

Kirkland Heights

Preferred Construction Phasing by Building

	Townhome 4-plex Rehab
	New Residential Building
	Stacked flat Rehab + new floor
	Stacked flat Rehab
	Community Building

2023

2024

Building	Building Type	Total Pre	Total Post	Construction Phase	Construction Duration	Construction Start	Construction Complete	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24
8	Pilot Project	0	12	0	14	5/1/2022	6/30/2023										
26	New Construction	0	24	1	11	7/1/2023	5/31/2024										
27	New Construction	0	24	1	11	7/1/2023	6/30/2024										
10	8-plex + 4 (early)	8	12	2	5	8/1/2023	12/31/2023										
11	8-plex + 4 (early)	8	12	2	5	8/1/2023	1/31/2024										
28	Community Building	0	0	3	12	12/1/2023	11/30/2024										
17	Townhomes (early)	4	4	4	5	1/1/2024	5/31/2024										
13	8-plex + 4 (early)	8	12	4	5	1/1/2024	6/30/2024										
12	8-plex + 4 (early)	8	12	5	5	2/1/2024	6/30/2024										
20	8-plex + 4 (late)	8	12	6	5	5/1/2024	9/30/2024										
21	8-plex + 4 (late)	8	12	6	5	5/1/2024	10/31/2024										
19	Townhomes (early)	4	4	7	5	6/1/2024	10/31/2024										
18	8-plex + 4 (early)	8	12	7	5	6/1/2024	11/30/2024										
22	8-plex + 4 (early)	8	12	8	5	7/1/2024	11/30/2024										
24	8-plex (early)	8	8	8	4	7/1/2024	11/30/2024										
6	8-plex (late)	8	8	9	4	8/1/2024	11/30/2024										
7	8-plex (late)	8	8	9	4	8/1/2024	12/31/2024										
23	Townhomes (late)	4	4	10	4	11/1/2024	2/28/2025										
25	8-plex (late)	8	8	10	4	11/1/2024	3/31/2025										
5	8-plex + 4 (late)	8	12	11	5	12/1/2024	4/30/2025										
4	8-plex (late)	8	8	11	4	12/1/2024	4/30/2025										
2	8-plex (late)	8	8	12	4	1/1/2025	4/30/2025										
3	8-plex (late)	8	8	12	4	1/1/2025	5/31/2025										
1	8-plex (late)	8	8	12	4	1/1/2025	6/30/2025										
14	8-plex + 4 (early)	8	12	13	5	2/1/2025	6/30/2025										
15	Townhomes (late)	4	4	14	4	3/1/2025	6/30/2025										
16	8-plex + 4 (late)	8	12	14	5	3/1/2025	8/31/2025										
9	Townhomes (late)	4	4	15	4	7/1/2025	10/31/2025										

Assumed Households

172 276

Units Rehab not yet Started

172 156 156 156 156 156 144 136 136 136

Units Completed

12 12 12 12 12 12 24 36 36 36

Existing Units Offline for Construction

0 16 16 16 16 16 20 20 20 20

Vacancies Needed

0 4 4 4 4 4 4 0 0 0

Buildings Under Construction

2 4 4 4 4 5 6 6 6 6

Townhome Buildings Under Construction

0 0 0 0 0 0 1 1 1 1

Kirkland Heights

Preferred Construction Phasing by Building

	Townhome 4-plex Rehab
	New Residential Building
	Stacked flat Rehab + new floor
	Stacked flat Rehab
	Community Building

2025

Building	Building Type	Total Pre	Total Post	Construction Phase	Construction Duration	Construction Start	Construction Complete	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
8	Pilot Project	0	12	0	14	5/1/2022	6/30/2023										
26	New Construction	0	24	1	11	7/1/2023	5/31/2024										
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3	8-plex (late)	8	8	12	4	1/1/2025	5/31/2025										
1	8-plex (late)	8	8	12	4	1/1/2025	6/30/2025										
14	8-plex + 4 (early)	8	12	13	5	2/1/2025	6/30/2025										
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16	8-plex + 4 (late)	8	12	14	5	3/1/2025	8/31/2025										
9	Townhomes (late)	4	4	15	4	7/1/2025	10/31/2025										

Assumed Households	172	276															
Units Rehab not yet Started								120	108	92	76	76	76	64	48	24	16
Units Completed								36	64	112	112	112	124	140	180	188	188
Existing Units Offline for Construction								36	44	44	60	60	52	52	36	52	60
Vacancies Needed								16	0	0	0	0	0	0	0	0	0
Buildings Under Construction								8	8	7	9	9	8	8	5	7	8
Townhome Buildings Under Construction								1	1	1	1	1	1	1	1	1	1

Kirkland Heights

Preferred Construction Phasing by Building

	Townhome 4-plex Rehab
	New Residential Building
	Stacked flat Rehab + new floor
	Stacked flat Rehab
	Community Building

Building	Building Type	Total Pre	Total Post	Construction Phase	Construction Duration	Construction Start	Construction Complete	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
8	Pilot Project	0	12	0	14	5/1/2022	6/30/2023										
26	New Construction	0	24	1	11	7/1/2023	5/31/2024										
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3	8-plex (late)	8	8	12	4	1/1/2025	5/31/2025										
1	8-plex (late)	8	8	12	4	1/1/2025	6/30/2025										
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Assumed Households 172 276

Units Rehab not yet Started

Units Completed

Existing Units Offline for Construction

Vacancies Needed

4	4	4	4	0	0	0	0	0	0
192	200	228	236	260	260	272	272	276	276
68	60	36	28	12	12	4	4	0	0
0	0	0	0	0	0	0	0	0	0

Buildings Under Construction

Townhome Buildings Under Construction

9	8	5	4	2	2	1	1	0	0
1	1	1	1	1	1	1	1	0	0

Kirkland Heights Preferred Phasing Plan

