

Tedford Housing Capital Campaign

*An investment in
housing is an investment
in your community.*



Our Mission

Tedford Housing empowers people to move from homelessness to home

Who We Are

Tedford Housing, a nonprofit based in Brunswick, Maine, was founded by the Brunswick Area Interfaith Council in 1987. We provide emergency housing for individuals and families experiencing homelessness, permanent supportive housing for previously homeless families and individuals, and homeless prevention services.

Our primary service area is Northern Cumberland, Sagadahoc, and Lincoln counties. As the sole provider of emergency housing in the region, we offer not only a roof overhead and food on the table but also intensive case management and assistance with service navigation.

The Need is Overwhelming

Due to a tightening housing market and the lingering impact of the pandemic, the number of people experiencing homelessness statewide more than doubled, according to the Point in Time survey published in 2022 by the Maine State Housing Authority. This included people being temporarily housed in hotels because there was not room in emergency housing.

We create pathways for ensuring that residents with the fewest resources and the greatest challenges have access to services.

The Community Impact of Homelessness

There is a high cost of homelessness to communities. By addressing their basic need for emergency housing, we give our guests the opportunity to gain stable employment, build strong families, and become invested in the community where they live. This reduces the impact on public services such as general assistance, emergency response agencies, the health care system, and law enforcement.

Homelessness is more than a housing crisis. It is a human services crisis, a public health crisis, and an economic crisis. Investing in emergency shelter returns dividends by creating housing stability that will have a significant and lasting impact.



Voices of Tedford

A New Chapter in Emergency Housing

"A lot of times, the mountains seemed like they were just too high for me to climb, but through case management and the [Tedford] staff, I was able to overcome odds."



- **Alex,**
Former Adult Shelter Guest

Our new emergency housing will provide a safe place for people to rebuild their lives and rekindle hope. Guests will work one-on-one with case managers to find and secure permanent housing.

Tedford outgrew its existing adult and family emergency housing facilities long ago. The new building will replace our aging and poorly configured existing buildings, increase the capacity of our emergency housing program, and better coordinate case management and community resources.

In 2021, limited space caused Tedford to...

turn away 284 adults and 74 families

only have beds for 9% of families and 26% of single adults who called



"Everybody has their own circumstances as to why [they're facing

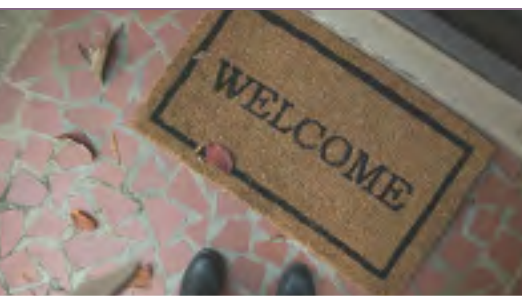
homelessness], and their own barriers, and this [Tedford] is a good place for them to knock those barriers down."

- **Cheryl,**
Adult Shelter Guest

Our Location

Tedford has purchased just over 3 acres on Thomas Point Rd., an easy walk from the Cook's Corner businesses, Walmart, and Brunswick Landing.

- ▶ The site is easily accessible for our guests, and is in close proximity to health care, employment opportunities, transportation, and retail.
- ▶ This location will help us collaborate more closely with Mid Coast Hospital, other healthcare providers, safety net agencies, and community groups to address housing needs and make service connections for our guests.





Total Project Cost: \$8,300,000

Early donations have enabled us to purchase the property and complete preliminary planning. Now we will depend on donations, grants, and short-term loans in order to break ground and ultimately complete construction.

We have received a \$1.5M allocation from Cumberland County's American Rescue Plan Act (ARPA) funds and \$362,000 from the Maine State Housing Authority.

With Your Support

People of our community who are experiencing homelessness will have:

- ▶ a safe place to rebuild their lives
- ▶ coordinated case management to find and secure permanent housing
- ▶ access to multiple community services and resources

“Any one of us could end up in a situation where we could be the one in need of help. There is need all over the world, but I want to make a difference in the community where I live.”

- Tedford Donor

Contact Us

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Thank you!



Tedford Housing's New Emergency Housing Facility

A new emergency housing facility is essential for Tedford Housing to continue its mission of supporting people experiencing homelessness. Tedford's current buildings are aging and no longer adequate to serve the growing need for shelter by both individuals and families in our community. Being under one roof will enable us to provide enhanced case management and emergency housing assistance for our guests while achieving operating efficiencies. The facility will be staffed 24 hours a day.

Family Emergency Housing Wing

- ▶ 10 separate family apartment units with bedrooms, bathrooms, and a living and dining area

Adult Emergency Housing Wing

- ▶ 24 adult guest beds with shared kitchen, dining, and living room areas

Program & Services Hub

- ▶ Case management and administrative offices plus conference and meeting rooms

The new facility will provide more than just a place to stay for people experiencing homelessness. It will be a link to the resources and services needed to access and maintain stable housing.



Recognition Opportunities

1	Family Emergency Housing Wing	\$500,000
2	Adult Emergency Housing Wing	\$500,000
3	Programs & Services Hub	\$250,000
4	Adult Lounge & TV Room	\$100,000
5	Lobby & Reception	<i>reserved</i>
6	Adult Dining Area	<i>reserved</i>
7	Adult Kitchen	\$50,000
8	Adult Guest Sleeping Areas (5)	\$50,000

9	Family Outdoor Play Area	<i>reserved</i>
10	Separate Storage Structure	\$50,000
11	Large Conference Room	<i>reserved</i>
12	Staff Breakroom & Kitchenette	<i>reserved</i>
13	Small Conference Room	\$25,000
14	Memorial Garden	<i>reserved</i>
15	Case Management Offices (5)	\$25,000
16	Family Units (6)	\$10,000

Naming opportunities exist for the rooms and areas described here. These leadership gifts will be recognized with gift plaques at the room or area's entrance.

R = reserved



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 207-729-1161 ext. 102

RYAN SENATORE
 ARCHITECTURE



Friends of Tedford,

Thank you for taking the time to learn more about Tedford Housing and our Capital Campaign to build a new emergency housing building for adults and families experiencing homelessness.

For more than 30 years, Tedford Housing has served the region as the sole provider of emergency housing and supportive services that empower people to move from homelessness to home. Through our coordinated case management, homeless prevention and outreach, permanent supportive housing, and fuel assistance programs, we help people at risk of homelessness remain stably housed.

Our new building has been a long time coming, as we outgrew our existing aging adult and family emergency housing buildings long ago. With support from the Genesis Community Loan Fund, earlier this year we purchased 3 acres of property on Thomas Point Road in Brunswick. We are finishing up our construction documents for the building and hope to break ground in 2023.

In this folder, you will find information about the design of our new building, opportunities for philanthropic giving, and a number of letters of support for our project that were submitted to our congressional delegation.

If you believe everyone in our community is entitled to a safe, secure place to sleep at night and the wrap-around services necessary to help them find a permanent place to live, we hope you will consider making a gift for our new building. We need your help to finally make our dream of new emergency housing to serve the community a reality.

Sincerely,



Andrew Lardie

Andrew Lardie
Interim Executive Director



Toni Kemmerle

Toni Kemmerle
President



Capital Campaign Leadership

Campaign Cabinet

Don Kniseley, *chair*

Rev. John Allen

Robert Beaumont

Kevin Bunker

Rev. John Carson

David Damour

Cynthia Dechenes

Rev. Carolyn H. Eklund

Tim Glidden

Aaron Kitch

Toni Kemmerle

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Joyce McPhetres

Dot Ollier

Jamie Pacheco

Mike Ranen

Christopher "Kit" St. John

Frank Strasburger

Robert Stuart

Scott Upham

Staff

Andrew Lardie, *Interim Executive Director*

Giff Jamison, *Director of Programs*

Danielle Triffitt, *Director of Administration*

Campaign Consultant

Bull Moose Group





Emergency Housing Building Overview

What is Tedford Housing's mission and vision?

Our mission is to empower people to move from homelessness to home. Our vision is for all people of Southern Mid Coast Maine to have safe, affordable housing and access to the health, human, and community services needed to maintain a stable home.

What is Tedford Housing's plan for its new facility?

The proposed approximately 17,568 square foot new facility will replace our existing aging buildings and increase our adult emergency housing capacity from 16 to 24 beds and the family emergency capacity from 6 families to 10 families. Through the replacement of our aging and poorly configured existing buildings, coupled with the moderate increase in the capacity of our emergency housing program, we will be able to significantly enhance our ability to serve people who are experiencing homelessness.

The proposed single new facility incorporates separate, secure wings for the adult and family emergency housing facilities with a total of 64 emergency housing beds. The family apartment units will contain four beds each, as well as living and dining spaces in each unit. The adult wing will include shared dormitory spaces that will provide beds for a maximum of 24 individuals. The building will provide a kitchen, dining area and living room for guests in the dormitory style rooms.

The building also includes space for our case management and administrative offices, conference and meeting rooms, along with a staff break room, mechanical room and storage space. The facility will be staffed 24 hours a day.

Where is Tedford Housing in the planning process?

We received final site plan and conditional use approvals from the Town of Brunswick's Planning Board on Jan. 11, 2022. We are currently finalizing our construction documents.

Why does Tedford Housing need a new building?

We outgrew our existing adult and emergency housing facilities long ago; those buildings are aging and no longer meet our needs. In order to enhance our capacity to serve people experiencing homelessness we need to replace and expand our facilities.

Currently, we own our Cumberland Street building where our adult emergency housing operates, but we rent space on Federal Street for our families and we rent office space for our administrative staff. Both of our existing emergency housing buildings are aging and require constant and costly maintenance to keep them in good operating condition for our guests. Because of their locations in downtown Brunswick, site conditions, zoning regulations, and the estimated cost, it would not be feasible or practical to renovate or expand either of our existing facilities.

Why is Tedford Housing incorporating both emergency shelters in a single building?

A single new facility will allow us to provide enhanced case management and emergency housing assistance for our guests while recognizing programmatic and operational efficiencies as well as cost savings derived from having everyone under one roof. Staff will be in constant close proximity to our guests, thus providing an enhanced level of service while also ensuring safety and security of everyone in the building.

Additionally, having all staff in a single location will provide for improved communication among Tedford Housing's employees, allow for more efficient operations, cut wait times for guest services, and enhance close collaboration with other area service providers as we work to overcome barriers to permanent housing for our guests.

Where is the site for Tedford Housing's proposed new building?

Tedford Housing has purchased two lots that comprise the approximately 3.06-acre project site on the northeasterly side of Thomas Point Road. The site is in the overall Cook's Corner area, and abuts other properties owned by the landowner to the northwest and abuts Walmart to the northeast.

We selected a site that is easily accessible for our guests, and is in close proximity to a variety of resources, including health care, employment opportunities, transportation access, retail and other businesses. This location near Cook's Corner will allow Tedford Housing to closely collaborate with the hospital, safety net agencies, health care providers, organizations, and community groups to prioritize and address housing needs and service connections for our guests.

Who will use Tedford Housing's new facility?

Our guests at the new emergency housing building will be individual adults and families who are experiencing homelessness. We primarily serve the residents and communities of Northern Cumberland, Sagadahoc and Lincoln counties but our guests can come from anywhere in Maine.

Most of Tedford Housing's staff will work at the new facility. Our supportive housing and outreach clients may occasionally stop by to meet with our staff. We are hoping to engage a growing group of volunteers to assist us with our programs and operations as well.

How will Tedford Housing address transportation for shelter guests and clients?

A path from our property to Walmart will provide our guests with easy access to the Brunswick Link bus stop at that location. The Brunswick Link also provides ADA Demand Response curb-to-curb service for our guests who have mobility challenges and qualify for the service; they will not have to walk or wait at one of the fixed route bus stops.

We will continue to use local taxi services when necessary to transport our guests and we are considering purchasing a vehicle that can be used for transportation of guests. Plenty of parking will be available for guests who have vehicles and bicycle racks will be provided for those who ride bicycles. Guests will also be able to access walking trails that lead from Cook's Corner to downtown Brunswick.

When does Tedford Housing expect its new facility to open?

We hope to break ground in 2023.

How does Tedford Housing intend to pay for the new building?

Tedford Housing has been awarded \$1.75 million in American Rescue Plan Act funding from Cumberland County Government to help cover the cost of constructing this vital new facility. We have also received approximately \$362,000 in ARPA funding through Maine State Housing Authority that can be used for this project.

We will use a combination of philanthropic gifts, grants, and short-term loans to proceed with construction of our proposed new building. We have already received several gifts from supporters who want to help kick off our capital campaign efforts, and have 100% commitment from our Board.

Just as we do currently, we will rely on generous gifts from donors, as well as grants, to cover our annual operating expenses for the new facility.


tedford housing



tedfordhousing.org
207-729-1161

I/We are pleased to help Tedford expand
its capacity to fight homelessness

Name(s): _____

Address: _____

City, State, Zip: _____

Email: _____

Phone: _____

home cell work

Please complete reverse side.

Campaign Gift Information

I would like to...

- make a one-time gift today of \$ _____
- make a total multi-year pledge of \$ _____
\$ _____ per year for 2 years 3 years
- Please bill me monthly quarterly annually
- beginning _____ initial payment enclosed
date

The gift is made in honor of in memory of:

Tedford Housing may publicly acknowledge my gift as:

- No, please keep my gift anonymous

Payment Method

- Check is enclosed (payable to Tedford Housing)
- Securities Transfer (Tedford will provide processing details)
- Other (Tedford will contact me for details): _____

- Please charge my credit card:

Credit Card #

Exp. Date

CVV Code

Billing Zip Code

Signature

Date

To make a gift online, please visit tedfordhousing.org/giving

Tedford Housing is a 501(c)(3) tax-exempt charitable organization under the Internal Revenue Code (EIN: 01-0422035). Please consult your tax advisor.