



MaineHousing
Maine State Housing Authority

Federal Housing funds at work in Maine



2014

MaineHousing Administration

Board of Commissioners

- 🏠 **Peter Anastos**, Co-founder and Principal of Maine Course Hospitality Group
- 🏠 **Adam Bradstreet**, field manager in the construction sector
- 🏠 **John Gallagher**, Director of Maine State Housing Authority
- 🏠 **Sheryl Gregory**, real estate broker with Homestead Realty in Winthrop
- 🏠 **Terry Hayes**, Treasurer of the State of Maine
- 🏠 **Kevin Joseph**, owner of Joseph's Market and co-owner of Joseph's Fireside Steak House, both in Waterville
- 🏠 **John Marsh, Jr.**, Senior Vice President of Commercial Lending and Community Development at Bath Savings Institution
- 🏠 **Lincoln J. Merrill, Jr.**, President and Chief Executive Officer of Patriot Insurance Co. in Yarmouth
- 🏠 **Donna Talarico**, Senior Vice President and Marketing Manager for Residential Lending at GuaranteedRate.com in Portland

Director

John Gallagher
(207) 626-4611
JGallagher@mainehousing.org

Deputy Directors

Margaret Bean
(207) 626-4613
MBean@mainehousing.org

Peter Merrill
(207) 626-4608
PMerrill@mainehousing.org



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 2014

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	214	\$26,701,102	268	\$23,524,759	482	\$50,225,861	<120% of AMI
Education and Counseling Services	Housing Counseling Grant	777	\$56,075	592	\$48,629	1,369	\$104,704	not applicable
Rental Assistance								
Section 8 Rental Units	Section 8 Project-Based Assistance	4,705	\$39,971,400	3,353	\$27,573,438	8,058	\$67,544,838	<50% of AMI
Section 8 Vouchers	Section 8 Housing Choice Vouchers	1,659	\$12,192,864	1,983	\$12,450,856	3,642	\$24,643,720	<30% of AMI
Rental Housing Development								
Tax Credit Units Constructed	Low Income Housing Tax Credits and HOME Partnership Grant	82	\$9,660,986	101	\$10,912,118	183	\$20,573,104	<40% - <60% of AMI (Varies Based on Subsidy)
Tax Credit Units Financed	Low Income Housing Tax Credits and HOME Partnership Grant	438	\$16,263,177	308	\$11,545,100	746	\$27,808,277	<40% - <60% of AMI (Varies Based on Subsidy)
Home Improvement								
Home Repair	Federal HOME Grant	5	\$62,571	21	\$403,705	26	\$466,276	<50% of AMI
Lead Safe Homes	Lead Safe Grant	0	\$0	12	\$85,138	12	\$85,138	<80% of AMI / Pre-1978 Home
Energy Assistance								
Fuel Assistance ¹	Low Income Home Energy Assistance Program (LIHEAP) Funds	14,686	\$10,594,663	25,793	\$19,394,405	40,479	\$29,989,068	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Home Weatherization	Department of Energy and HEAP Weatherization	178	\$1,564,797	271	\$2,230,671	449	\$3,795,468	<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	77	\$313,319	29	\$89,557	106	\$402,876	Currently a client of a homeless shelter in specific counties
Home to Stay Program	Emergency Solutions Grant	616	\$534,551	147	\$253,424	763	\$787,975	not applicable
Funding Emergency Shelters	Emergency Solutions Grant	21 shelters	\$459,992	21 shelters	\$282,270	42 shelters	\$742,262	not applicable

¹Data is for the PY2014 Heating Season (10/2013 - 9/2014) 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

Maine People in Need	<u>1st District</u>		<u>2nd District</u>		<u>Maine</u>		<u>United States</u>	
Total Population (for whom poverty status is determined)	651,875		641,149		1,293,024		305,995,167	
Under 18	133,519	20%	131,273	20%	264,792	20%	73,718,905	24%
18 to 64	422,555	65%	414,876	65%	837,431	65%	197,086,432	64%
Over 64	112,039	17%	113,955	18%	225,994	17%	43,056,386	14%
Population below Poverty Level	77,865	12%	106,599	17%	184,464	14%	48,643,236	16%
Children below Poverty Level (Under 18)	20,852	16%	28,620	22%	49,472	19%	16,282,318	22%
Elderly below Poverty Level (Over 64)	7,883	7%	10,703	10%	18,586	9%	3,956,647	10%

Source: 2013 American Community Survey (3 Year Estimates), Tables DP-03, DP-05, S-1701

Home Affordability in Maine Remains a Serious Concern	<u>1st District*</u>	<u>2nd District*</u>	<u>Maine*</u>	<u>United States**</u>
Median Home Price	\$207,000	\$121,000	\$170,000	\$173,200
Median Household Income	\$56,744	\$42,662	\$49,747	\$52,176
Income Needed to Afford Median Home Price	\$57,834	\$34,533	\$47,981	\$50,400
Households Unable to Afford Median Home Price	51%	42%	50%	48%
Median 2-Bedroom Rent	\$988	\$819	\$872	\$900
Renter Households Unable to Afford Median 2-Bedroom Rent	57%	61%	58%	54%

Source: *2014 MaineHousing data, **2013 American Community Survey (3 Year Estimates), Tables DP-03, DP-04, B-25118

Maine housing costs and incomes

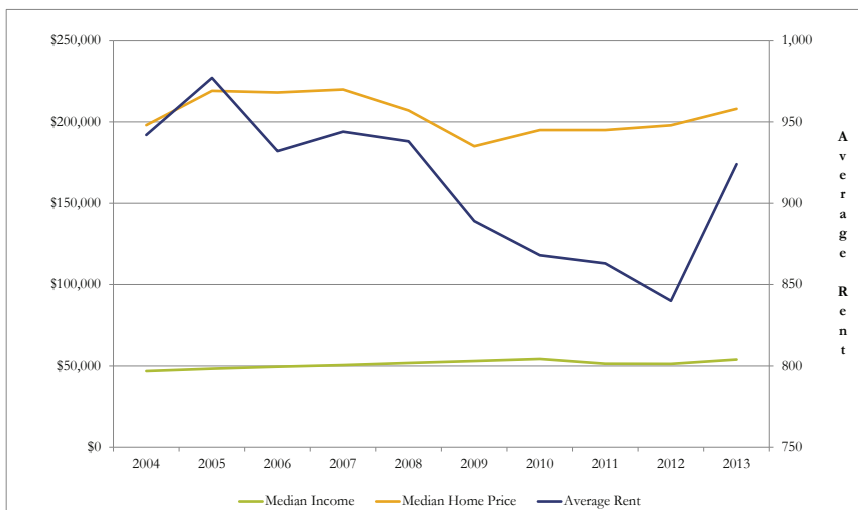
Statewide



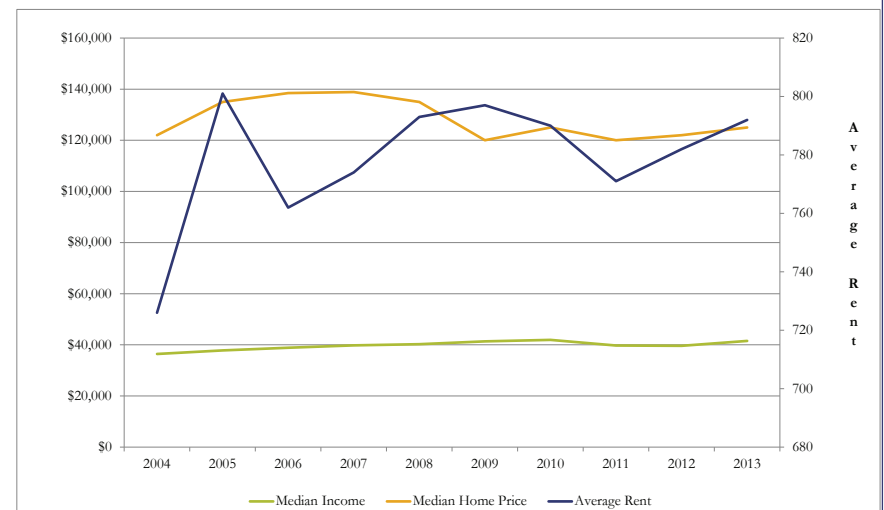
These charts show changes in median income, home prices, and rents over the past ten years. Congressional Districts 1 and 2 both saw some increases in household income and home prices. Average rents have been increasing more sharply in both districts and across the state since 2012.

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

(2014 federal funding in italics)

HOME Investment Partnership Program

HOME Partnership Grant

(\$3,332,989)

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.

Multi-family Development

Low Income Housing Tax Credits and HOME Partnership

(Constructed: \$20,573,104; Financed: \$27,808,277)

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

(\$50,225,861)

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

(\$104,704)

Using a grant from HUD, we help fund such services as homebuyer education, foreclosure prevention counseling, and financial literacy.

Existing Home Services

Low Income Home Energy Assistance Program (LIHEAP)

(\$29,989,068 in fuel assistance for 2013-14 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 2013-14, we assisted 40,479 households.

Weatherization (LIHEAP and Department of Energy)

(\$3,795,468)

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. In federal fiscal year 2014, \$3,795,468 was used to weatherize 449 units.

Home Repair Program

(\$466,276)

The program allows for general repair efforts in compliance with HUD standards that target homeowners whose income do not exceed 50% AMI of their county area. 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 2014, we used HOME Partnership funds totaling \$466,276 to assist 26 households.

Housing Choice Voucher Program

Section 8 project-based rental assistance

(\$67,544,838)

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

(\$24,643,720)

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

(\$742,262)

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

(\$787,975)

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)

(\$402,876)

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.



353 Water Street, Augusta, Maine 04330

1-800-452-4668, Maine Relay 711

www.mainehousing.org

For more information, contact

John Gallagher, Director or

Peter Merrill, Deputy Director

207-626-4608



2014

MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: 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) or Maine Relay 711.

