

# Exhibit A: Harbor Terrace Renovation Project Overview

## Property Information

Property Name	Harbor Terrace
Location	284 Danforth Street, Portland, ME 04102
Population Served	All residents are elderly persons and/or persons with a disability

## Building and Unit Layout

Property Description	A single, 8-story building. Two elevators. Property is configured as a double-loaded corridor (units on both sides of a central, interior hallway).	
Total No. of Units	120	
No. of studio units	32	Approximately 325 sq. ft.
No. of 1-bedroom units	83	Approximately 502 sq. ft.
No. of 2-bedroom units	5	Approximately 642 sq. ft.
Elevators:	Yes, 2 elevators.	

## Anticipated Schedule

Construction and Relocation Schedule	November 2019 to December 2020.
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## Anticipated Services Needed

Description of Relocations	<p>Relocations will occur in sequenced groupings.</p> <p>The relocation of the first group will occur just before construction commencement. We anticipate most residents will relocate temporarily into a vacant on-site unit. Upon completion of the first phase of construction, the first group will relocate back to their original units. Then, the second group will relocate into temporary units so renovations may begin on their units. We anticipate repeating this</p>
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sequence until all units have been renovated and all residents reside in renovated apartments.

It is likely that relocation groups will be by stack (all units stacked vertically on top of each other). One elevator will be available to movers on move days. The Agency anticipates scheduling as many moves as possible onto the same floors instead of different floors. Most residents will move twice; some will only move once.

The Agency aims to minimize the number of off-site relocations into temporary off-site dwellings. Off-site dwelling units have not yet been identified.

Total No. of Moves	180 (estimated)
No. of On-Site Moves	170 (estimated)
No. of Off-Site Moves	10 (estimated)
No. of Residents Requiring Packing Assistance from Contractor	25-30%
No. of Residents Requiring Storage Services from Contractor	Minimal

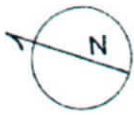
Property Photos and Site Plan







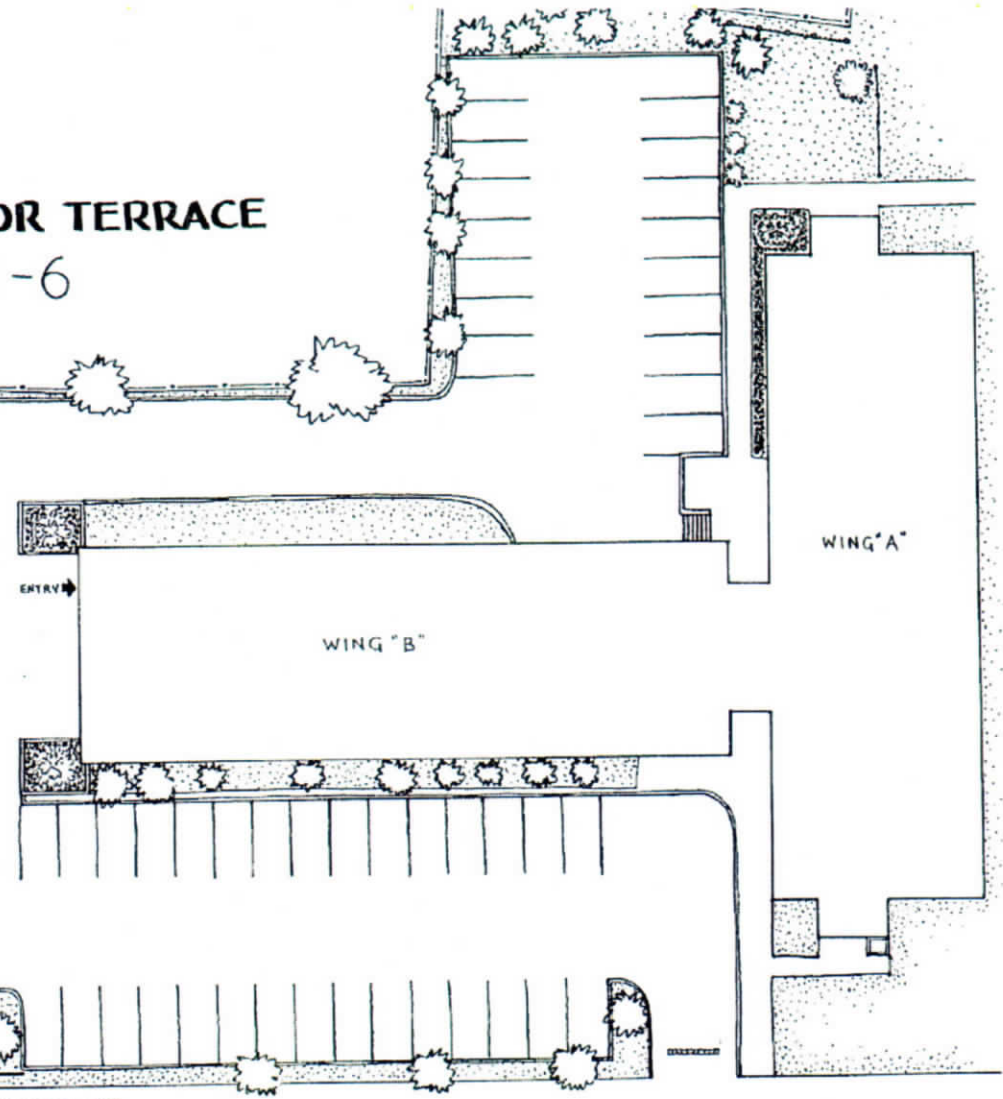
*Typical corridor*



# HARBOR TERRACE

ME 3-6

VANFORTH ST



EMORY ST

# Exhibit B: Washington Gardens Renovation Project Overview

## Property Information

Property Name	Washington Gardens
Location	577 Washington Ave, Portland, ME 04103 (Management Office)
Population Served	All residents are elderly persons and/or persons with a disability

## Building and Unit Layout

Property Description	17 two-story buildings. All apartments are garden-style (units are on one floor with no stairwell inside the unit). Each stairwell serves 4 units (two units on each floor).	
Total No. of Units	100	
No. of studio units	60	Approximately 394 sq. ft.
No. of 1-bedroom units	36	Approximately 500 sq. ft.
No. of 2-bedroom units	4	Approximately 885 sq. ft.
Elevators:	No	

## Anticipated Schedule

Construction and Relocation Schedule	November 2019 to December 2020
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## Anticipated Services Needed

Description of Relocations	<p>Relocations will occur in sequenced groupings. It is expected one or more entire buildings will be relocated simultaneously.</p> <p>The relocation of the first group will occur just before construction commencement. We anticipate most residents will relocate temporarily into a vacant on-site unit. Upon completion of the first phase of construction, the first group will relocate back to their original units. Then, the second group will relocate into temporary units so renovations may begin on their units. We anticipate repeating this</p>
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sequence until all units have been renovated and all residents reside in renovated apartments.

Most residents will move twice; some will only move once.

The Agency aims to minimize the number of off-site relocations into temporary off-site dwellings. Off-site dwelling units have not yet been identified.

Total No. of Moves	150 (estimated)
No. of On-Site Moves	140 (estimated)
No. of Off-Site Moves	10 (estimated)
No. of Residents Requiring Packing Assistance from Contractor	25-30%
No. of Residents Requiring Storage Services from Contractor	Minimal

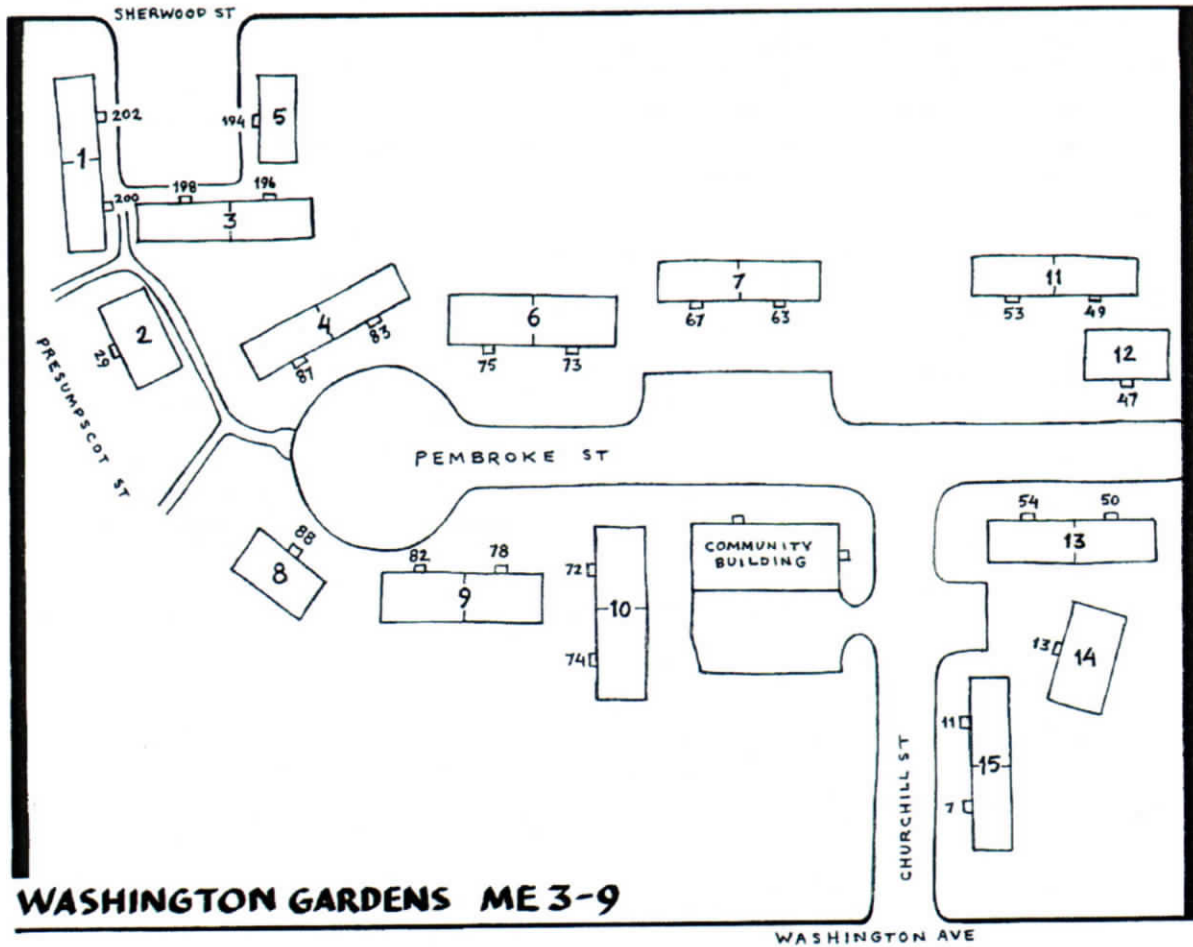
## Property Photos and Site Plan











**WASHINGTON GARDENS ME 3-9**

WASHINGTON AVE

# Exhibit C: Riverton Park Renovation Project Overview

## Property Information

Property Name	Riverton Park
Location	2 Riverton Drive, Portland, ME 04103 (Management Office)
Population Served	General/families

## Building and Unit Layout

Property Description	25 two-story buildings. All apartments are rowhouse style (unit are two-stories with stairs inside unit). Each building contains 6 rowhouse apartments.	
Total No. of Units	141	
No. of 2-bedroom units	21	Approximately 782 sq. ft.
No. of 3-bedroom units	68	Approximately 948 sq. ft.
No. of 4-bedroom units	26	Approximately 1,148 sq. ft.
No. of 5-bedroom units	20	Approximately 1,345 sq. ft.
No. of 6-bedroom units	6	Approximately 1,522 sq. ft.
Elevators:	No	

## Anticipated Schedule

Construction and Relocation Schedule	Late-Spring 2020 to Summer 2021
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## Anticipated Services Needed

Description of Relocations	<p>Relocations will occur in sequenced groupings. It is expected one or more entire buildings will be relocated simultaneously.</p> <p>The relocation of the first group will occur just before construction commencement. We anticipate most residents will relocate temporarily into a vacant on-site unit. Upon completion of the first phase of</p>
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construction, the first group will relocate back to their original units. Then, the second group will relocate into temporary units so renovations may begin on their units. We anticipate repeating this sequence until all units have been renovated and all residents reside in renovated apartments.

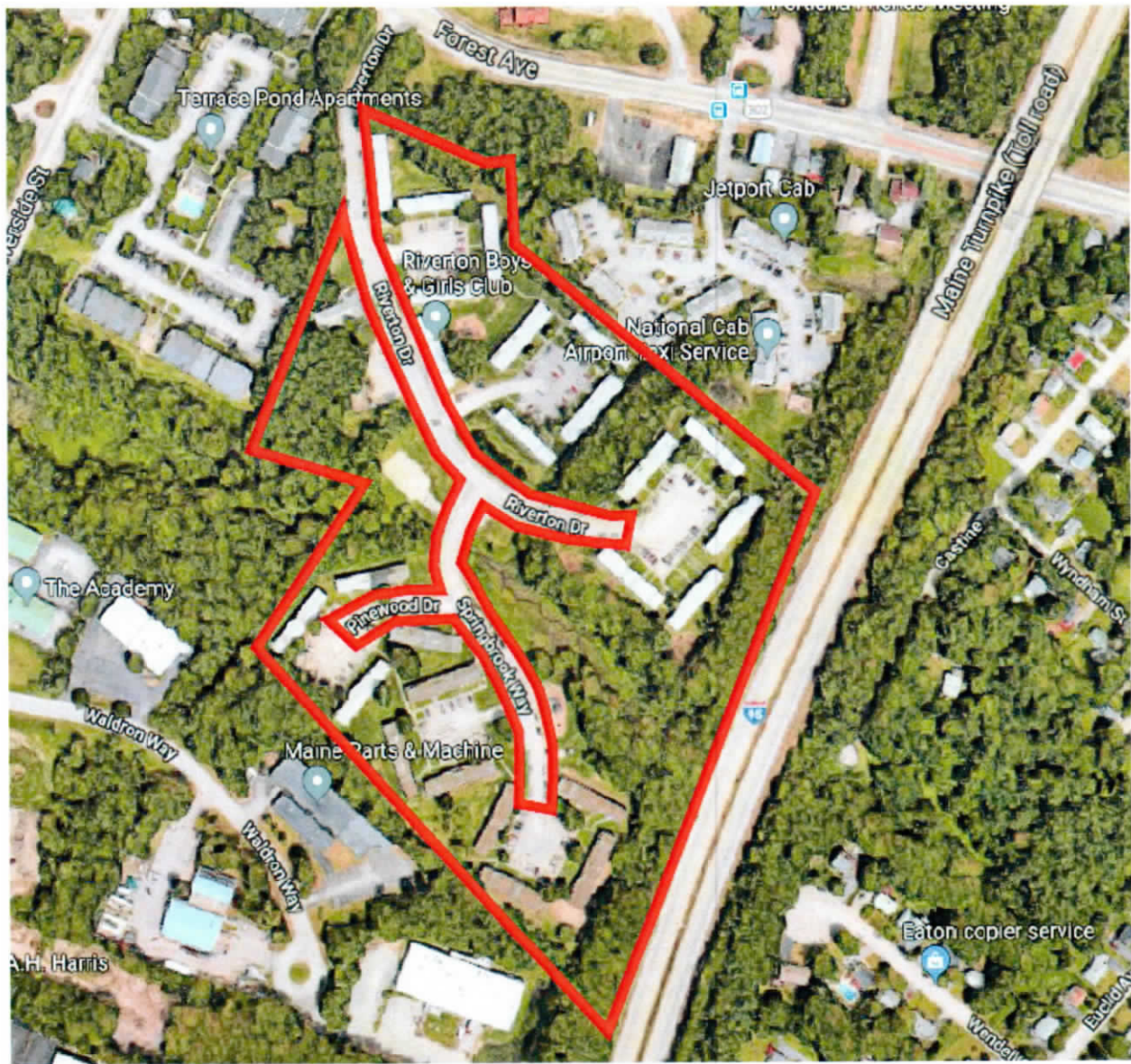
Most residents will move twice; some will only move once.

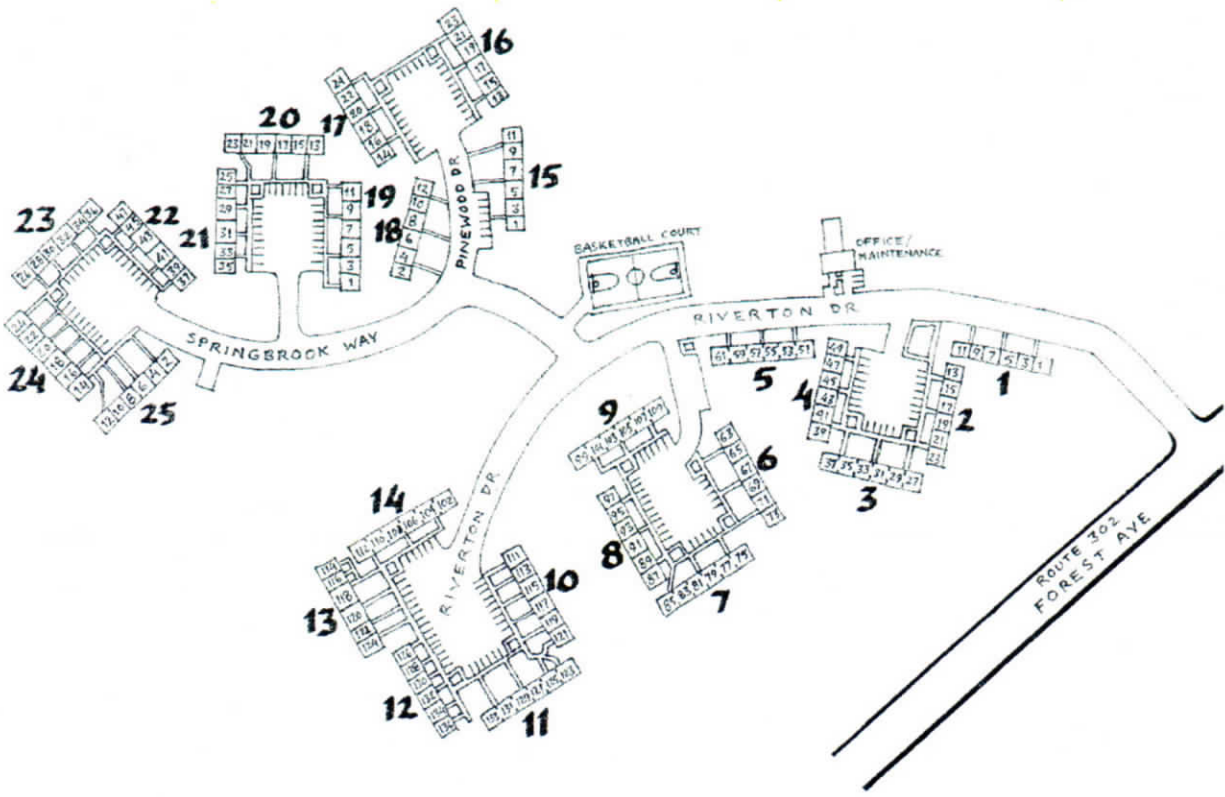
The Agency aims to minimize the number of off-site relocations into temporary off-site dwellings. Off-site dwelling units have not yet been identified.

Total No. of Moves	200 (estimated)
No. of On-Site Moves	180 (estimated)
No. of Off-Site Moves	20 (estimated)
No. of Residents Requiring Packing Assistance from Contractor	Minimal
No. of Residents Requiring Storage Services from Contractor	Minimal

## Property Photos and Site Plan







# Exhibit D: Riverton Park – Limited Household Relocation Overview

## Property Information

See Exhibit C.

## Building and Unit Layout

See Exhibit C.

## Anticipated Schedule

Relocation Schedule                      Summer 2019.

## Anticipated Services Needed

Description of Relocations                      Approximately 16 households at Riverton Park will relocate off-site. Each of these households will need moving services for one off-site relocation. The Agency anticipates that these moves will be into other properties owned or managed by the Agency within the City of Portland.

These ±16 moves are not associated with the renovation project at Riverton Park or included in Exhibit C estimates.

Total No. of Moves	±16	
• No. of 2-bedroom Moves	±4	Approximately 782 sq. ft.
• No. of 3-bedroom Moves	±4	Approximately 948 sq. ft.
• No. of 4-bedroom Moves	±4	Approximately 1,148 sq. ft.
• No. of 5-bedroom Moves	±4	Approximately 1,522 sq. ft.
No. of On-Site Moves	0	
No. of Off-Site Moves	±16	
No. of Residents Requiring Packing Assistance from Contractor	None	
No. of Residents Requiring Storage Services from Contractor	None	



# Exhibit E: Front Street Redevelopment Project Overview

## Property Information

Property Name	Front Street
Location	34 West Presumpscot Street, Portland, ME 04103 (Community Center)
Population Served	General/families

## Building and Unit Layout

Property Description	18 two-story buildings. All apartments are rowhouse style (unit are two-stories with stairs inside unit). Each building contains between 2 and 4 rowhouse apartments.	
Total No. of Units	50	
No. of 3-bedroom units	25	Approximately 977 sq. ft.
No. of 4-bedroom units	18	Approximately 1,067 sq. ft.
No. of 5-bedroom units	27	Approximately 1,112 sq. ft.
Elevators:	No	

## Anticipated Schedule

Construction and Relocation Schedule	Phase I – Summer/Fall 2020 Phase II – Summer/Fall 2021
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## Anticipated Services Needed

Description of Relocations	<p>In Phase I, approximately 30 residents will relocate off-site while redevelopment of their buildings occurs. Roughly half of the property will be redeveloped during this time. The Agency anticipates that these 30 moves will occur together over the course of days/weeks.</p> <p>In Phase II, the approximately 30 residents residing off-site will be relocated back on-site into new apartments. Additionally, the Agency estimates that 15 residents remaining on-site will relocate into on-site apartments. Together, Phase II will have an estimated 45 relocations.</p>
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Off-site dwelling units have not yet been identified.

Total No. of Moves	75 (estimated)
No. of On-Site Moves	Phase I – 0 (estimated) Phase II – 15 (estimated)
No. of Off-Site Moves	Phase I – 30 (estimated) Phase II – 30 (estimated)
No. of Residents Requiring Packing Assistance from Contractor	Minimal
No. of Residents Requiring Storage Services from Contractor	Minimal

### Property Photos and Site Plan





# Exhibit F: 47 Boyd – 4 Household Relocation Overview

## Property Information

Property Name	47 Boyd Street
Location	47 Boyd Street, Portland, ME 04101
Population Served	General/families

## Building and Unit Layout

Property Description	A three-story buildings with a mix of 1-bedroom and 2-bedroom units. Four occupied apartments require relocation services. The property has a central hallway with entrances and stairs at each end of the building.
Elevators:	No

## Anticipated Schedule

Relocation Schedule	Spring/Summer 2019.
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## Anticipated Services Needed

Description of Relocations	All four households at 47 Boyd Street will relocate off-site. Three moves will be into 841 Congress Street, Portland, ME 04101. The destination of the fourth move is currently unknown. The Agency anticipates that these moves will be into other properties in or around the City of Portland.	
Total No. of Moves	4	
• No. of 1-bedroom Moves	2	Approximately 685 sq. ft.
• No. of 2-bedroom Moves	2	Approximately 745 sq. ft.
No. of On-Site Moves	0	
No. of Off-Site Moves	4	
No. of Residents Requiring Packing Assistance from Contractor	None	

No. of Residents Requiring  
Storage Services from Contractor      None

Property Photos and Site Plan



