



MaineHousing
Maine State Housing Authority

Federal Housing funds at work in Maine



2013

MaineHousing Administration

Board of Commissioners

- 🏠 **Peter Anastos**, Co-founder and Principal of Maine Course Hospitality Group
- 🏠 **Adam Bradstreet**, field manager in the construction sector
- 🏠 **Neria Douglass**, Treasurer of the State of Maine
- 🏠 **John Gallagher**, Director of Maine State Housing Authority
- 🏠 **Sheryl Gregory**, real estate broker with Homestead Realty in Winthrop
- 🏠 **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.



MaineHousing
Maine State Housing Authority

Housing accomplishments with federal funds by Congressional District 2013

Program Area	Federal Funding Source(s)	District 1		District 2		Maine		Income Eligibility Limit ⁵
		Households / Units	Funding Amount	Households / Units	Funding Amount	Households / Units	Funding Amount	
Home Buying Assistance								
First Time Homebuyers	Tax-Exempt Housing Bonds	301	\$41,438,557	309	\$30,939,935	610	\$72,378,492	<120% of AMI
Education and Counseling Services	Housing Counseling Grant	833	\$91,383	920	\$92,858	1,753	\$184,241	n/a
Rental Assistance								
Section 8 Rental Units	Section 8 Project-Based Assistance	4,605	\$39,193,094	3,458	\$27,953,581	8,063	\$67,146,675	<50% of AMI
Section 8 Vouchers	Section 8 Housing Choice Vouchers	1,718	\$11,035,113	2,126	\$14,618,546	3,844	\$25,653,659	<30% of AMI
Rental Housing Development								
Tax Credit Units Constructed	Low Income Housing Tax Credits and Federal HOME Grant	250	\$31,352,300	138	\$9,781,955	388	\$41,134,255	>40% - <60% of AMI
Tax Credit Units Financed	Low Income Housing Tax Credits and Federal HOME Grant	157	\$12,117,039	103	\$15,488,307	260	\$27,605,346	>40% - <60% of AMI
Home Improvement								
Home Repair	Federal HOME Grant	8	\$103,710	25	\$285,172	33	\$388,882	<50% of AMI
Lead Safe Homes ¹	Lead Safe Grant	1	\$7,100	12	\$84,047	12	\$91,147	<80% of AMI / Pre-1978 Home
Energy Assistance								
Fuel Assistance ²	Low Income Home Energy Assistance Program (LIHEAP) Funds	13,995	\$8,112,543	32,035	\$19,909,066	46,030	\$28,021,609	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Home Weatherization	Department of Energy and HEAP Weatherization	143	\$1,850,051	230	\$2,992,538	373	\$4,842,589	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Homeless Assistance								
Housing and Services for People who are Homeless ³	Continuum of Care Grant		\$9,806,628		\$1,852,515	2 Continuums	\$11,659,143	<50% of AMI
Stability Through Engagement Program (STEP) ⁴	Federal HOME Grant	160	\$575,129	26	\$62,764	186	\$637,893	Currently a client of a homeless shelter in specific counties
Stable Lives Demonstration Program	Emergency Solutions Grant	98	\$153,021	n/a	n/a	98	\$153,021	n/a
Funding Emergency Shelters	Emergency Solutions Grant	21 shelters	\$418,516	21 shelters	\$225,400	42 shelters	\$643,916	n/a

¹New grant as of 6/1/2012 that will end 5/31/2015.

²Data is for the PY2013 Heating Season (10/2012 - 9/2013) Fuel Assistance.

³Includes \$9,806,628 for the Portland Continuum of Care and the remaining \$1,852,515 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.

⁴STEP 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.

⁵Program 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	666,642		662,550		1,329,192		313,914,040	
Under 18	133,895	20%	132,092	20%	265,987	20%	73,710,410	23%
18 to 64	420,157	63%	417,075	63%	837,232	63%	197,063,153	63%
Over 64	112,590	17%	113,383	17%	225,973	17%	43,140,477	14%
Population below Poverty Level	81,891	13%	107,895	17%	189,786	15%	48,760,123	16%
Children below Poverty Level (Under 18)	23,634	18%	30,431	24%	54,065	21%	16,396,863	23%
Elderly below Poverty Level (Over 64)	6,929	6%	11,163	10%	18,092	8%	3,968,879	10%
Population at 170% of Poverty Level (~56% AMI)	158,821	24%	211,188	33%	370,009	29%	90,403,114	29%
Population at 230% of Poverty Level (~75% AMI)	213,943	33%	274,276	43%	488,718	38%	116,436,492	38%

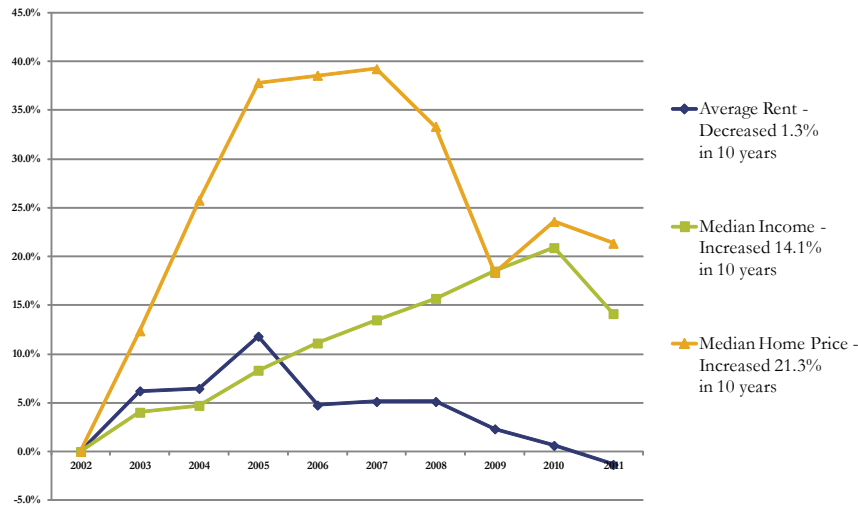
Source: 2012 American Community Survey (1 Year Estimates), Tables DP-03, DP-05, S-1701

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	\$218,500	\$133,100	\$172,300	\$171,900
Median Household Income	\$51,917	\$41,536	\$46,709	\$51,371
Income Needed to Afford Median Home Price*	\$63,595	\$38,748	\$50,160	\$50,044
Households Unable to Afford Median Home Price	58%	49%	53%	49%
Average 2-Bedroom Rent	\$835	\$681	\$744	\$884
Renter Households Unable to Afford Average 2-Bedroom Rent	55%	55%	54%	54%

Source: 2012 American Community Survey (1 Year Estimates), Tables DP-03, DP-04, B-25118, *MaineHousing

Maine housing costs have outpaced incomes

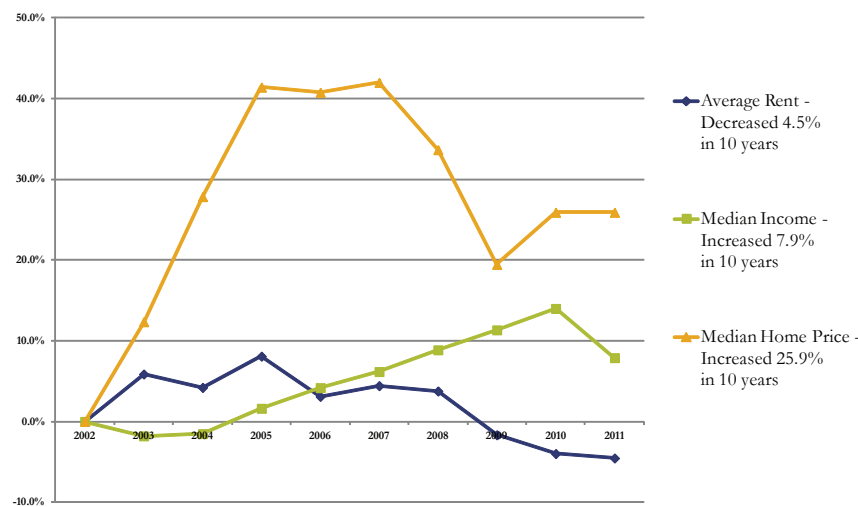
Statewide



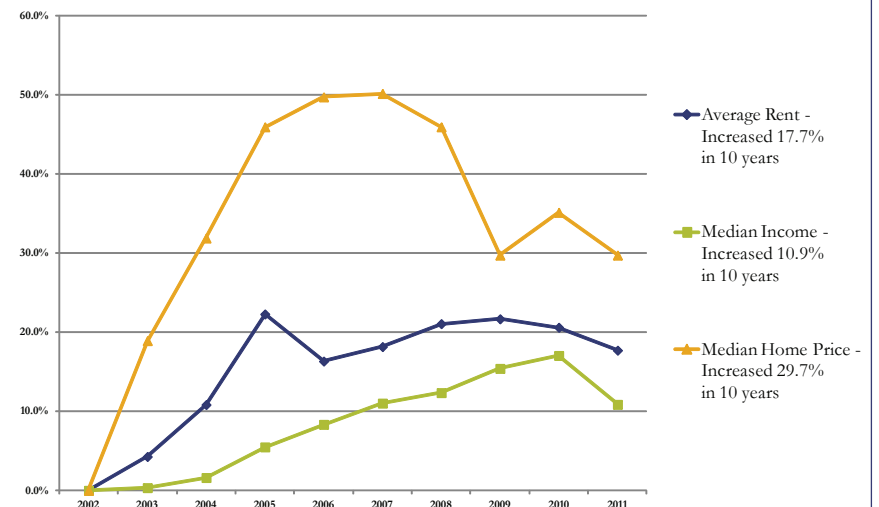
The charts show net increases in median home income and home prices statewide with a decrease in average rents. Congressional Districts 1 and 2 both saw net increases in household income and home prices. Average rents increased in Congressional District 2 but decreased in Congressional District 1.

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.

First District



Second District



How MaineHousing uses federal resources

(2013 federal funding in italics)

HOME Investment Partnership Program

HOME Partnership Grant

(\$3,164,814)

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

(Constructed: \$41,134,255; Financed: \$27,605,346)

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 2013, these funding sources brought approximately \$41 million for the construction of 388 units, and \$27.6 million for the financing of 260 units.

Energy and Housing Services

Low Income Home Energy Assistance Program (LIHEAP)

(\$28,021,609 in fuel assistance for 2012-13 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 2012-13, we assisted 46,030 households.

Weatherization (LIHEAP and Department of Energy)

(\$4,842,589)

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 2013, \$4,842,589 was used to weatherize 373 units.

Home Repair Program

(\$388,882)

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 2013, we used HOME Partnership funds totaling \$388,882 to assist 33 households.

Homeless Initiatives

Continuums of Care

(\$11,659,143)

This federal funding helps a number of specialized programs provide housing for people who are homeless or at risk of being 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 are comprised of former and current homeless individuals, advocates, service providers, governmental agencies, and businesses.

Emergency Solutions Grant (ESG)

(\$643,916)

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 some funds to be used for services as well.

Homeownership

Tax-exempt housing bonds

(\$72,378,492)

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

(\$184,241)

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

Housing Choice Voucher Program

Section 8 project-based rental assistance

(\$67,146,675)

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

(\$25,653,659)

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



MaineHousing

Maine State Housing Authority

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



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.



2013