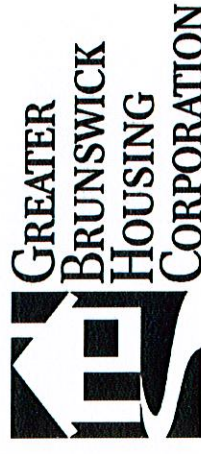
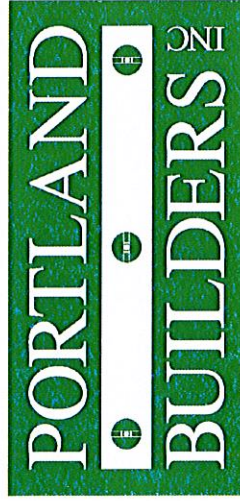


FALMOUTH WORKFORCE HOUSING COMMISSION

*PORTLAND BUILDERS, INC. & GREATER
BRUNSWICK HOUSING CORPORATION
PRESENT*

HARRIET WAY

(A WORKFORCE SUBDIVISION LOCATED IN BRUNSWICK, ME)



HARRIET WAY BRUNSWICK, MAINE

Developer: Greater Brunswick Housing Corporation

General Contractor: Portland Builders, Inc.

Landscape Architect: F.A. Cushing, Inc.

**Mortgages: U.S. Department of Agriculture, Rural Development
Program**

Construction Financing: Bath Savings Institution

**Financial Assistance: Federal Home Loan Bank - Boston
Maine State Housing Authority**

Harriet Way

Brunswick, Maine

14 Homes located on 2.76 acres

13 Homes developed by GBHC & Portland Builders

1 Home built by Habitat for Humanity

All First-Time Home Buyers

Earnings at 50% to 80% of Area Median Income

Average Selling Price = \$114,385

Four distinctive, 3 bedroom, house designs

Home sizes ranging from 1,030 to 1,360 S.F.

Harriet Way **Brunswick, Maine**

When Harriet Way was being proposed there was no Affordable Housing Ordinance in Brunswick.

GBHC's reviewed existing ordinances and determined the Open Space Ordinance provided the Planning Board the degree of flexibility needed to grant waivers on setback requirements and lot sizes.

As the approval process unfolded, the Town realized it did not have the appropriate tools (ordinances) needed to support future workforce housing projects. The Town Council asked the Planning Board to amend ordinances.

GBHC conducted workshops with the Planning Board to help define and draft an Affordable Housing Ordinance.

GBHC's efforts to bring "workforce housing" to the Brunswick Community witnessed the drafting and acceptance of the Town's first Affordable Housing Ordinance.

Harriet Way

Sources & Uses

Sources:

Federal Home Loan Bank	\$ 313,000
MSHA	\$ 100,000
Home Sales	<u>\$ 1,487,000</u>
Total Income	\$ 1,900,000

Uses:

Land Acquisition (2.76 acres)	\$ 160,000
Site Work	\$ 204,000
Construction Costs	\$ 1,370,946*
Developer Overhead	\$ 75,000
Soft Costs	<u>\$ 90,000</u>
Total Uses (Development Costs)	\$ 1,899,946

* Based on costs of 13 homes developed by GBHC.

Beginning Road Construction - View from Harpswell Road



Completed Subdivision - View from Harpswell Road





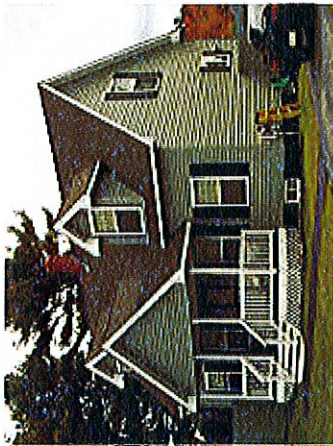
TOTAL AREA 2.7638 ACRES
AREA OF R.O.W. 0.6889 ACRES
NET AREA 2.0749 ACRES
DENSITY 7 UNITS $\times$ 2.0749 = 14.5
BONUS DENSITY, 14.5 UNITS $\times$.25 = 3.6 UNITS
TOTAL DENSITY, 18 UNITS
OPEN SPACE 0.11 ACRES
OPEN SPACE OR TO ABUTTER 0.223 ACRES

A

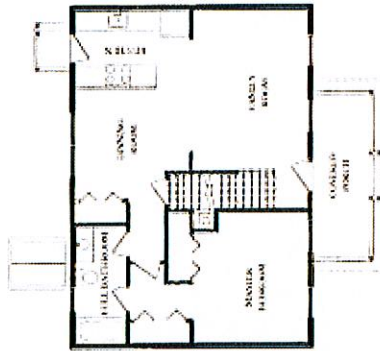
ACTON

CAPE

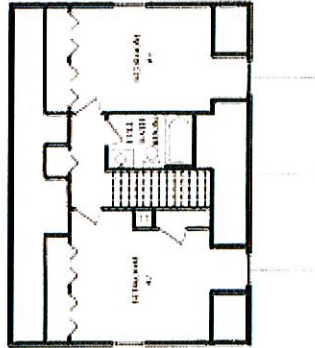
1360 S.F.



FRONT ELEVATION
NOT TO SCALE



1ST FLOOR PLAN
NOT TO SCALE



2ND FLOOR PLAN
NOT TO SCALE

B

BOWDOIN

COTTAGE

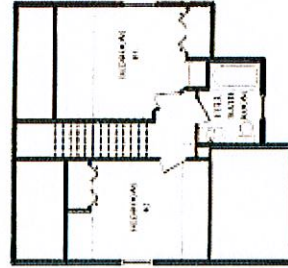
1030 S.F.



FRONT ELEVATION
NOT TO SCALE



1ST FLOOR PLAN
NOT TO SCALE

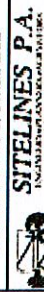


2ND FLOOR PLAN
NOT TO SCALE



BUILDING DESIGNS

CANTON VILLAGE
ALTA AGENCY, CANTON, MAINE
PARTNERSHIP FOR INNOVATION
88 STAPLES HILLS ROAD, CANTON, MAINE



SITELINES P.A.
ENGINEERING AND ARCHITECTURE
1000 NATIONAL AVENUE, SUITE 100
BOSTON, MA 02111
TEL: 617.552.1111
FAX: 617.552.1112
WWW.SITELINES.COM

A1

1 - 1 1/2 story 3 BDRM Cape



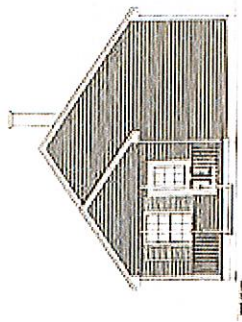
1 - 1/2 story 3 BDRM Cottage



C

CASCO RANCH

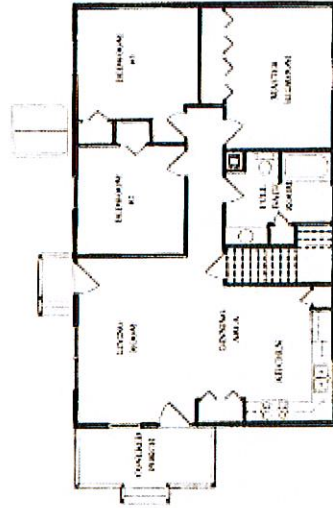
1090 S.F.



FRONT ELEVATION
NOT TO SCALE



LEFT ELEVATION
NOT TO SCALE

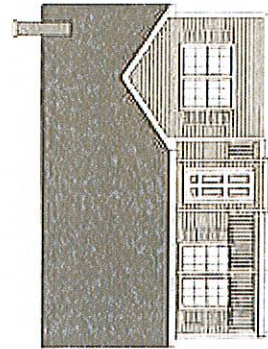


FLOOR PLAN
NOT TO SCALE

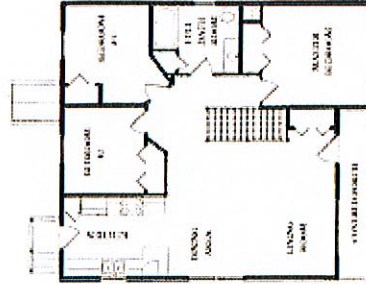
D

DURHAM BUNGALOW

1080 S.F.



FRONT ELEVATION
NOT TO SCALE



FLOOR PLAN
NOT TO SCALE



BUILDING DESIGNS

CANTON VILLAGE

ALTA ARIZONA CANTON, WASH.

PARTNERSHIP FOR PROGRESS

88 STANLEY HILL ROAD, CANTON, MAINE

SITELINES P.A.
ENGINEERING PLANNING ARCHITECTURE
1000 W. 10TH AVE., SUITE 100
DENVER, CO 80202

DATE: 10/1/01	SCALE: 1/4" = 1'-0"	FILE: 1000-1000-1000
DATE: 10/1/01	SCALE: 1/4" = 1'-0"	FILE: 1000-1000-1000
DATE: 10/1/01	SCALE: 1/4" = 1'-0"	FILE: 1000-1000-1000
DATE: 10/1/01	SCALE: 1/4" = 1'-0"	FILE: 1000-1000-1000

A2

1 story 3 BDRM Ranch



1 story 3 BDRM Bungalow



Greater Brunswick Housing Corporation

John A. Hodge, Executive Director

12 Stone Street P.O. Box A

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Ph: 207.725.8711

Portland Builders, Inc.

Joshua S. Cushman, President

P.O. Box 4902

Portland, ME 04112

Ph: 207.879.0118