

Vision: Intergenerational, healthy mixed-income community where families learn and grow and are made resilient by a network of cultural placekeeping community-based organizations and small businesses on the ground floor.



Key considerations to meet PNC proposed housing concept include:

- **Schedule:** Finalize design and secure financing for housing prior to new bus yard operations.
- **Competitiveness:** State financing for affordable housing is highly competitive and limited.
- **Design Guidelines:** Developed with early community input, to guide building height, massing, building materials, and decision to not include on-site resident parking.
- **Economy:** Current economic conditions include increased cost of raw building materials, labor shortage, and elevated short- and long-term borrowing costs.

Examples of possible households earning up to 120% Area Median Income (AMI):



Single senior citizen on a fixed retirement of \$32,000 per year (30% AMI)



Family of 4 earning \$75,000 per year (50% AMI)



Muni operator with school teacher partner, together earning \$144,000 per year (120% AMI)

