacancy rates sit at or below 5%. There is a significant demand for affordable housing, with only a handful of

competing projects in the area. The local Housing Authority's waiting list for vouchers has been closed since 2018 due to overdemand. Local officials and other stakeholders are supportive of this project and enthusiastic about its potential to spur more economic development in Bessemer City due its prominent location.

### *Program and Design*

Osage Mill will be a transformative adaptive historic rehabilitation project, one of WinnDevelopment's specializations. To date, WinnDevelopment has completed 36 historic renovations into more than 3,600 units of housing.

Osage Mill was one of Bessemer City's largest textile mills whose oldest portions date back to 1896, with other elements built in the early 1900s through 1950s. The Mill was in use until the 1990s but has lain vacant and dormant for over 20 years. The rehabilitation of the Mill will be to Secretary of the Interior Standards and eligible for Federal Historic Tax Credits as well as North Carolina State Mill Credits.

The unit mix is projected to include one, two, and three-bedroom apartments, common storage, laundry, mail, and on-site management office, as well as indoor and outdoor amenity areas. The design team will conform to Energy Star guidelines and work closely with Duke Energy to maximize energy efficiency of the building's mechanical equipment, appliances, lighting, and building envelope.

The property is nearly five acres in size and Winn's design will maximize site amenities. 244 parking spaces, including 20 spaces for persons with disabilities, will be provided, as well as multiple outdoor gathering and play areas to serve resident families.

The apartments will be income restricted under the Low Income Housing Tax Credit program, and rents will be affordable to families earning 60% of AMI or below.

### *Financing*

Historic Osage Mill will be financed using 4% Low Income Housing Tax Credits and tax-exempt bond financing from the North Carolina Housing Finance Agency. WinnDevelopment will work with one of our many private financial partners to obtain construction and permanent loans and secure investors. In addition to the LIHTCs, there will be opportunities to invest in Federal Historic Tax Credits and North Carolina State Mill Credits.

### *Schedule and Project Readiness*

The Development team is planning to close on the Project financing and begin construction in the summer of 2022.