

	2015	2016	2017	2018	2019	2020	MILLS	AFF/NON-MILLS	MARKET-RATE	TOTAL	COMM. SPACE	COST ESTIMATES
<div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> PEOPLE PLAN IMPLEMENTATION HUB PARK ONLINE NEW MERIDEN TRAIN STATION ONLINE 50% Affordable 50% Market Rate </div>												
EARLY ACTION ITEMS												
24 Colony		WESTMONT \$22m LIHTC DOH/CHFA Construction Lease Up					24	32	7	63	11,000 ft ²	\$22 million
PHASES - HOUSING PLAN												
Demolition of 2 Mills Low-Rises											-	\$946,000
Phase 1 Mills 161/177 State St		PENNROSE 9% LIHTC Application Approval Construction Lease Up					23	37	15	75	5,000 ft ²	\$14.5 million
Demolition of remainder of Mills											-	\$3 million
Phase 2 HUB 77 State Street		PENNROSE Approval Construction Lease Up						18	72	90	12,000 ft ²	\$18.7 million
Phase 3 Record Journal 11 Crown St		MICHAELS 9% LIHTC Application Approval Construction Lease Up					20	39	22	81	10,000 ft ²	\$17.4 million
Phase 4 Infill		HOMEBUILDER TBD RFP Developers Construction Lease Up							16	16	-	\$4 million (\$250k per unit)
Phase 5 Mills 177 State & 62 Cedar St.		PENNROSE 9% LIHTC Application Approval Construction Lease Up					23	37	15	75	-	\$15 million
Phase 6 HUB 77 State Street		PENNROSE Approval Construction Lease Up						17	63	80	8,500 ft ²	\$16.8 million
OTHER NEW CONSTRUCTION OR REHAB UNITS												
116 Cook Phase A		POKO Remediation Approval Construction Lease Up						13	51	64	-	\$24.7 million
116 Cook Phase B		POKO Approval Construction Lease Up						7	29	36	-	\$29.2 million
143 W. Main		MHA 9% LIHTC Application Approval Construction Lease Up					11	40		51	50,000 ft ²	\$33.7 million
Yale Acres		MHA Funding / Approval Construction Lease Up					39			39	25,000 ft ²	\$9 million
TOTAL							140	240	290	670	121,500 ft²	