

Village Centre



266 Center Street
Brewer, Maine



Village Centre

Village Centre, located at 266 Center Street in Brewer, Maine, consists of 48 units in one, three-story elevator building, comprised of 1, 2, and 3 bedroom affordable apartments with heat and hot water included.

About Community Housing of Maine:

Community Housing of Maine (CHOM) is a 501(c)(3) non-profit organization that provides workforce housing, along with advocacy, supportive housing, and community inclusion for special needs populations across the state. CHOM develops, owns, and maintains high quality, affordable, service-enriched housing for people with low incomes and disabilities.

Learn more at:

www.chomhousing.org

Property Features:

- ◆ Energy Efficient Design and Construction – built to Passive House Institute US (PHIUS⁺) standards
- ◆ Smoke Free Building
- ◆ 24 Hour Emergency Maintenance
- ◆ Onsite Laundry Facilities
- ◆ Onsite Parking
- ◆ Community Center
- ◆ Resident Services Program
- ◆ Professionally Managed
- ◆ Energy Star Appliances
- ◆ Short Walk to Downtown and Brewer Rec Center
- ◆ Playground
- ◆ Sheltered Bus Stop
- ◆ Storage

Unit Breakdown:

- 1 Bedroom units: 21
- 2 Bedroom units: 17
- 3 Bedroom units: 10

Target Population:

Working families and individuals

Income Limits:

Up to 60% Area Median Income, adjusted by family size.



Building Specifications

Passive House Certified: Passive House Institute US PHIUS⁺ Pilot Project

Renewables: Grid Connected Photovoltaic Array: 100 solar panels, roof mounted, 26 kW

Construction Costs: \$8,026,186

Square Footage: 54,903 sf

AIR TIGHTNESS: Allowable limit of 0.05 CFM50/ft²

R VALUES: Walls R40, Roof R57, Concrete Floor R20

FENESTRATION: Triple-Glazed, Intus Eforte

VENTILATION: RenewAire

HEAT & HVAC:

- Solar Gain - heat from the sun
- Internal Gain –heat generated from people and appliances
- Mitsubishi Split Systems
- Supplemental Electric Baseboard

Job Creation: More than 400 construction jobs for Maine workers

Village Centre is one of the largest Passive House developments in North America. But what does that mean?

Passive House means comfort and efficiency. A Passive House building is built based on design principles used to attain:

- ⇒ Energy efficiency
- ⇒ Thermal comfort - Each apartment maintains a steady comfortable temperature even in extreme weather conditions
- ⇒ Quiet living environments - Triple-pane windows and extra insulation
- ⇒ Excellent indoor air quality

This building is super-insulated, completely tight, and engineered to have no thermal bridging. This means no cold walls and no cold floors in the winter, and the building stays cool in the summer.

Features include:

- ⇒ Quiet and super-insulated triple-pane windows.
- ⇒ Inside air steadily exchanged for fresh outside air, with heat extracted in the process and reused for comfort.
- ⇒ Photovoltaic panels on the roof capturing energy from the sun for electricity used on the property and beyond.

All of these items cost some extra money. But the result is that this building required no central heating system. For very cold winter days, there is some electric heat, but most days it won't be used, even in this climate. Imagine that – not needing any heat in Maine for most of the winter!

The result? Each apartment is a steady comfortable temperature, no matter where you are in the apartment. It is a uniform temperature near the ceiling, walls, and near the floor. And it is quiet inside.

In terms of efficiency, this is one of the most energy efficient buildings in Maine, and in North America.



“This is cutting edge workforce housing in a sustainable package. People will have comfort and convenience while nestled into a village center near many amenities. It is a great place to live.” D'arcy Main-Boyington, Director of Economic Development, City of Brewer

Owner:	Village Centre Housing Partners, L.P.
Developer:	Community Housing of Maine (CHOM)
Architect:	Benedict Walter, CWS Architects
Construction Manager-at-Risk:	Wright-Ryan Construction, Inc.
Sustainability Consultant:	Thornton Tomasetti
PHIUS Rater:	Horizon Maine
Construction Lender:	TD Bank
Permanent Lender:	MaineHousing subsidy and allocation of Low Income Housing Tax Credits (LIHTC)
Private Equity:	Northern New England Housing Investment Fund
Property Manager:	Preservation Management, Inc.
Additional Financing:	TD Charitable Foundation, Housing for Everyone Grant