

# Big Mill

## Mixed Use Residential and Commercial

702 North 8<sup>th</sup> Street  
Reading, PA 19604



**Total Project Costs:**  
**NMTC Allocation:**  
**CCG Allocation:**  
**Developer:**  
**Closing Date:**  
**NMTC Investor:**  
**Status:**

\$14,600,000  
\$12,150,000  
\$5,500,000  
Shuman Development Group  
April 9, 2014  
Fulton Bank  
Complete

Shuman Development Group undertook a \$14.6 million redevelopment of the Big Mill building, including completely renovating the existing 120,000 SF structure into 68 residential units and approximately 40,000 SF of commercial space. The existing Big Mill property was the second largest building in the former Reading Outlet Center District which was the commercial heart of Northeast Reading until its abandonment in 2003, and is one of the cornerstone properties of the neighborhood and the highest profile building in the area. Much of the commercial space will be dedicated to businesses needed in the immediate community such as an adult daycare, farmers market, child daycare and learning center, and a medical outreach clinic.

The project is expected to create 80 FTE jobs in this significantly, severely distressed low-income community bearing three primary designations of distress where 42.1% of the population lives in poverty, the median family income is less than half of the area's median, and the unemployment rate is nearly three times the national average. To further promote the reinvestment in this neighborhood, the City of Reading and Commonwealth of Pennsylvania have designated this property a Keystone Opportunity Zone.

In addition to the capital provided by the Commonwealth Cornerstone Group and City First Fund \$12.15 million NMTC allocation, the \$14.6 million project is financed through a bank loan from Fulton Bank, an ADA loan from Berks County, Federal Historic Tax Credits, and contemplated State Historic Tax Credits.

### Project Details

- Redevelopment of a 120,000 SF structure into residential and commercial space
- 68 rental units – 100% affordable
- 40,000 SF of commercial space

### Distress Criteria

- Census Tract: 42003070800
- Significantly Severely Distressed - Primary
- Poverty rate is 42.1%
- Median family income is only 48.2% of the area's median income
- Unemployment rate is 22.2%, or 2.81 times the national average
- Keystone Opportunity Zone

### Community Impacts

- Creation of an estimated 55 FTE construction jobs and 80 FTE permanent jobs
- 12 units designated to disabled residents at very low rents (\$50/month)
- Majority of business tenants expected to be minority-owned
- Majority of new FTE jobs will be made available and primarily filled by low-income, minority residents living within the community and surrounding area