

## Efficient Home Transitional Housing Community for New Mainers

### Project Components

#### *Housing*

200 units of transitional housing for families.

#### *Community Buildings*

Places for residents to access services, have meetings and interviews, or connect with others.

#### *Open Space*

Soccer and futsal fields, walking trails, community gardens, and playgrounds.



### What is transitional housing?

**Transitional housing is secure housing that is used temporarily. It is designed to provide people with the interim stability and support that will allow them to locate, move to, and maintain permanent housing.**

**As new families arrive, they are placed in transitional housing. They stay until permanent housing is obtained. As housed families move out, new arrivals can move in.**

### Immediate Project Benefits

From day one, the transitional housing community will:

- provide a safe landing place for families;
- reduce financial and staffing burdens on municipalities and service providers;
- increase our housing stock; and
- finally begin to shift the responsibility for resettlement from individual municipalities to the larger community.

### Need for Project

#### *Rising Numbers, Limited Resources*

The number of people experiencing homelessness in the Greater Portland region has surged in recent years. Some of this homelessness is domestic – involving people from our region, other regions of the state, or other states in the U.S. There is also a significant population of people experiencing homelessness who have come from outside the U.S.

Asylum seekers, in particular, have been coming to Maine in increasing numbers for the past four years, and we know that new people from across the globe will continue to arrive due to civil unrest, war, poverty, famine, and climate shocks which have resulted in 100 million people being forcibly displaced worldwide as of May 23, 2022 ([source](#)).

*Lack of Coordination*

Without an organizing entity or a coordinated point of entry for asylum seekers, it is difficult to quantify the current number of asylum seekers in our region. However, in early May of 2022, when the City of Portland was doing its best to play a lead role in resettlement, there were 350 asylum seeker families comprising 1200 individuals in Portland’s Family Shelter and regional hotel overflows.

*Hotels as Transitional Housing*

Many families rely on hotel rooms for transitional housing. These hotel rooms are expensive, scattered throughout the region, and not consistently available. Often, this means families to have to relocate multiple times.

This makes it difficult for families to access goods and services or establish the stability that would help them integrate into communities and school systems and find permanent housing.

Additionally, most hotel rooms do not have kitchens, which means that families must rely on prepared meals, which are more expensive and generally less healthy.

Relying on hotels for transitional housing is a bad model that makes inefficient use of limited financial and human resources.

**Avg. Hotel Room Cost: \$240/Night**

One family (up to 5) = \$ 7,200/month

One family (6-10) = \$14,400/month

HOTEL NIGHTS	100 FAMILIES	200 FAMILIES
1 night	\$26,675	\$53,350
1 month	\$800,250	\$1,600,500
1 year	\$9,736,375	\$19,472,750

**Avg. Hotel Meal Cost: \$215/Day**

Average family size = 3.6 individuals

Meals for 1 family = \$6,540/month

MEALS FOR	100 FAMILIES	200 FAMILIES
1 day	\$21,500	\$43,000
1 month	\$654,000	\$1,308,000
1 year	\$7,848,000	\$15,696,000

<b>COSTS BY MODEL</b>	<b>Transitional Housing Community</b>	<b>Hotels as Transitional Housing</b>
<b>Annual Rent for 200 Units</b>	<b>\$2,880,000</b>	<b>\$19,096,800</b>
Annual Cost/Unit	\$14,400	\$95,484
Monthly Cost/Unit	\$1,200	\$7,957
<b>Annual Meals for 200 Families</b>	<b>\$2,000,000</b>	<b>\$15,696,000</b>
Annual Cost/Family	\$10,000	\$78,480
Monthly Cost/Family	\$833	\$6,540
<b>Annual Housing + Food</b>	<b>\$4,880,000</b>	<b>\$34,792,800</b>
Annual Cost/Family	\$24,400	\$173,964.00
Monthly Cost/Family	\$2,034	\$14,497

**A Better Model**

The Efficient Home Transitional Housing Community will reduce monthly food and rent costs while also making service delivery and acquisition easier and more affordable.

The transitional housing community is an intentional, cost-efficient, and sustainable way for Maine to provide temporary shelter to newly arrived families and transition them into permanent homes. It is a model that can be replicated in other areas and used not only as a solution for a humanitarian crisis, but also as a tool to strengthen Maine’s communities and workforce.

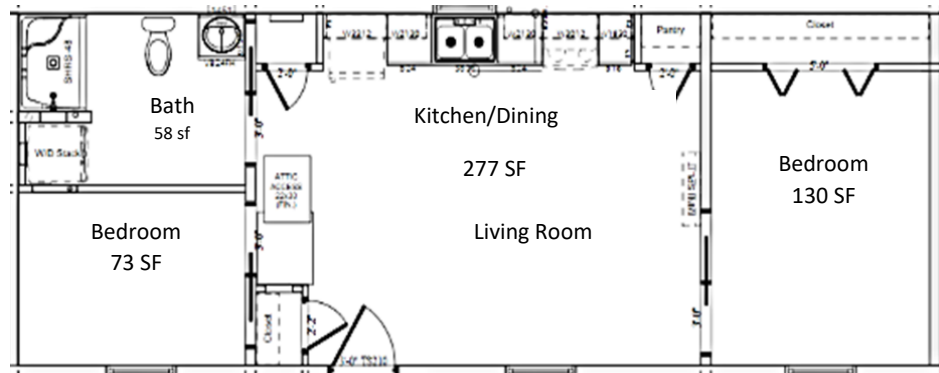
### Efficient Homes

The “efficient homes” average 500-650 square feet in size and will feature complete kitchens, bathrooms, living/dining areas, and separate sleeping areas.

The 200 individual housing units will be built by two local Maine modular companies –

one that will be able to reopen a currently closed factory thanks to this project, and a second that will be able to launch the residential division of its successful commercial modular building company with this order.

By working on this project, both companies will be creating new jobs in the region while demonstrating how new approaches to manufactured/modular housing can quickly create small, sustainable, affordable units, serving as a demo project for addressing the housing crisis and sustainable building.



Sample layout of 650 square foot efficient home.

### Project Team



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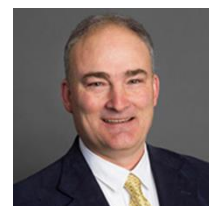
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Donate now to support transitional housing: [safeinmaine.org](http://safeinmaine.org)