



MaineHousing
Maine State Housing Authority

HELPING MAINERS RENT, BUY
& HEAT THEIR HOMES SINCE 1969

Federal Housing funds at work in Maine

2017

MaineHousing Administration

Board of Commissioners

- 🏠 **Peter Anastos**, Co-founder and Principal of Maine Course Hospitality Group
- 🏠 **Thomas Davis**, CEO of Skills, Inc., retired
- 🏠 **Sheryl Gregory**, real estate broker with Homestead Realty in Winthrop
- 🏠 **Laurence Gross**, CEO and Executive Director of Southern Maine Area Agency on Aging
- 🏠 **Terry Hayes**, Treasurer of the State of Maine
- 🏠 **Kevin Joseph**, Co-owner of Joseph's Fireside Steak House in Waterville
- 🏠 **Lincoln J. Merrill, Jr.**, President and Chief Executive Officer of Patriot Insurance Co. in Yarmouth
- 🏠 **Donna Talarico**, Senior Vice President and Branch Manager for Residential Lending at GuaranteedRate.com in Portland
- 🏠 **James Whitten**, Augusta resident, retired chef, Cony Flatiron resident

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.

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2017 housing accomplishments with federal funds by Congressional District

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	562	\$81,622,887	544	\$57,194,335	1,106	\$138,817,222	<120% of AMI
Education and Counseling Services	Housing Counseling Grant	295 individuals	\$26,597	140 individuals	\$25,341	435 individuals	\$51,938	not applicable
Rental Assistance								
Section 8 Rental Units	Section 8 Project-Based Assistance	4,717	\$42,722,811	3,313	\$28,479,556	8,042	\$71,202,367	<50% of AMI
Section 8 Vouchers	Section 8 Housing Choice Vouchers	1,966	\$13,825,440	1,852	\$13,025,441	3,791	\$26,850,881	<30% of AMI
Rental Housing Development								
Tax Credit Units Completed	Low Income Housing Tax Credits and HOME Partnership Grant	402	\$38,749,140	62	\$6,399,317	464	\$45,148,457	<40% - <60% of AMI (Varies Based on Subsidy)
Tax Credit Units Financed/ Under Construction	Low Income Housing Tax Credits and HOME Partnership Grant	471	\$22,422,523	127	\$22,422,523	598	\$30,862,395	<40% - <60% of AMI (Varies Based on Subsidy)
Home Improvement								
CHIP (Central Heating Improvement Program)	Home Energy Assistance Program (HEAP) Funds	354	\$552,134	875	\$1,570,951	1,229	\$2,123,085	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Lead Hazard Reduction Demonstration Project	HUD Lead Hazard Reduction Demonstration Grant 2016 - 2019	50	\$375,090	16	\$120,028	66	\$495,118	<80% of AMI for homeowners and landlords with half of their tenants earning <80% AMI and half earning <50% AMI
Energy Assistance								
Fuel Assistance ¹	Home Energy Assistance Program (HEAP) Funds	12,065	\$5,823,080	26,808	\$17,467,016	38,873	\$23,290,096	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Home Weatherization	Department of Energy (HEAP and Weatherization Assistance Program (WAP))	80	\$593,085	360	\$2,304,557	440	\$2,897,643	<200% of the Federal Poverty Guidelines or <60% of the State AMI
Homeless Assistance								
Homeless Programs & Projects ²	Continuum of Care Grant		\$6,924,376		\$4,886,375	2 Continuums	\$11,810,751	<50% of AMI
Stability Through Engagement Program (STEP) ³	Federal HOME Grant and McKinney-Vento Grant Funds	157	\$739,293	116	\$628,785	273	\$1,368,078	<50% of AMI
Funding Emergency Shelters & Navigators	Emergency Solutions Grant	17 Shelters	\$1,045,604	20 Shelters	\$508,843	37	\$1,554,447	<30% of AMI

¹Data is for the FFY2017 Heating Season (10/2016 - 9/2017) Fuel Assistance.

²Includes \$3,498,449 for the Portland Continuum of Care and the remaining \$8,312,302 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 up to 24 months with a focus on rapidly re-housing people who are currently staying in a homeless shelter that is a grantee of the Emergency Shelter and Housing Assistance Program (ESHAP). ESHAP provides those shelters with funding for housing 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

Maine People in Need	<u>1st District</u>		<u>2nd District</u>		<u>Maine</u>		<u>United States</u>	
Total Population	656,700		637,746		1,294,446		310,629,645	
Under 18	128,639	20%	124,534	20%	253,173	20%	72,456,096	23%
18 to 64	410,679	63%	395,363	62%	806,042	62%	193,298,963	62%
Over 64	117,382	18%	117,849	18%	235,231	18%	44,874,586	14%
Population below Poverty Level	73,863	12%	100,542	16%	174,405	14%	46,932,225	16%
Children below Poverty Level (Under 18)	18,781	15%	26,431	22%	45,212	18%	15,335,783	21%
Elderly below Poverty Level (Over 64)	9,282	7%	11,547	10%	20,856	9%	4,195,417	9%

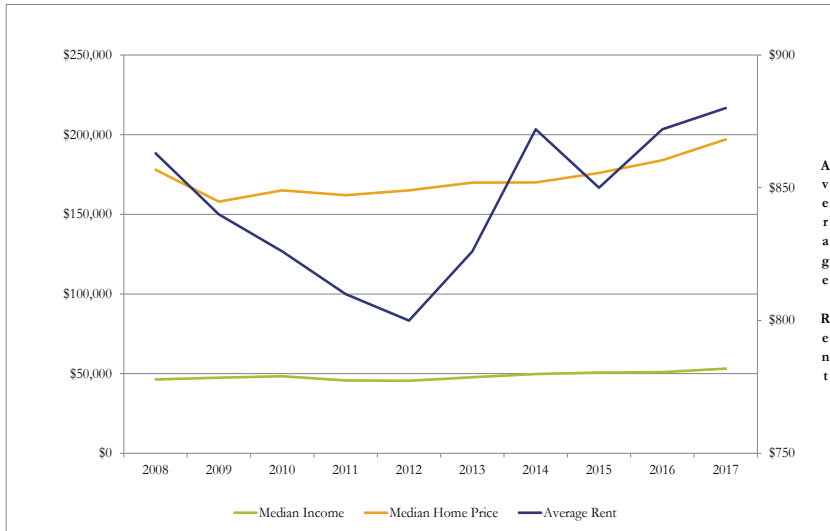
Source: 2016 American Community Survey (5 Year Estimates), Table S-1701 Poverty Status in Past 12 Months

Housing, Affordability Varies by Region	<u>1st District*</u>	<u>2nd District*</u>	<u>Maine*</u>	<u>United States**</u>
Median Home Price	\$249,000	\$142,000	\$197,000	\$184,700 (value)
Median Household Income	\$60,613	\$45,486	\$53,190	\$54,000
Income Needed to Afford Median Home Price*	\$71,314	\$41,756	\$57,089	\$53,700
Households Unable to Afford Median Home Price	61%	47%	54%	49%
Average 2-Bedroom Rent	\$936	\$819	\$880	\$949 (median gross) ¹
Renter Households Unable to Afford Average 2-Bedroom Rent	55%	59%	57%	55%

Source: *2017 Maine Housing Facts, **National Association of Realtors, 2016 American Community Survey (5 Year Estimates), Tables DP-03, DP-04, B-25118
¹Median gross rent is the median contract rent plus the average monthly cost of utilities.

Maine housing costs and incomes

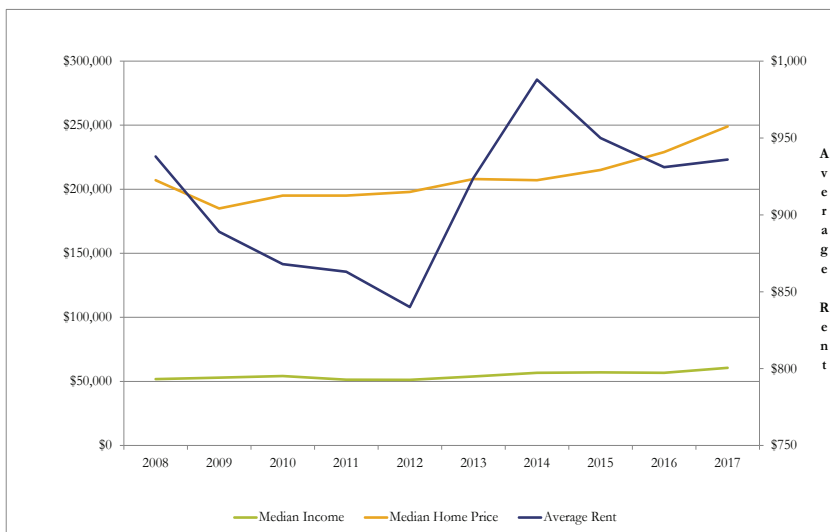
Statewide



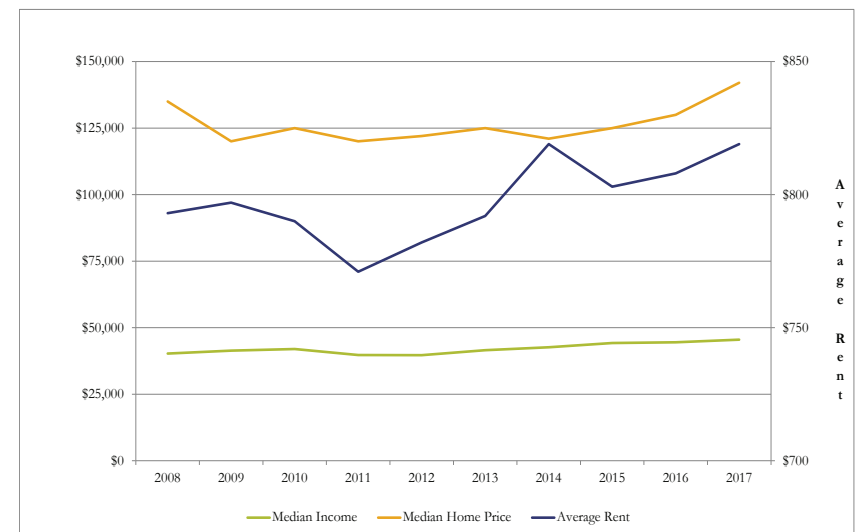
The charts show net increases in median household income, home prices, and average rents statewide. Congressional Districts 1 and 2 both saw net increases in household income and home prices. Average rents increased in Congressional District 2 but decreased slightly in Congressional District 1.

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 and data received from MaineHousingSearch.org.

First District



Second District



How MaineHousing uses federal resources

(2017 federal funding in italics)

Multi-family Development

HOME Partnership Grant

(\$6,611,289)

This year these funds were used to build 313 affordable family and elderly housing units. In the past, HOME Partnership has funded 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.

Low Income Housing Tax Credits and HOME Partnership

(Constructed: \$45,148,457; Financed: \$30,862,395)

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 tax credits among proposed housing developments to ensure the housing is serving areas with the greatest needs. In 2017, these funding sources provided over \$45 million for the construction of 464 units, and \$30 million for the financing of 598 units.

Homeownership

Tax-exempt housing bonds

(\$138,817,222)

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. In 2017, 1,106 households received first home mortgages.

Homebuyer education and foreclosure prevention

(\$51,938)

Using a grant from HUD, we help fund homebuyer education, foreclosure prevention counseling, and financial literacy services. In 2017, 435 individuals took a homebuyer education class.

Existing Home Services

Home Energy Assistance Program (HEAP)

(\$23,290,096 in fuel assistance for 2016-17 heating season)

MaineHousing uses HEAP funds to provide heating assistance to low-income households, including emergency funds for lower-income households experiencing an energy emergency. In 2016-17, we assisted 38,873 households.

Weatherization Assistance Program (WAP)

(Department of Energy)

(\$2,897,643)

In FFY2016, MaineHousing received a waiver to invest 25% of the HEAP grant in weatherization to make homes of low-income residents more energy efficient. The increase will be applied through March 31, 2019. We usually combine HEAP Weatherization with Department of Energy Weatherization Assistance Program funds in order to do a more complete and effective weatherization of a home. In federal fiscal year 2017, \$2,897,643 was used to weatherize 440 units.

Central Heating Improvement Program (CHIP)

(HEAP)

(\$2,123,085)

The Central Heating Improvement Program (CHIP) is used in combination with the Weatherization Assistance Program. In 2017, \$2,123,085 was used to improve heating systems in 1,229 homes.

Lead Hazard Reduction Demonstration Project

(\$495,118)

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 2017, we used Lead Hazard Reduction Demonstration Grant funds totaling \$495,118 to remediate 66 homes.

Rental Assistance

Section 8 project-based rental assistance

(\$71,202,367)

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

(\$26,850,881)

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, people who are homeless, or households who participate in a program helping them become self-sufficient. In some instances vouchers can be used to help finance a home mortgage.

Homeless Initiatives

McKinney-Vento Funds

Continuums of Care

(\$11,810,751)

This funding helps support 11 agencies with 34 local and state 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 and state providers in two Continuums of Care (CoC) in Maine - Portland CoC and Maine CoC - to offer transitional, permanent, and repaid re-housing to persons who are homeless as well as services, including job training, health care, mental health counseling, substance abuse treatment, and child care.

Note: In 2017, Maine's two Continuums of Care merged into a single, statewide continuum.

Emergency Solutions Grant (ESG)

Emergency Shelter and Housing Assistance Program (ESHAP)

(\$1,554,447)

MaineHousing allocates these funds to Maine's network of 37 emergency homeless shelters statewide. Shelters use these funds for operating expenses, as well as housing relocation and stabilization services in order to rapidly re-house and stabilize individuals and families who are living in shelters and on the streets across Maine. This funding also supports 62 Housing Navigators employed by the shelters to conduct comprehensive assessments of clients, create housing stability plans, assist with housing search and placement, and follow clients beyond shelter to ensure housing stability.

HOME Partnership Program & McKinney-Vento Funds

Stability Through Engagement Program (STEP)

(\$1,299,056 FedHOME)

(\$69,022 McKinney-Vento)

MaineHousing allocates funds to the shelters for short-term or medium-term rental assistance for up to 24 months to individuals and families who are homeless and whose annual income is set at or below 30% of area median income for their household size. The focus is on rapidly re-housing people who are staying in a homeless shelter that is a grantee of the Emergency Shelter and Housing Assistance Program.



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For more information, contact

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2017

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