



MaineHousing
Maine State Housing Authority



Federal Housing funds at work in Maine



2012

MaineHousing Administration

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MISSION

The mission of the Maine State Housing Authority is to assist Maine people to obtain and maintain decent, safe, affordable housing and services suitable to their unique housing needs. In carrying out this mission, MaineHousing will provide leadership, maximize resources, and promote partnerships to develop and implement sound housing policy.

VISION

Our vision is for Maine to be a state where all people have the opportunity to enjoy decent, safe, affordable housing.

To help Maine's low and moderate income people realize this vision, we will:

Recognize and respond quickly and thoroughly to the State's urgent housing needs;

Seek and make the most effective and efficient use of all resources;

Promote, provide and oversee housing, assistance and services meeting individual needs and preferences;

Promote understanding of housing issues, provide information and advocacy for our customers;

Develop and manage well-designed, quality programs;

Maintain financial soundness and safeguard the integrity of all programs and operations;

Establish and maintain an environment open to creative ideas and innovative thinking; and

Value the contributions of all employees, and of our partners and others with whom we work, and encourage teamwork and participation by all.



Housing accomplishments with federal funds by Congressional District 2012

Program Area	Federal Funding Source(s)	Maine		District 1		District 2		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	318	\$32,549,963	127	\$14,899,441	191	\$17,650,522	<115% of AMI
Homebuyer Education	Housing Counseling Grant	1,454	\$175,000	654	\$78,752	800	\$96,248	n/a
Rental Assistance								
Section 8 Rental Units	Section 8 Project-Based Assistance	8,089	\$64,809,366	4,075	\$32,955,927	4,014	\$31,853,439	<50% of AMI
Section 8 Vouchers	Section 8 Housing Choice Vouchers	3,976	\$25,641,789	1,732	\$12,567,928	2,244	\$13,073,861	<30% of AMI
Rental Housing Development								
Tax Credit Units Constructed	Low Income Housing Tax Credits and HOME Partnership Grant	176	\$15,383,138	94	\$7,656,231	82	\$7,726,907	<40% - <60% of AMI (Varies Based on Subsidy)
Tax Credit Units Financed	Low Income Housing Tax Credits, HOME Partnership Grant and American Recovery and Reinvestment Act (including TCAP and Section 1602 Exchange)	20	\$443,410	20	\$443,210	0		<40% - <60% of AMI (Varies Based on Subsidy)
Home Improvement								
Home Repair	HOME Partnership Grant	25	\$361,333	12	\$173,440	13	\$187,893	<50% of AMI
Lead Safe Homes ¹	Lead Hazard Control Grant	0	-	0	-	0		
Energy Assistance								
Fuel Assistance ²	Low Income Heating and Energy Assistance Program (LIHEAP) Funds	54,614	\$24,994,752	14,832	\$6,485,159	39,782	\$18,509,593	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Home Weatherization	Department of Energy, LIHEAP and ARRA Weatherization Funds	1,662	\$7,558,830	305	\$1,387,150	1,357	\$6,171,680	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Homeless Assistance								
Funding Continuums of Care ³	Continuum of Care Grant	3 Continuums	\$11,091,512	Portland CoC	\$3,294,809	Penobscot CoC	\$1,513,971	<50% of AMI
HPRP - Homeless Prevention and Rapid Re-Housing Program	ARRA - Homeless Prevention and Rapid Re-Housing Program	1,396	\$281,439	No data	No data	No data	No data	
Preventing Homelessness with Rental Assistance (RAC+)/STEP	HOME Partnership Grant	328	\$998,536	233	\$753,341	95	\$245,195	Currently a client of a homeless shelter in specific counties
Stable Lives Demonstration Program	Emergency Solutions Grant	409	\$30,000	351	\$25,746	58	\$4,254	n/a
Funding Emergency Shelters	Emergency Solutions Grant	42 Shelters	\$740,907	16 Shelters	\$407,542	25 Shelters	\$333,365	n/a

¹New grant commenced 6/1/2012 - no units complete as of 12/31/2012. Estimate 207 units between 6/1/2012-5/31/2015.

²Data is for the PY2012 Heating Season (10/2011 - 9/2012) Fuel assistance, including \$5 SNAP.

³Includes \$3,294,809 for the Portland Continuum of Care, \$1,513,971 for the Bangor/Penobscot County Continuum of Care, and the remaining \$6,282,732 is divided throughout the state through the Maine Balance of State Continuum of Care. In March 2012 the Bangor/Penobscot County Continuum of Care merged into the Maine Balance of State Continuum of Care.

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	Maine		1st District		2nd District		United States	
Total Population	1,328,188		673,209		654,979		311,591,919	
Under 18	270,322	20%	138,702	21%	131,620	20%	73,910,701	24%
18 to 64	840,558	63%	427,128	63%	413,430	63%	196,296,192	63%
Over 64	217,308	16%	107,379	16%	109,929	17%	41,385,026	13%
Population below Poverty Level	187,275	14%	76,073	11%	111,346	17%	49,543,115	16%
Children below Poverty Level (Under 18)	50,821	19%	20,805	15%	30,141	23%	16,629,908	23%
Elderly below Poverty Level (Over 64)	17,385	8%	7,409	7%	10,113	9%	3,848,807	9%
Population at 170% of Poverty Level (~56% AMI)	370,610	28%	157,216	23%	213,394	33%	89,952,566	29%
Population at 230% of Poverty Level (~75% AMI)	498,798	38%	218,892	33%	279,201	43%	116,314,400	37%

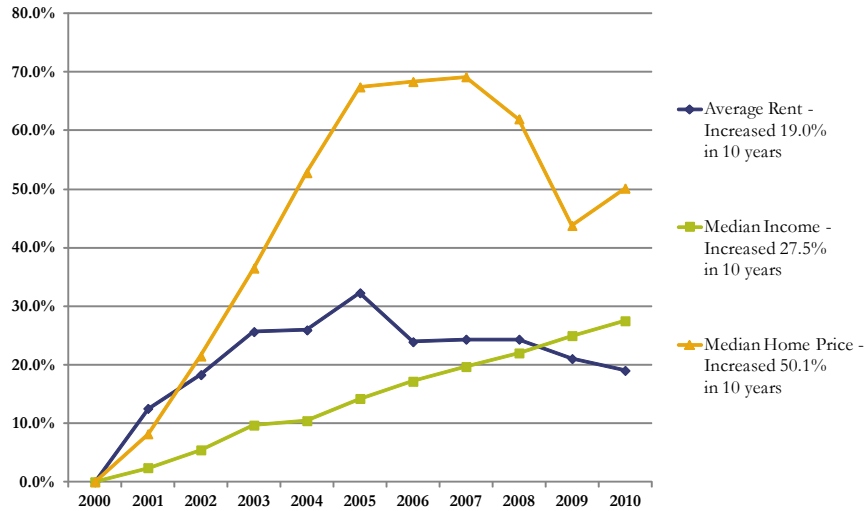
Source: 2011 American Community Survey (1 Year Estimates)

Home Affordability in Maine Remains a Serious Concern	Maine	1st District	2nd District	United States
Median Home Price	\$171,600	\$215,900	\$136,600	\$173,600
Median Household Income	\$46,033	\$53,003	\$39,938	\$50,502
Income Needed to Afford Median Home Price	\$49,960	\$62,850	\$39,770	\$50,540
Households Unable to Afford Median Home Price	54%	57%	50%	50%
Average 2-Bedroom Rent	\$747	\$860	\$653	\$871
Renter Households Unable to Afford Average 2-Bedroom Rent	58%	56%	60%	55%

Source: 2011 American Community Survey (1 Year Estimates)

Maine housing costs have outpaced incomes

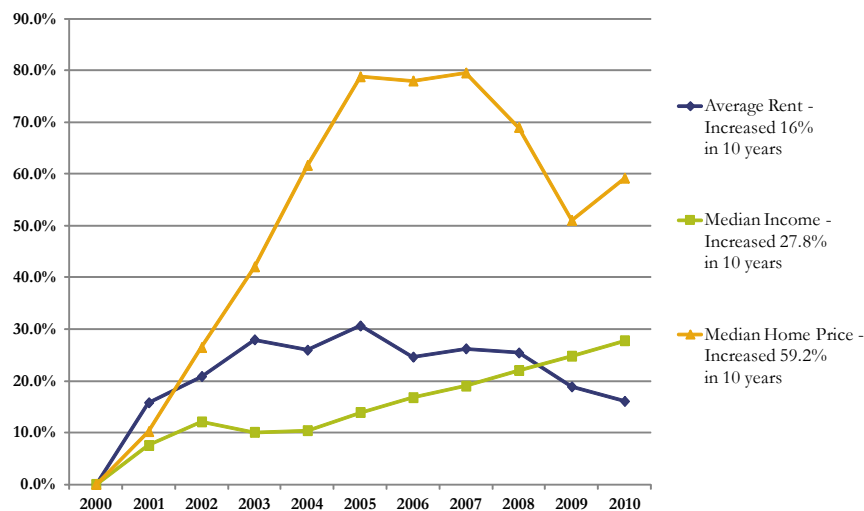
Statewide



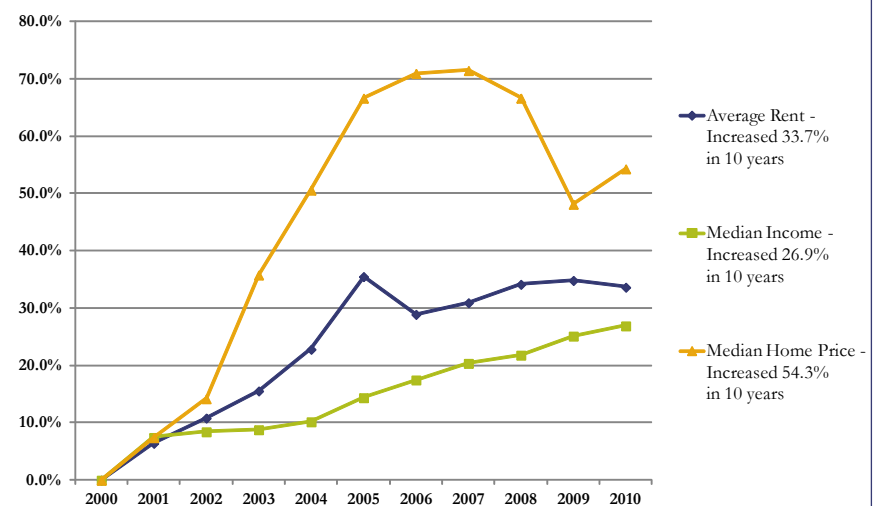
These charts show relative increases in home prices, rents, and incomes since 2000. Increases in housing costs have outpaced increases in household income.

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

(2012 federal funding in italics)

HOME Partnership Grant

(\$3,430,081)

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.

Development

Low Income Housing Tax Credits and HOME Partnership

(\$15,826,548)

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.

Energy and Heating Assistance

Low Income Home Energy Assistance Program (LIHEAP)

(\$38,500,000 for 2011-12 heating season)

MaineHousing uses LIHEAP funds to provide heating assistance to low-income households. In 2011-12, we assisted 54,614 households, and we expect to help as many as 56,400 households in the 2012-13 heating season. Additionally, we provide emergency funds for households experiencing an energy crisis. We spent \$1,402,860 in the 2011-12 heating season helping 3,884 households.

Home Repair Program

(\$361,333)

The program allows for general repair efforts in compliance with HUD standards that targets homeowners whose income does

not exceed 50% AMI of their county area. General repairs are generally limited to \$15,000. Pre-1978 properties may qualify for up to an additional \$10,000 for lead hazard control. In calendar year 2012, Energy and Heating Services used HOME Partnership funds totaling \$361,333 to assist 25 households.

Weatherization (LIHEAP, Department of Energy, and ARRA)

(\$7,558,830)

We invest 15% of the LIHEAP grant in weatherization to make homes of low-income residents more energy efficient. The 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.

From 2009 through June 2012, we received \$42 million in additional weatherization funds from the American Recovery and Reinvestment Act (ARRA). In calendar year 2012 alone, we weatherized 963 households and provided CHIP services to 699 households.

Over the three-year ARRA time period, we used the funding to weatherize 5,887 total Maine households, exceeding our initial production goal of 4,427. Maine was able to weatherize more units than projected because we repurposed some training and administrative dollars to production.

Regular Department of Energy funding during that same time period was used to weatherize 1,350 units. Because of ARRA, MaineHousing was able to do 4.5 times the number of weatherized units. The energy savings are great. If average

annual energy savings are estimated at 20-24% or \$500, 1,350 weatherized homes equals \$675,000 savings in one year; 7,237 homes equals \$3,618,500 savings in one year.

EHS also administered the Sustainable Energy Resources for Consumers grant from ARRA funds. We received \$6.5 million to install different weatherization measures not currently allowed in the regular weatherization program, such as energy efficient windows and on-demand water heaters. Benefits were provided to 714 households.

Homeless Initiatives

Continuum of Care

(\$11,091,512)

This federal funding helps a number of specialized programs provide housing for people who are homeless. This includes transitional and permanent housing, and supportive services projects. We apply for this funding on behalf of the two Continuums of Care (CoC) in Maine – Portland CoC and the Maine CoC, which we represent.

Emergency Solutions Grants (ESG)

(\$740,907)

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

Homeless and American Recovery and Reinvestment Act funds

(\$281,439)

In 2012, we utilized ARRA funding for the Housing Advocacy Project, which focused on homelessness prevention by providing legal representation for low-income adults or households who were scheduled for eviction proceedings.

Homeownership

Tax-exempt housing bonds

(\$32,549,963)

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 our operating revenue.

Homebuyer education/foreclosure prevention

(\$175,000)

We secured a federal grant from HUD, which began in the federal fiscal year starting October 1, 2011, to help fund such services as homebuyer education, foreclosure prevention counseling, and financial literacy.

Housing Choice Voucher Program

Section 8 project-based rental assistance

(\$64,809,366)

This federal rental assistance is tied to properties that we financed during the 1970s and 1980s, before this large federal 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

(\$25,641,789)

Federal 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 small percentage of the vouchers are targeted to specific populations, such as veterans or households who participate in a program helping them become self-sufficient. In some instances vouchers can be used to finance a home mortgage.



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For more information,
contact Deputy Director

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2012

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*Louise Patenaude, Maine State Housing Authority,
353 Water Street, Augusta, Maine 04330-4633,
Telephone Number 1-800-452-4668*

(voice in state only), 207-626-4600 (voice),

1-800-452-4603 (TTY in state only)

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or 711 (Maine Relay).

