



**Housing
Assistance**

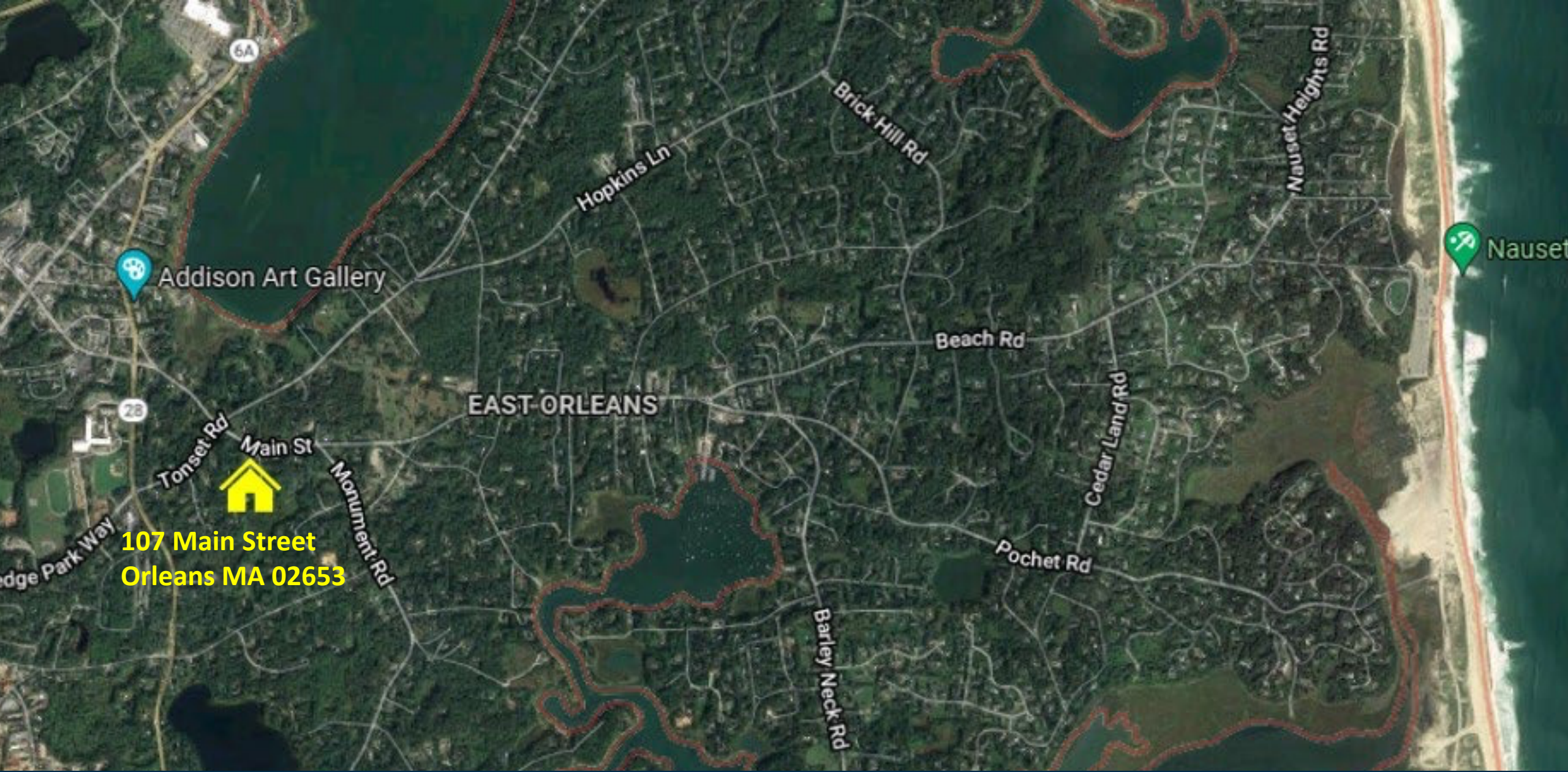
107 Main Street - Orleans

Project Team

- Developer - Housing Assistance
- GC – Cape Associates
 - Westchester Modular
 - Avalon Modular
- Architect – SV Design
- Engineer – Tighe and Bond

Land - Town of Orleans, Affordable Housing Trust





**107 Main Street
Orleans MA 02653**





8 x 1-Bedroom Units



1-Bedroom ADA Unit



Office



3-Bedroom Unit



4 x 2-Bedroom Units



Community Info

- New Construction
- 14 rental units (20 bedrooms)
- (9) 1BR units, (4) 2 BR units, (1) 3BR unit
- 1 fully handicap accessible unit
- 29 parking spaces



Apartment Home & Community Amenities

- All Electric Appliances/Utilities
- Energy Efficient Appliances
 - Dishwasher, Microwave, Refrigerator, Stove
- Central A/C (Mini splits)
- Coin-Op Washer and Dryer Onsite
- Electric Vehicle Chargers
- Secure Storage in Basement
- Trash Pick Up
- Mail Delivery
- Common Outdoor Space

Unit Mix

# of Units	Unit Type	Unit Program	Minimum Income	Rent (plus utilities)
9	1BR	80% AMI	\$41,160	\$1,715
3	2BR	80% AMI	\$49,200	\$2,050
1	2BR	30% AMI-MRVP-PBV	N/A	30% of HH income
1	3BR	30% AMI-MRVP-PBV	N/A	30% of HH income

# of Units	Unit Program	1-Person Max Income	2-Person Max Income	3-Person Max Income	4-Person Max Income	5-Person Max Income	6-Person Max Income
2	30%	\$28,700	\$32,800	\$36,900	\$41,000	\$44,300	\$47,600
12	80%	\$74,800	\$85,450	\$96,150	\$106,800	\$115,350	\$123,900

SOURCES		USES	
Tax Exempt Bond (MassDev/Eastern Bank)	\$ 2,300,000.00	Acquisition	\$ 480,000.00
HAC Equity (Cash)	\$ 150,000.00	Construction Cost (inc. demo)	\$6,274,403.00
Orleans AHT - Land	\$ 480,000.00	Construction Contingency	\$ 300,000.00
Orleans - AHT	\$ 876,625.00	Soft Costs	\$ 906,735.04
Orleans CPC	\$ 1,000,000.00	Soft Cost Contingency	\$ 44,818.49
Eastham CPC	\$ 100,000.00	Capitalized Reserves	\$ 65,000.00
Brewster CPC	\$ 50,000.00	Developer Overhead	\$ 487,153.13
Legislative Earmark ARPA	\$ 1,000,000.00	Developer Fee	\$ 487,153.13
EOHLC HSF	\$ 850,000.00	TOTAL	\$9,045,262.79
EOHLC/MassHousing AHTF	\$ 850,000.00		
Cape Light Compact (Enhanced Incentive Program)	\$ 400,000.00		
Energy Rebates	\$ 33,000.00		
Other Grants	\$ 5,000.00		
Barnstable County ARPA	\$ 571,988.00		
Deferred Developer Fee	\$ 378,649.79		
TOTAL	\$ 9,045,262.79		

