

Main Street Proposals	HAC	Pennrose	POAH/CDP
Architect	SV Design	Union Studio	Studio G Architects
Number of Units	36	48	43
Number of Parking Spaces	72 (2/dwelling unit)	63 (1.3/dwelling unit)	71 (1.7/dwelling unit)
Rental or Ownership	ownership	rental	rental
AMI Distribution	100% 16 200% 11 80% 9	60% 25 110% 16 30% 7	120% 14 60% 11 80% 10 30% 8
BR distribution	1 BR - 13 2 BR - 19 3 BR - 4	1 BR - 16 2 BR - 26 3 BR - 6	1 BR - 17 2 BR - 22 3 BR - 4
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% 1 BR - \$1,220 (7) 2 BR - \$1,442 (13) 3 BR - \$1,648 (5) 110% 1 BR - \$2,373 (7) 2 BR - \$2,847 (9) 30% (Rental assisted) 1 BR - \$1,564 (2) 2 BR - \$2,061 (4) 3 BR - \$2,518 (1)	120% 1 BR - \$1,800 (8) 2 BR - \$1,980 (3) \$2,250 (2) 3 BR - \$2,520 (1) 60% 1 BR - \$1,311 (5) 2 BR - \$1,556 (5) 3 BR - 1,781 (1) 80% 1 BR - \$1,600 (3) 2 BR - \$1,760 (3) \$2,000 (3) 3 BR - \$2,240 (1) 30% (Rental assisted) 1 BR - \$1,726 (2) 2 BR - \$2,272 (2) \$2,379 (3) 3 BR - \$2,895 (1)
Ownership Pricing (assumes a 5% down payment; wrongly assumes a \$9.5 tax rate)	150% 1 BR - \$450,000 2 BR - \$512,000 3 BR - \$574,000 100% 1 BR - \$288,000 2 BR - \$328,000 3 BR - \$369,000 80% 1 BR - \$213,000 2 BR - \$245,000 3 BR - \$276,000		

Main Street Proposals	HAC	Pennrose	POAH/CDP
Building Type	2BR and 3 BR Townhouses and 1 BR stacked flats; 6 separate structures; Smallest structures facing Main Street	Townhouses and stacked flats; 9 separate structures; 3-6 units each	One single-family house (renovated Buckley house); Four 3-unit townhouses; 30-unit apartment building located in rear of property
Accessible Units	2 ADA All universal design	5 ADA 1 Audio/Visual All universal design	3 ADA 1 Audio/Visual All townhouses visitable
Community building/Management Office	Yes/Yes Separate building	Yes/Yes Separate Community Building	Yes/Yes Space within apartment building
Community open space	yes	yes	Yes Existing cottages and sheds repurposed for storage and a playhouse
Energy Efficiency	Meets Energy Star requirements; 20% of parking spaces EV ready	Meets Energy Star req; LEED Silver cert level; 20% EV parking spaces, 5% EV ready, all others with conduit	Passive House Institute US cert req; Energy Star; No fossil fuels; Striving for net zero
Solar Panels	Solar-ready	Solar-ready	yes
Marketing and Lottery	HAC	Pennrose Management Co	POAH Communities
Management	HAC	Pennrose Management Co	POAH Communities
Construction Start	Q2 2025	Q2 2026	Q4 2025
Lease up	Q3 2026	Q4 2027	Q4 2027
Town financial input	\$5,400,000 total \$150,000/unit overall \$200,000/attainable unit; Forgivable loan (grant)	\$1,215,000 total \$500k Loan and \$715k Seller Note; Offset by purchase price	\$2,500,000 total \$58,140/unit overall \$179,000/attainable unit; Loan
	Phasing possible depending on timing of Town funding		