



**Building Opportunity through  
Quality Affordable Housing**

# **MaineHousing Federal Funds Report 2021**

MaineHousing  
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# 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.

*MaineHousing does not discriminate on the basis of race, color, religion, sex or gender, sexual orientation, gender identity or expression, national origin, ancestry, disability, age, familial status, marital 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 or gender, sexual orientation, gender identity or expression, national origin, ancestry, age, 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: Lauren Bustard, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04330-6046, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.*





**MaineHousing**  
MAINE STATE HOUSING AUTHORITY

## Total 2021 Federal Housing Investment

# \$557.1 million

\$113.6 million in Home Purchase

\$142.7 million in Rental Housing Development

\$59.5 million in Energy Assistance

\$109.2 million in Rental Assistance

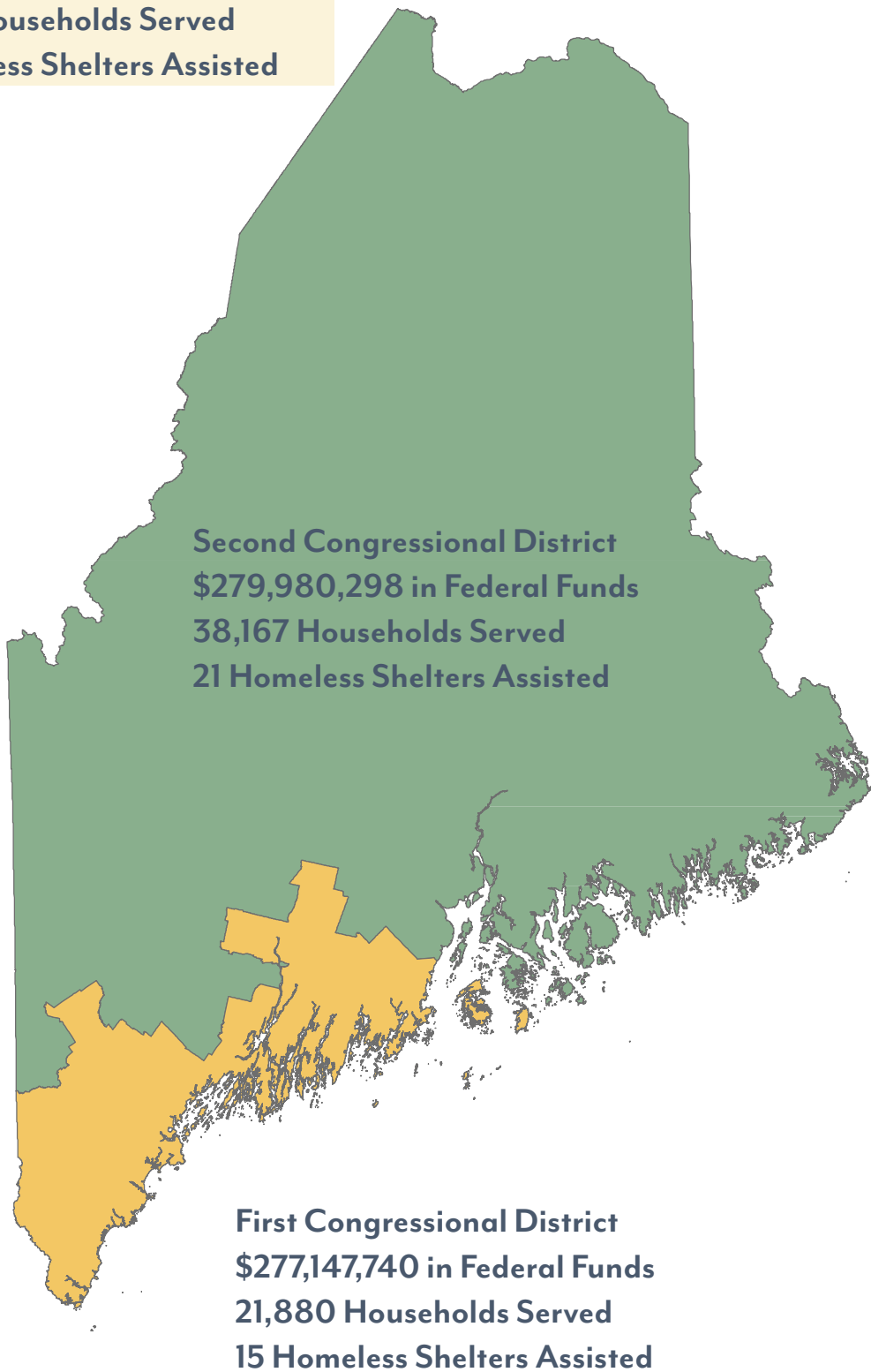
\$11.5 million in Homeless Assistance

\$120.6 million in COVID-19 Response Assistance



## Maine 2021 Federal Funds

**\$557,128,030 in Federal Funds**  
**60,022 Households Served**  
**36 Homeless Shelters Assisted**



# How MaineHousing Uses Federal Resources

*(2021 federal funding amounts and outcomes in italics)*

## Expand Affordable Housing Opportunities

### Home Purchase

#### Tax Exempt Bonds

\$113,618,990

*725 households*

Sales of tax exempt bonds provide the funding for mortgage loan purchases originated and closed by our lender partners who offer our First Home Loan. This program is for first-time homebuyers. The mortgage payments made on these loans are used to pay a majority of MaineHousing's annual operating expenses. In 2021, 725 Maine households utilized the First Home Loan program to purchase their first home.

### Rental Housing Development

#### Low Income Housing Tax Credits, HOME Partnership, and Housing Trust Fund

*Completed: \$58,448,394; Financed: \$84,216,685*

*605 units completed; 731 units financed*

Low Income Housing Tax Credits, the HOME Partnership, and the Housing Trust Fund are our primary sources of funding for new affordable rental housing. MaineHousing uses a competitive scoring process to allocate tax credits among proposed affordable housing developments to ensure we are serving areas with the greatest needs. In 2021, these funding sources provided over \$55 million for the construction of 524 new units, and over \$84 million for the financing of 731 units. Among those units completed were 81 preserved (rehabilitated or adapted reuse) affordable housing units.

## Improve and Preserve the Quality of Housing

### Energy Assistance

#### Central Heating Improvement Program (HEAP)

\$5,113,787

*1,658 households*

The Central Heating Improvement Program (CHIP) provides grants for home heating systems repair and replacement. In 2021, MaineHousing improved heating in 1,658 households.

#### Home Energy Assistance Program (HEAP)

\$49,485,564

*27,506 households*

MaineHousing uses HEAP funds to provide heating assistance to low-income households, including emergency funds for lower-income households experiencing an energy emergency. In 2021, MaineHousing assisted 27,506 homes with their energy expenses.

#### Weatherization Assistance Program

\$4,890,949

*316 households*

MaineHousing's Weatherization Program provides grants to low-income homeowners and renters to reduce energy costs by improving home energy efficiency. Weatherization improvements may include insulation, weather-stripping, caulking, and some safety-related repairs. HEAP Weatherization funding is used in conjunction with the Department of Energy (DOE) Weatherization Assistance Program funding. In 2021, over \$4.8 million of HEAP and DOE funding weatherized 316 Maine households.

## Help Maine People Attain Housing Stability

### Rental Assistance

#### Section 8 Project Based Rental Assistance

\$78,307,925

8,026 households

This rental assistance is committed to properties developed in the 1970s and early 1980s before Congress terminated the housing program. This assistance maintains the developments' affordability for low-income older adults and families. They pay no more than 30% of their adjusted income to rent in these properties. In 2021, MaineHousing administered rental assistance to 8,026 renter households statewide.

#### Section 8 Voucher Program

\$30,872,520

3,753 households

MaineHousing provides rental assistance to individuals and families who can rent a privately owned apartment that meets our program standards. These standards include passing a HUD quality inspection and signing a Housing Assistance Contract. MaineHousing prioritizes specific populations. These populations include veterans, people who are homeless, and households who participate in our self-sufficiency program. In some instances, vouchers can be used to help finance a home mortgage. MaineHousing administers 35% of Maine vouchers, and in 2021, we provided 3,753 renters with vouchers.

### Homeless Assistance

#### Funding Emergency Shelters and Navigators

\$1,390,783

36 shelters

MaineHousing allocates these funds to 36 of Maine's emergency homeless shelters. Shelters use these funds for operating expenses, as well as housing relocation and stabilization services to rapidly re-house and stabilize individuals and families who are living in shelters and on the streets across Maine. This funding also supports 66 Housing Navigators employed by the shelters to conduct comprehensive assessments of clients, create housing stability plans, assist with housing search and placement, and support clients beyond shelter to ensure housing stability. In 2021, MaineHousing provided funds to 36 shelters.

#### Stability Through Engagement Program (STEP)

\$1,504,980 in Federal HOME Funds and McKinney-Vento Grant Funds

122 households

MaineHousing's STEP program uses vouchers to rapidly re-house individuals and families experiencing homelessness for up to 24 months. In 2021, the vouchers were allocated to Maine's 36 shelters who served 122 households in Maine.

#### Continuum of Care (CoC) Planning Grant

\$371,190 in McKinney-Vento Grant Funding

10 agencies

MaineHousing applies for this funding on behalf of the Maine Continuum of Care (CoC) which supports and improves the Continuum's operations. This includes a number of tasks, including monitoring CoC and Emergency Solutions Grant-funded projects. This support significantly benefits agencies and programs that provide housing services for those experiencing homelessness in Maine. In 2021, a total of 10 agencies, including MaineHousing, received McKinney-Vento funds that supported 24 transitional housing beds, 83 rapid rehousing beds, 90 facility-based permanent supportive housing beds, and 1540 Shelter Plus Care beds.

#### Coordinated Entry Grant

\$36,723

MaineHousing applied for this funding on behalf of the Maine Continuum of Care to support the creation, implementation, and evaluation of the HUD-required Coordinated Entry System. This system facilitates the appropriate placement and resource connection for people and families experiencing homelessness.

### Homeless Management Information System (HMIS) Grant

\$344,888

The Maine CoC designated MaineHousing as the State's HMIS lead. MaineHousing receives the funds from the HMIS Grant to fund the system that collects HUD-required data and helps inform our understanding of shelter use in Maine. In 2021, HMIS funds were used to record and report data on people sheltered through Emergency Shelter, Rapid Rehousing, Permanent Housing, Permanent Supportive Housing, and Veterans Affairs Supportive Housing (VASH) programs. Data was also recorded for people participating in Street Outreach, Runaway and Homeless Youth, and Veterans' programs. This data is part of a range of information used to help us making policy decisions to best serve Maine's homeless population.

### Youth Homelessness Demonstration Project

\$3,200,000

In 2021 six new projects were initiated by homeless service providers through the HUD-funded Youth Homelessness Demonstration Program. They include homeless diversion and housing navigation programs as well as programs to assist young adults obtain and maintain housing such as transitional housing, rapid rehousing and rental assistance combined with supportive services. These projects cover the entire state and will be instrumental in addressing the complex issue of youth homelessness in Maine.

### ESG-CV (Emergency Solutions Grant Coronavirus Allocation)

\$4,683,479

This funding is additional ESG funding allocated through the CARES Act to prevent, prepare for, and respond to COVID-19 among individuals and families who are homeless or receiving homeless assistance. Maine received \$12.6 million in ESG-CV money in 2020 which must be spent by September 2022. In 2020, MaineHousing rolled out COVID response programs to support shelters and rapid rehousing efforts across the state and continued this support and rolled out additional programs in 2021. Our 2021 programs included grants to 36 shelters to purchase necessary protective equipment, incentive and overtime pay for shelter staff, and hotel rooms to accommodate reduced occupancy capacity due to social distancing requirements and increased homelessness. Five rapid rehousing grants were awarded to increase affordable housing for homeless in Portland, Bangor, Knox County, and Western Maine.

## **COVID-19 Response Assistance**

### Federal Emergency Management Agency (FEMA)

\$14,993,517

MaineHousing has kept Mainers sheltered throughout the COVID-19 pandemic. Our multifaceted response began with securing FEMA Public Assistance program funding to house homeless individuals in hotels, and to launch wellness shelters. With the Maine Department of Health and Human Services, we expanded the population served by our hotel program to include immigrant families, agricultural workers, healthcare workers, and other individuals in congregate living situations.

### Emergency Rental Assistance (ERA)

\$105,647,655

16,580 renter households

We launched the Emergency Rental Assistance program in March 2021 with the receipt of \$200 million in stimulus funding and will continue to offer this much needed assistance to Maine renters. Combined with MaineHousing's StateHOME funds, CDBG funding, and the Coronavirus Relief Fund, \$105.6 million in rental assistance was available to over 16,000 renter households in 2021.

## Housing Demographics for Maine

Maine People in Need	1st District		2nd District		Maine	
	Owners	Renters	Owners	Renters	Owners	Renters
Households with Income:						
<= 30% Area Median Income (AMI)	16,800	19,680	17,352	17,125	34,152	36,805
> 30% to <= 50% AMI	19,295	13,473	19,589	13,335	38,884	26,808
> 50% to <= 80% AMI	31,787	16,588	30,429	14,220	62,217	30,808
> 80% to <= 100% AMI	21,242	8,903	19,910	7,459	41,152	16,362
> 100% AMI	119,512	28,385	115,623	24,026	235,135	52,411
Total	208,636	87,029	202,903	76,165	411,539	163,194

Source: Claritas 2021 Household Income

Housing, Affordability Varies by Region	1st District*	2nd District*	Maine*	United States**
Median Home Price	\$378,350	\$220,000	\$295,000	\$351,950 (value)
Median Household Income	\$73,582	\$52,689	\$63,427	\$61,021
Income Needed to Afford Median Home Price*	\$99,823	\$59,979	\$79,201	\$96,077
Households Unable to Afford Median Home Price	66%	56%	62%	68%
Average 2-Bedroom Rent	\$1,438	\$950	\$1,088	\$1,062 (median gross) <sup>1</sup>
Renter Households Unable to Afford Average 2-Bedroom Rent	60%	57%	55%	52%

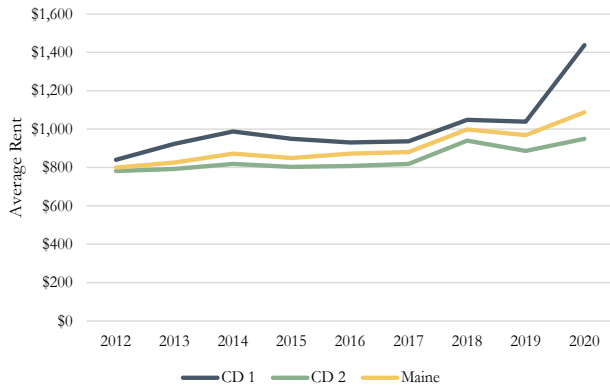
Source: \*2021 Maine Housing Facts (rental data from 2020 Maine Housing Facts), \*\*National Association of Realtors, 2019 American Community Survey (5 Year Estimates) Tables DP-03,04, & B25118 and U.S. Census Bureau, Current Population Reports, P60-273, Income and Poverty in the United States: 2020 (Table A-1)

<sup>1</sup>Median gross rent is the median contract rent, plus the average monthly cost of utilities.



# Improving Incomes, Rising Home Prices and Rent

## Average Rent

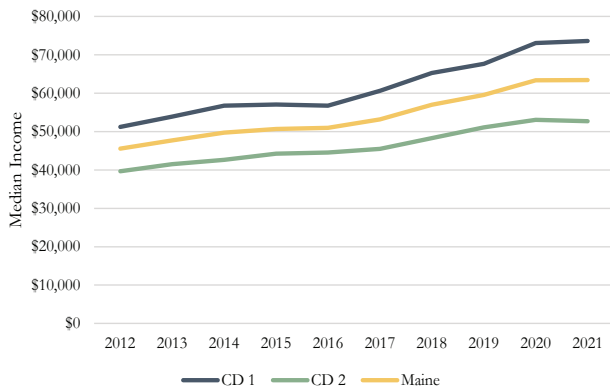


Rental data is not yet available for 2021, although we expect prices to continue to increase. In 2020, Congressional District (CD) 1 saw the greatest increase at 67%. The CD 2 increase was 23%; the statewide increase was 34%.

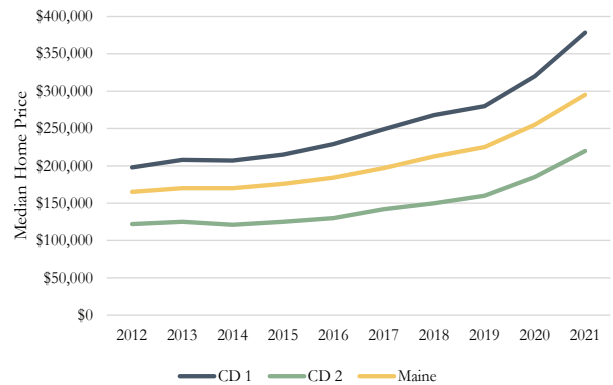
Median income increased statewide and in both CDs. The median incomes in CD 1 improved by 44%; the median incomes in CD 2 improved by 33%. The state's increase in median income was 39%.

Regarding median home prices, CD 2 had a 80% increase, lagging behind CD 1. CD 2's inventories are greater, and demand is lower, in contrast to CD 1 where Cumberland and York counties have tight inventory and subsequently, higher prices. CD 1 median home prices increased 91%.

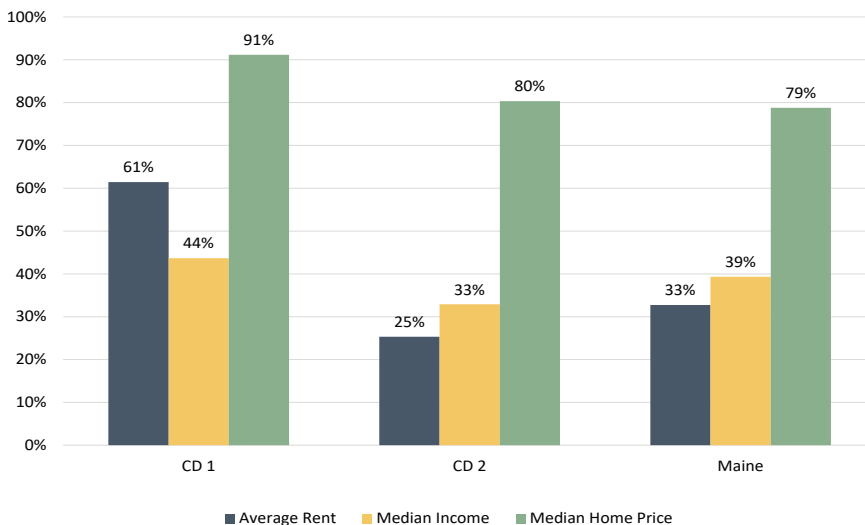
## Median Income



## Median Home Price



## Percent Change in Rents, Home Prices, and Incomes 2012-2021 for Maine and the two Congressional Districts



CD 1 and CD 2 median home price increases outpaced median income by 48 percentage points from 2012-2021. This is higher than the state (40 percentage points). Buying a home in CD 1 is less affordable than CD 2 and the state as a whole.

While rental data is not yet available for 2021, rents are expected to continue to increase, and renting continues to be unaffordable across the state.

The challenges Mainers face in buying and renting homes is forecast to see little change.

Sources: The home price data in these charts is derived from the Maine Real Estate Information System (MREIS). Income data is from Claritas. The pre-2019 rental data comes from MaineHousing's quarterly survey of rental costs and data received from MaineHousingSearch.org. 2019 rents were calculated using a forecast tool. 2020 rents come from a 3-month survey conducted by SocialServ. 2021 rental data is not yet available.

# 2021 Funding and Federal Sources by Congressional District

Program Area	Federal Funding Source(s)	CD1		CD2		Maine		Income Eligibility Limit <sup>1</sup>
		Households/Units	Funding Amount	Households/Units	Funding Amount	Households/Units	Funding Amount	
<b>Home Purchase</b>								
First Time Homebuyers	Tax-Exempt Housing Bonds	209	\$41,970,726	516	\$71,648,264	725	\$113,618,990	115% of AMI, or 100% of AMI for households < 3 individuals
<b>Rental Housing Development</b>								
Tax Credit Units Completed	Low Income Housing Tax Credits, HOME Partnership Grant, and Housing Trust Fund	490	\$47,078,524	115	\$11,369,870	605	\$58,448,394	<40% - <60% of AMI (Varies Based on Subsidy)
Tax Credit Units Financed/Under Construction	Low Income Housing Tax Credits, HOME Partnership Grant, and Housing Trust Fund	495	\$41,465,262	236	\$42,751,423	731	\$84,216,685	<40% - <60% of AMI (Varies Based on Subsidy)
<b>Energy Assistance</b>								
SHIP (Central Heating Improvement Program)	Home Energy Assistance Program (HEAP) Funds	475	\$1,316,728	1,183	\$3,797,059	1,658	\$5,113,787	<200% of the Federal Poverty Guidelines
Fuel Assistance	Home Energy Assistance Program (HEAP) Funds	6,526	\$6,761,483	20,980	\$20,721,354	27,506	\$27,482,837	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
	Home Energy Assistance Program (ECIP) Funds		\$117,623		\$490,582		\$608,205	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
	Home Energy Assistance Program (HEAT & EAT) Funds		\$52,101		\$83,622		\$135,723	
Home Weatherization	Department of Energy (HEAP and Weatherization Assistance Program (WAP))	61	\$921,105	255	\$3,969,844	316	\$4,890,949	<200% of the Federal Poverty Guidelines
Supplemental Fuel Assistance	Home Energy Assistance Program (HEAP) Funds		\$4,708,256		\$16,550,544		\$21,258,800	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
<b>Rental Assistance</b>								
Section 8 Rental Units	Section 8 Project-Based Assistance	4,737	\$48,235,888	3,289	\$30,074,037	8,026	\$78,307,925	<50% of AMI
Section 8 Vouchers	Section 8 Housing Choice Vouchers	1,575	\$15,435,048	2,178	\$15,437,472	3,753	\$30,872,520	<30% of AMI
<b>Homeless Assistance</b>								
Emergency Shelters & Navigators	Emergency Solutions Grant	15 Shelters	\$904,048	21 Shelters	\$486,744	36 Shelters	\$1,390,783	NA
Stability Through Engagement Program (STEP)	Federal HOME Grant and McKinney-Vento Grant Funds	94	\$1,159,575	28	\$345,405	122	\$1,504,980	<50% of AMI
Homeless Programs & Projects	Continuum of Care Grant		\$185,595		\$185,595	Maine Continuum	\$371,190	NA
Homeless Management Information System (HMIS) Grant	HMIS Grant		\$172,444		\$172,444	Maine Continuum	\$344,888	NA
Coordinated Entry	Coordinated Entry Grant		\$18,361		\$18,361	Maine Continuum	\$36,723	NA
Homeless Youth*	Youth Homelessness Demonstration Program Grant		\$1,600,000		\$1,600,000		\$3,200,000	NA
Homeless Provider Grants	Emergency Solutions Grant Coronavirus Allocation (ESG-CV)	15 shelters	\$2,403,113	21 shelters	\$888,271	36 shelters	\$3,291,384	NA
Temporary Rapid Rehousing Program	ESG-CV	5 shelters	\$1,035,960	2 shelter	\$156,193	7 shelters	\$1192,152	30% AMI with ability to approve up to 50% AMI
Street Outreach Services	ESG-CV	1 shelter	\$3,947			1 shelter	\$3,947	NA
Shelter Renovations Program	ESG-CV			1 shelter	\$37,766	1 shelter	\$37,766	NA
Homeless Diversion Program	ESG-CV	8 Shelters	\$59,605	17 shelters	\$98,626	25 shelters	\$158,231	30% AMI
<b>COVID-19 Response Assistance</b>								
Hotels/Shelters	Federal Emergency Management Agency (FEMA)	5 Hotels	\$7,496,759	3 Hotels	\$7,496,759	8 Hotels	\$14,993,517	NA
Rental Assistance	Emergency Rental Assistance (ERA)	7,218	\$54,047,591	9,387	\$51,600,064	16,580	\$105,647,655	NA

<sup>1</sup>Program eligibility depends on household size, income, and other criteria. Program eligibility details available at [www.mainehousing.org](http://www.mainehousing.org). AMI is Area Median Income. \*\$53.3 million from a 2019 grant

