

		BEACON	HARBORLIGHT		PENNROSE	
<b>Team</b>	Developer	Beacon, SHA ICON Bohler Bohler LEC Environmental Callahan Beacon Nixon Peabody	Harborlight		Pennrose	
	Architect		SV Design		Dimella Shaffer	
	Landscape Architect				Crowley Cottrell	
	Civil Engineer				Bohler	
	Environmental					
	Construction Management/ Pot. GC		Delphi		Innova/ Delbrook, Haynes	
	Property Management		Harborlight		Pennrose	
	Legal		KJP			
<b>Program</b>	Units	142 Family 5-story, L-shape 1-3BR 30%-80% SMI 139 spaces yes	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 1</b>	<b>Phase 2</b>
	Buildings		60 Senior 4/5 story	92 Family 5/6 story	77 Family OR 80 Intergen.	74 family
	BRs		1BR	0-3BR	4-story, T-shape	4 story, Y-shape
	Income Mix		30%-60% AMI	30%-60% AMI	1-3BR OR 1-4BR	1-3BR
	Parking		175 spaces		30-80% AMI	30-80% AMI
	Day Care		yes, with provider		156 spaces	
<b>Timeline</b>	EOHLC Funding Award	Jul 2027 Jan-Feb 2028 Apr 2028 Feb 2030 Feb 2030	Jun 2028	Jun 2028	Jun 2027	Jun 2028
	Closing		Oct 2028	Oct 2028	Feb 2028	Feb 2029
	Construction Start		Oct 2028	Oct 2028	Feb 2028	Feb 2029
	Construction Completion		Jan 2031	Jan 2031	Aug 2029	Aug 2030
	Lease-Up Start		Jan 2031	Jan 2031	Apr 2029	Apr 2030