

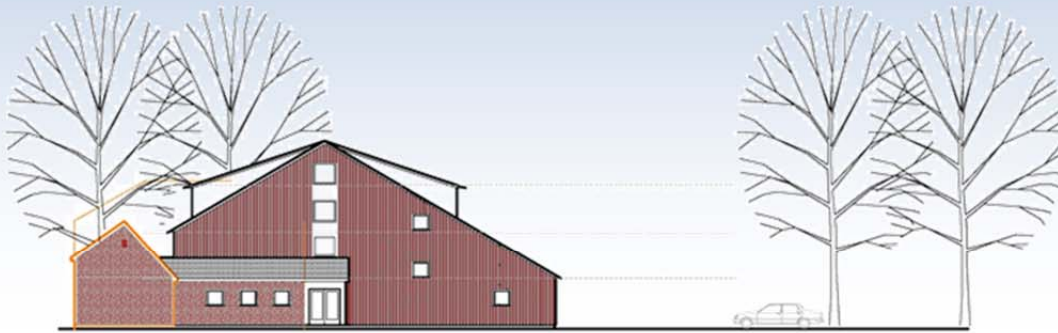
AGENDA
TOWN COUNCIL WORKSHOP
COUNCIL WORKSHOP WITH AVESTA HOUSING – 6:30 P.M
TOWN COUNCIL CHAMBERS

Wednesday, July 13, 2016

- Item 1.** Call to Order.
- Item 2.** Those Present.
- Item 3.** Update on Avesta Housing
- Item 4.** Adjournment.

AVESTA SOUTHGATE

38 affordable apartments in Scarborough, Maine



Proposed design of new 30-unit building



Proposed Site Plan



Existing Historic House to be restored

Summary of Recent Changes to the Southgate House Redevelopment Plan

As a result of significant changes to MaineHousing's annual Qualified Allocation Plan for Low Income Housing Tax Credits, the primary funding source for the project, Avesta has determined that reconfiguring the unit types within the development will make the project more competitive in the 2016 funding round.

The original development plan as approved in August of 2015 by the Scarborough Town Council and the Scarborough Planning Board included 50 units of affordable housing, including 8 studio, 29 one-bedroom, and 5 two-bedroom apartments. This unit distribution and density balanced the often conflicting demands of financial feasibility, historic preservation, and existing zoning.

The revised development plan will consist of 4 studio, 6 one bedroom, 14 two bedroom, and 6 three bedroom units for a total of 38 units. This unit distribution will better serve the need for larger family units in Scarborough. All other elements of the redevelopment plan will remain, including the rehabilitation of the historic house and barns. The new unit distribution will fit into the previously approved building footprint and does not require changes to the site plan.

Avesta is in the process of applying for Tax Credits and grant funds for the project. If the project is successful in the 2016 round, we expect to break ground in the summer of 2017 and begin leasing the new units in the summer of 2018.