



MaineHousing
Maine State Housing Authority

Federal Housing funds at work in Maine



2015

MaineHousing Administration

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Mission

The mission of MaineHousing is to assist Maine people in obtaining and maintaining quality affordable housing and services suitable to their housing needs.

Vision of Success

All Maine people have the opportunity to live in quality affordable housing.

Housing accomplishments with federal funds by Congressional District 2015

Program Area	Federal Funding Source(s)	CD 1		CD 2		Maine		Income Eligibility Limit ⁴
		Households / Units	Funding Amount	Households / Units	Funding Amount	Households / Units	Funding Amount	
Home Buying Assistance								
First Time Homebuyers	Tax-Exempt Housing Bonds	354	\$49,705,119	396	\$38,253,391	750	\$87,958,510	<120% of AMI
Education and Counseling Services	Housing Counseling Grant (individuals)	931	\$68,298	237	\$27,988	1,168	\$96,286	not applicable
Rental Assistance								
Section 8 Rental Units	Section 8 Project-Based Assistance	4,685	\$39,839,476	3,366	\$27,349,885	8,051	\$67,189,361	<50% of AMI
Section 8 Vouchers	Section 8 Housing Choice Vouchers	1,748	\$12,040,086	1,613	\$12,757,385	3,862	\$24,797,471	<30% of AMI
Rental Housing Development								
Tax Credit Units Constructed	Low Income Housing Tax Credits and HOME Partnership Grant	221	\$23,637,194	152	\$12,306,534	373	\$35,943,728	<40% - <60% of AMI (Varies Based on Subsidy)
Tax Credit Units Financed	Low Income Housing Tax Credits and HOME Partnership Grant	530	\$39,859,129	86	\$6,908,264	616	\$46,767,393	<40% - <60% of AMI (Varies Based on Subsidy)
Home Improvement								
Lead Safe Homes	Lead Hazard Control Grant	9	\$53,573	31	\$292,433	40	\$346,006	<80% of AMI / Pre-1978 Home
Home Repair	Federal HOME Grant	5	\$71,333	0	0	5	\$71,333	
Energy Assistance								
Fuel Assistance ¹	Low Income Home Energy Assistance Program (LIHEAP) Funds	14,445	\$7,140,346	31,033	\$18,410,812	45,478	\$25,551,158	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Home Weatherization	Department of Energy and HEAP Weatherization	77	\$547,772	346	\$2,061,729	423	\$2,609,502	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Homeless Assistance								
Emergency Solutions Grant ²	Continuum of Care Grant		\$9,172,583		\$1,235,452	2 Continuums	\$10,408,035	<50% of AMI
Stability Through Engagement Program (STEP) ³	Federal HOME Grant	108	\$454,882	22	\$66,118	130	\$521,000	<50% of AMI
Home to Stay Program	Emergency Solutions Grant	4,844	\$516,472	2,176	\$221,345	7,020	\$737,817	<30% of AMI
Funding Emergency Shelters	Emergency Solutions Grant	12 Shelters	\$329,573	8 Shelters	\$219,716	20	\$549,289	<30% of AMI

¹Data is for the PY2015 Heating Season (10/2014 - 9/2015) Fuel Assistance.

²Includes \$9,172,583 for the Portland Continuum of Care and the remaining \$1,235,452 is divided throughout the state through the Maine Balance of State Continuum of Care. The CoCs are homeless prevention partners who work to provide housing and services to people who are homeless or at risk of being homeless.

³STEP is designed to provide short term rental assistance for 6-12 months with a focus is on rapidly re-housing people who are currently staying in a homeless shelter that is a grantee of the Home to Stay Program. Home to Stay provides those shelters with funding for housing assistance navigators who conduct comprehensive housing assessments for clients.

⁴Program eligibility depends on household size and other criteria, as well as income. Program eligibility details available at www.mainehousing.org. AMI is Area Median Income.

Housing demographics for Maine

Many Maine People in Need	<u>1st District</u>		<u>2nd District</u>		<u>Maine</u>		<u>United States</u>	
Total Population	652,023		641,293		1,293,316		306,226,394	
Under 18	131,590	20%	127,699	20%	259,289	20%	72,637,885	24%
18 to 64	411,903	63%	402,640	63%	814,543	63%	191,717,262	63%
Over 64	108,530	17%	110,954	17%	219,484	17%	41,871,247	14%
Population below Poverty Level	76,163	12%	103,715	16%	179,878	14%	47,755,606	16%
Children below Poverty Level (Under 18)	20,592	16%	28,125	22%	48,717	19%	15,907,395	22%
Elderly below Poverty Level (Over 64)	8,372	8%	11,018	10%	19,390	9%	3,926,219	9%

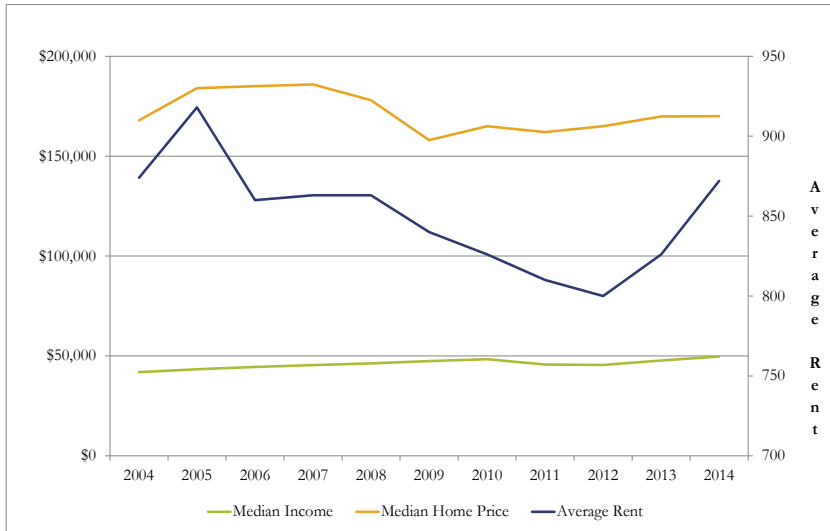
Source: 2014 American Community Survey (5 Year Estimates), Table S-1701

Housing, Rental Affordability Varies by Region	<u>1st District*</u>	<u>2nd District*</u>	<u>Maine*</u>	<u>United States**</u>
Median Home Price	\$215,000	\$125,000	\$176,000	\$175,700
Median Household Income	\$57,031	\$44,260	\$50,703	\$53,482
Income Needed to Afford Median Home Price*	\$59,766	\$35,404	\$49,352	\$50,415
Households Unable to Afford Median Home Price	53%	42%	50%	47%
Average 2-Bedroom Rent	\$950	\$803	\$850	\$920 (median)
Renter Households Unable to Afford Average 2-Bedroom Rent	54%	59%	55%	55%

Source: *2015 Maine Housing Facts, **2014 American Community Survey (5 Year Estimates), Tables DP-03, DP-04, B-25118

Maine housing costs and incomes

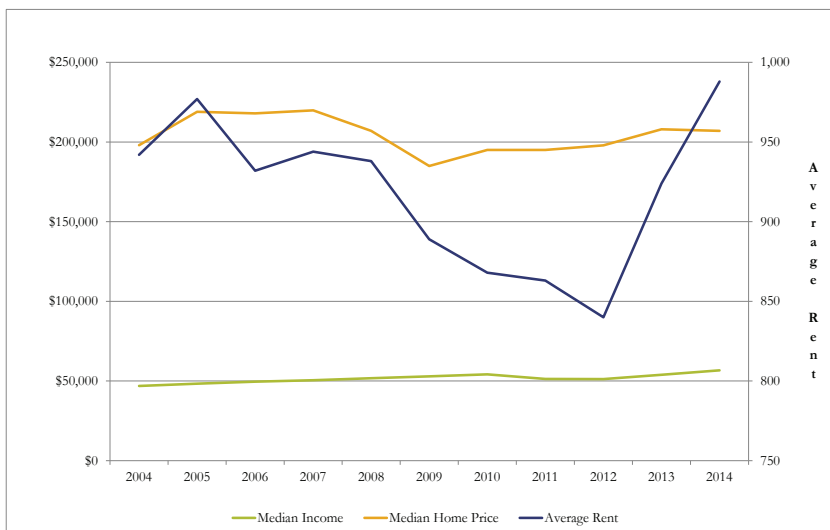
Statewide



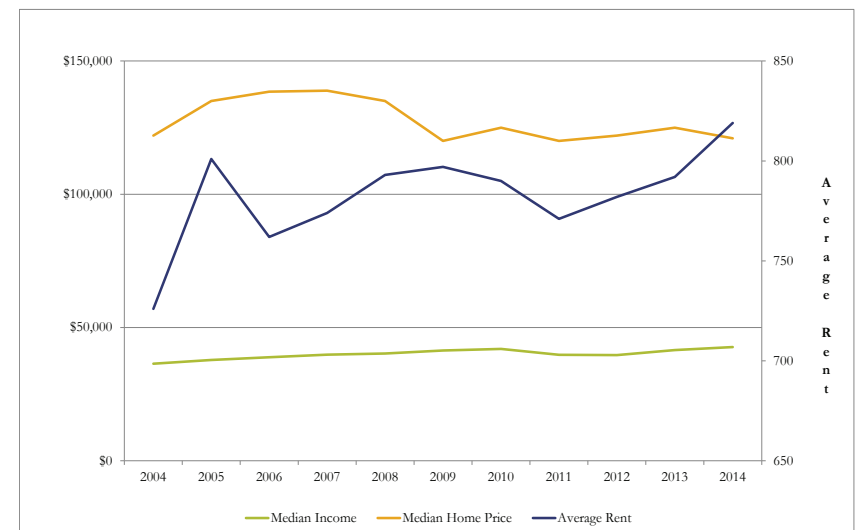
These charts show changes in median income, home prices, and rents over the past ten years. Congressional Districts 1 and 2 both saw slight increases in household income and a leveling of home prices. Average rents, however, have been increasing more sharply in both districts and across the state since 2012.

Sources: The home price data in these charts is derived from the Maine Real Estate Information System (MREIS). Income data is from Claritas. The rental data comes from MaineHousing's quarterly survey of rental costs.

First District



Second District



How MaineHousing uses federal resources

(2015 federal funding in italics)

HOME Investment Partnership Program

HOME Partnership Grant

(\$5,096,874)

We apply HOME Partnership funds to a variety of programs, including new affordable rental housing, housing for people with special needs, repairs to homes of low-income homeowners, and rental assistance for people who were homeless. This year these funds were used to build 200 affordable family and elderly housing units.

Multi-family Development

Low Income Housing Tax Credits and HOME Partnership

(Constructed: \$35,943,728; Financed: \$46,767,393)

Low Income Housing Tax Credits and HOME Partnership are our primary sources of funding for new affordable rental housing. We use a competitive scoring process to allocate the tax credits among proposed housing developments to ensure the housing is serving areas with the greatest needs. In 2014, these funding sources brought approximately \$20 million for the construction of 183 units, and \$27.8 million for the financing of 746 units.

Homeownership

Tax-exempt housing bonds

(\$87,958,510)

Our largest single source of funding, our bonds finance homes for first-time homebuyers and qualified veterans. The Congressionally limited spread between the interest rate paid to bondholders and the interest rate on loans provides most of MaineHousing's operating revenue.

Homebuyer education and foreclosure prevention

(\$96,286)

Using a grant from HUD, we help fund homebuyer education, foreclosure prevention counseling, and financial literacy services. In 2015, 1,168 individuals took a homebuyer education class.

Existing Home Services

Low Income Home Energy Assistance Program (LIHEAP)

(\$25,551,158 in fuel assistance for 2014-15 heating season)

MaineHousing uses LIHEAP funds to provide heating assistance to low-income households, including emergency funds for lower-income households experiencing an energy emergency. In 2014-15, we assisted 45,478 households.

Weatherization (LIHEAP and Department of Energy)

(\$2,609,502)

In FFY2015, MaineHousing received a waiver to invest 25% of the LIHEAP grant in weatherization to make homes of low-income residents more energy efficient. The increase will be applied through March of 2017. Our weatherization effort includes the Central Heating Improvement Program (CHIP), which allows us to repair or replace heating systems in low-income homes. We usually combine LIHEAP Weatherization with Department of Energy Weatherization funds in order to do a more complete and effective weatherization of a home. In federal fiscal year 2015, \$2,609,502 was used to weatherize 423 units.

Home Repair Program

(\$71,333)

The Home Repair Program allows for general repair efforts in compliance with HUD standards that target homeowners whose income does not exceed 50% AMI of their county area. Repairs are generally limited to \$30,000.

Lead Hazard Control Program

(\$346,006)

The program provides forgivable loans to landlords and grants to single-family households in an effort to make pre-1978 homes of lower-income households in Maine lead safe. Priority is given to families whose children under age six test positive for elevated lead levels in their blood. In calendar year 2015, we used HOME Partnership funds totaling \$346,006 to remediate 40 homes.

Housing Choice Voucher Program

Section 8 project-based rental assistance

(\$67,189,361)

This rental assistance is tied to properties that we financed during the 1970s and 1980s, before this housing program ended. Apartment projects we financed remain as affordable housing for low-income seniors and families, who pay no more than 30% of their income for rent while living in these properties.

Section 8 Housing Choice Vouchers

(\$24,797,471)

Rental assistance is provided to individuals and families who can use the assistance in any privately owned apartment that meets HUD quality standards and where the owner agrees to participate in the program. A percentage of the vouchers are targeted to specific populations, such as veterans, victims of domestic violence, people who are homeless, or households that participate in a program helping them become self-sufficient. In some instances vouchers can be used to finance a home mortgage.

Homeless Initiatives

McKinney-Vento Funds

Continuums of Care

(\$10,408,035)

This funding helps support 38 local homeless housing and service programs throughout Maine. The local programs receiving the grants offer a variety of services to those who are experiencing homelessness, including street outreach, client assessment, and direct housing assistance. This HUD funding allows local providers in the two Continuums of Care (CoC) in Maine – Portland CoC and the Maine CoC – to offer permanent and transitional housing to persons who are homeless as well as services, including job training, health care, mental health counseling, substance abuse treatment, and child care.

Emergency Solutions Grant (ESG)

Shelter Operating Subsidy

(\$549,289)

MaineHousing allocates these funds to Maine's network of 42 emergency homeless shelters statewide. Shelters use the funds for operating expenses, and a new supplement allows some funds to be used for services as well.

Home to Stay Program

(\$737,817)

MaineHousing allocates ESG funds to be used for housing relocation and stabilization services that will be provided in order to rapidly re-house and stabilize individuals and families who are living in shelters and on the streets across Maine. This funding is available to homeless service providers to employ housing assistance navigators to conduct comprehensive assessments of clients, identify and prioritize housing needs, create housing stability plans, assist with housing search and placement, and follow clients beyond shelter to ensure housing stability.

HOME Partnership Program

Stability Through Engagement Program (STEP)

(\$521,000)

MaineHousing allocates funds for short-term or medium-term rental assistance not to exceed 12 months to individuals or families who are homeless and whose annual income is set at or below 60% of area median income for their household size. The focus is on rapid re-housing people who currently are staying in a homeless shelter that is a grantee of the Home To Stay Program.



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