



MaineHousing

Maine State Housing Authority

HELPING MAINERS RENT, BUY
& HEAT THEIR HOMES SINCE 1969

Federal Housing funds at work in Maine

2016

MaineHousing Administration

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- 🏠 **Adam Bradstreet**, field manager in the construction sector
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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.

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Housing accomplishments with federal funds by Congressional District 2016

Program Area	Federal Funding Source(s)	CD 1		CD 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	450	\$66,850,224	530	\$53,589,406	980	\$120,439,630	<120% of AMI
Education and Counseling Services	Housing Counseling Grant	432 individuals	\$98,876	210	\$38,352	642	\$137,228	not applicable
Rental Assistance								
Section 8 Rental Units	Section 8 Project-Based Assistance	4,717	\$41,290,354	3,325	\$27,912,559	8,042	\$69,202,913	<50% of AMI
Section 8 Vouchers	Section 8 Housing Choice Vouchers	1,749	\$13,092,828	2,098	\$12,873,336	3,847	\$25,966,164	<30% of AMI
Rental Housing Development								
Tax Credit Units Constructed	Low Income Housing Tax Credits and HOME Partnership Grant	316	\$16,370,927	436	\$28,332,592	752 ¹	\$44,703,519	<40% - <60% of AMI (Varies Based on Subsidy)
Tax Credit Units Financed	Low Income Housing Tax Credits and HOME Partnership Grant	306	\$31,691,057	136	\$10,359,049	442	\$42,050,106	<40% - <60% of AMI (Varies Based on Subsidy)
Home Improvement								
CHIP (Central Heating Improvement Program)	Low Income Home Energy Assistance Program (LIHEAP) Funds	445	\$694,642	996	\$1,559,401	1,441	\$2,254,043	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Energy Assistance								
Fuel Assistance ²	Low Income Home Energy Assistance Program (LIHEAP) Funds	12,835	\$6,052,116	27,836	\$15,914,985	40,221	\$21,967,101	<170% of the Federal Poverty Guidelines or <60% of the State AMI
Home Weatherization	Department of Energy (LIHEAP and Weatherization Assistance Program (WAP))	119	\$892,149	395	\$2,509,638	514	\$3,401,787	<200% of the Federal Poverty Guidelines or <60% of the State AMI
Homeless Assistance								
Homeless Programs & Projects ³	Continuum of Care Grant		\$6,799,873		\$5,177,980	2 Continuums	\$11,977,853	<50% of AMI
Stability Through Engagement Program (STEP) ⁴	Federal HOME Grant	88	\$424,679	193	\$860,645	281	\$1,285,324	<50% of AMI
Funding Emergency Shelters & Navigators	Emergency Solutions Grant	16 Shelters	\$937,689	24 Shelters	\$500,614	40	\$1,438,303	<30% of AMI

¹These units include 344 units certified as substantially complete in 2015 though not financially closed on until 2016.

²Data is for the FFY2016 Heating Season (10/2015 - 9/2016) Fuel Assistance.

³Includes \$6,799,873 for the Portland Continuum of Care and the remaining \$5,177,980 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. Home to Stay provides those shelters with funding for housing assistance navigators who conduct comprehensive housing assessments for clients.

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		653,797		639,716		1,293,513		308,619,550	
Under 18		129,873	20%	126,048	20%	255,921	20%	72,540,829	24%
18 to 64		411,171	63%	399,376	62%	810,547	63%	192,765,185	62%
Over 64		112,753	17%	114,292	18%	227,045	18%	43,313,536	14%
Population below Poverty Level		75,332	12%	104,946	16%	180,278	14%	47,749,043	16%
Children below Poverty Level (Under 18)		18,721	15%	26,980	22%	45,701	18%	15,456,370	21%
Elderly below Poverty Level (Over 64)		8,366	7%	11,251	10%	19,617	9%	4,058,359	9%

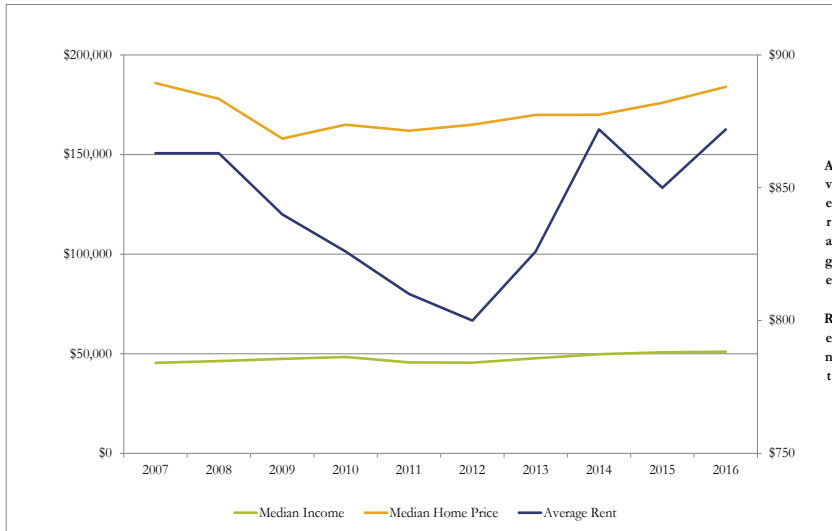
Source: 2015 American Community Survey (5 Year Estimates), Table S-1701 Poverty Status in Past 12 Months

Housing, Affordability Varies by Region	<u>1st District*</u>	<u>2nd District*</u>	<u>Maine*</u>	<u>United States**</u>
Median Home Price	\$229,000	\$130,000	\$184,000	\$178,600 (value)
Median Household Income	\$56,744	\$44,519	\$50,990	\$53,889
Income Needed to Afford Median Home Price*	\$64,783	\$37,500	\$52,545	\$51,995
Households Unable to Afford Median Home Price	57%	43%	53%	48%
Average 2-Bedroom Rent	\$931	\$808	\$872	\$928 (median gross) ¹
Renter Households Unable to Afford Average 2-Bedroom Rent	55%	59%	57%	55%

Source: *2016 Maine Housing Facts, **2015 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

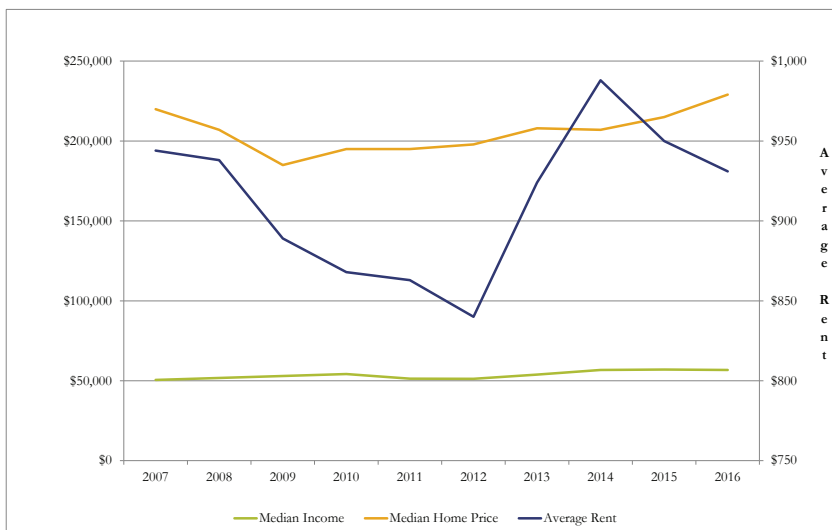
Statewide



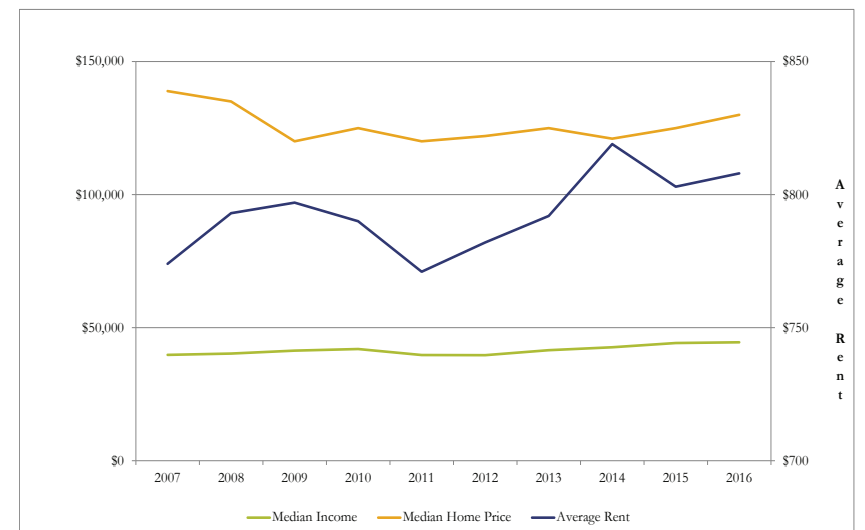
The charts show net increases in median household income and home prices statewide with a decrease in average rents. Congressional Districts 1 and 2 both saw net increases in household income and home prices. Average rents increased in Congressional District 2 but decreased in Congressional District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

First District



Second District



How MaineHousing uses federal resources

(2016 federal funding in italics)

Multi-family Development

HOME Partnership Grant

(\$2,850,000)

This year these funds were used to build 85 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: \$44,703,519; Financed: \$42,050,106)

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 2016, these funding sources provided nearly \$45 million for the construction of 752 units, and \$42 million for the financing of 442 units.

Homeownership

Tax-exempt housing bonds

(\$120,439,630)

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 2016, 980 households received first home mortgages.

Homebuyer education and foreclosure prevention

(\$137,228)

Using a grant from HUD, we help fund homebuyer education, foreclosure prevention counseling, and financial literacy services. In 2016, 642 individuals took a homebuyer education class.

Existing Home Services

Low Income Home Energy Assistance Program (LIHEAP)

(\$21,967,101 in fuel assistance for 2015-16 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 2015-16, we assisted 40,221 households.

Weatherization Assistance Program (WAP)

(Department of Energy)

(\$3,401,787)

In FFY2015, MaineHousing received a waiver to invest 25% of the LIHEAP grant in weatherization to make homes of low-income residents more energy efficient. The increase will be applied through March of 2017. We usually combine LIHEAP 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 2016, \$3,401,787 was used to weatherize 514 units.

Central Heating Improvement Program (CHIP)

(LIHEAP)

(\$2,254,043)

The Central Heating Improvement Program (CHIP) is used in combination with the Weatherization Assistance Program. In 2016, \$2,254,043 was used to improve heating systems in 1,441 homes.

Rental Assistance

Section 8 project-based rental assistance

(\$69,202,913)

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

(\$25,966,164)

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 that 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

(\$11,977,853)

This HUD funding allows 34 local and state providers in the two Continuums of Care (CoC) in Maine – the Portland CoC and the Maine CoC – to offer a variety of services to those experiencing homelessness, including street outreach, client assessment, permanent housing and rental assistance, as well as services.

Emergency Solutions Grant (ESG)

Emergency Shelter and Housing Assistance Program (ESHAP)

(\$1,438,303)

MaineHousing allocates these funds to Maine's network of 40 emergency homeless shelters statewide. Shelters use the 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 is available to shelters to employ housing assistance Navigators 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

Stability Through Engagement Program (STEP)

(\$1,285,324)

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.



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For more information, contact

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