

Meetinghouse Road Proposals	Pennrose	POAH/CDP
Architect	Union Studio	Studio G Architects
Number of Units	42	45
Number of Parking Spaces	54 (1.3/dwelling unit)	75 (1.7/dwelling unit)
Rental or Ownership	rental	rental
AMI Distribution	60% 29 100% 7 30% 6	60% 26 80% 11 30% 8
BR distribution	1 BR - 14 2 BR - 23 3 BR - 5	1 BR - 15 2 BR - 25 3 BR - 5
Rent distribution and (# of units) (affordable rents do not include utilities but are discounted for the utilities allowance; attainable rents do not include utilities and are not discounted for such)	60% 1BR – \$1,220 (9) 2 BR – \$1,442 (16) 3 BR - \$1,648 (4) 100% 1 BR - \$2,373 (2) 2 BR - \$2,847 (4) 3 BR - \$3,292 (1) 30% (Rental assisted) 1 BR - \$1,564 (3) 2 BR - \$2,061 (3)	60% 1 BR - \$1,311 (8) 2 BR - \$1,556 (16) 3 BR – \$1,781 (2) 80% 1 BR - \$1,600 (5) 2 BR - \$1,760 (4), \$2,000 (1) 3 BR - \$2,240 (1) 30% (Rental assisted) 1 BR - \$1,726 (2) 2 BR - \$2,272 (2), \$2,379 (2) 3 BR - \$2,895 (2)
Building Type	Townhouses and stacked flats 8 separate structures 3-6 units each	Four 3-unit Townhouses; One 33-unit apartment building located in rear of property
Accessible Units	5 ADA 1 Audio/Visual All Universal Design	3 ADA 1 Audio/Visual All townhouses are visitable
Community building/Management Office	Yes/yes Connected to one of the residential structures	Yes/yes Space within the Apartment Building
Community open space	No, but undisturbed wooded slope, approximately half the site	Yes
Energy Efficiency	Meets Energy Star req; LEED Silver cert level; 20% EV parking spaces, 5% EV ready, all others with conduit	Passive House Institute US cert; LEED Silver; no fossil fuels; Striving for net zero
Solar	Solar ready	Yes
Marketing and Lottery	Pennrose Management Co.	POAH Communities
Management	Pennrose Management Co.	POAH Communities
Construction Start	Q1 2026	Q4 2025
Lease up	Q4 2027 and Q1 2028	Q3 and 4 2027
Town financial input	\$200,000 loan offset by purchase price	\$1,500,000 loan