

## Estimated Unit Cost Calculation for Housing Pipeline in ME

### Summary Statement:

To create a pipeline of 40 supportive housing units and 160 affordable housing units.

### Goal:

160 Affordable Units  
40 Supportive Housing Units

### Cost Assumptions

#### Capital

**Total Development Cost** \$ 188,754 per unit

#### Services

**Household Service Cost** \$ 7,500 per year

#### Operations

**Yearly Operating Subsidy** \$ 9,745 per year

### Need

Unit Type	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Total
Affordable Housing Units	100	60	0	0	160
Supportive Housing Units	20	20	0	0	40
<b>Total</b>	<b>120</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>200</b>

### Analysis

	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Total
Total Affordable Housing Capital Cost	\$ 18,875,400	\$ 11,325,240	\$ -	\$ -	\$ 30,200,640
Total Affordable Housing Operating Cost	\$ 974,500	\$ 1,559,200	\$ 1,559,200	\$ 1,559,200	\$ 5,652,100
<b>Total</b>	<b>\$ 19,849,900</b>	<b>\$ 12,884,440</b>	<b>\$ 1,559,200</b>	<b>\$ 1,559,200</b>	<b>\$ 35,852,740</b>
Total Supportive Housing Capital Cost	\$ 3,775,080	\$ 3,775,080	\$ -	\$ -	\$ 7,550,160
Total Supportive Housing Operating Cost	\$ 194,900	\$ 389,800	\$ 389,800	\$ 389,800	\$ 1,364,300
Total Supportive Housing Service Cost	\$ 150,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,050,000
<b>Total</b>	<b>\$ 4,119,980</b>	<b>\$ 4,464,880</b>	<b>\$ 689,800</b>	<b>\$ 689,800</b>	<b>\$ 9,964,460</b>

Total AF + SH Cost (Year 1-4)	\$ 23,969,880	\$ 17,349,320	\$ 2,249,000	\$ 2,249,000	<b>\$ 45,817,200</b>
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<b>Year 5+ Operating and Service Cost</b>	<b>\$ 2,249,000</b>
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Notes:

This doesn't account for cost escalation  
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