

Presentation on Senior Housing for Town of Poland's Board of Select Persons

Address: 475 Maine Street +/- (just south of 481 Maine)

Parcel Size: 7.4 acres +/-

Served by: Central Maine Power Company, Auburn Water & Sewerage Districts

Intended Use: Senior Housing, most likely 55+

Size of Development: 24 Units & Community Room

Unit Mix: 18 one bedroom units and 6 two bedroom units

Configuration: Six four-unit single story buildings

Attributes: of modest scale and good construction quality, with high degree of energy efficiency

Affordability: The plan is to offer 8 units affordable to residents at or below 50% of Area Median Income (AMI); 8 units affordable to residents @ 80% of AMI and 8 market rate units (unrestricted)

Approximate rents (subject to change): 1 B/R \$608. 2 B/R \$730. @50% AMI; \$972. & 1167. @ 80% AMI and \$1135 & \$1298 (market rate)

Interested persons will be encouraged to apply for units after a construction contract has been signed and a completion date is predictable. Persons eligible for the Section 8 Housing Choice Voucher Program, which is administered by Auburn Housing Authority, will be encouraged to apply for that program as there is no readily available internal housing subsidy for this property.

Architect: Platz Associates of Auburn

Site Design: Sebago Technics

Developer: Auburn Housing Development Corporation
Nick Charneski, Development Officer

Owner: Auburn Residential Development Corporation, a 501 (c) (3) corporation
c/o Auburn Housing Authority
P.O. Box 3037 20 Great Falls Plaza
Auburn, Maine 04212-3037
(207) 784-7351

Anticipated Timeline: Planning board meetings/reviews, January through June, 2020; construction documents completed in July; construction period September, 2020 through August, 2021
Lease-Up September, October 2021