

MAINE STATE LEGISLATURE

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Housing Opportunities for Maine (HOME) Fund



A Report to the Maine Legislature on HOME Fund uses 2017-2018

MaineHousing

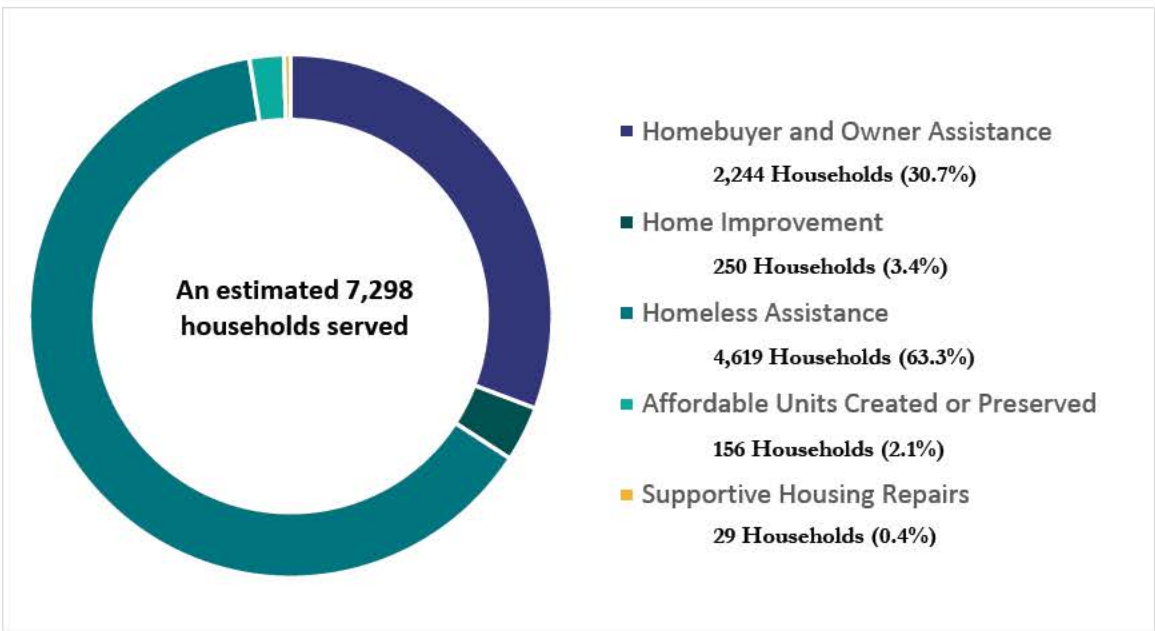
April 11, 2019

BY THE NUMBERS:

A SNAPSHOT OF MAINEHOUSING'S USE OF THE HOME FUND

In 2017 and 2018, MaineHousing invested \$25,302,726 of HOME Funds to serve low and moderate income homeowners, homebuyers, and renters across Maine.

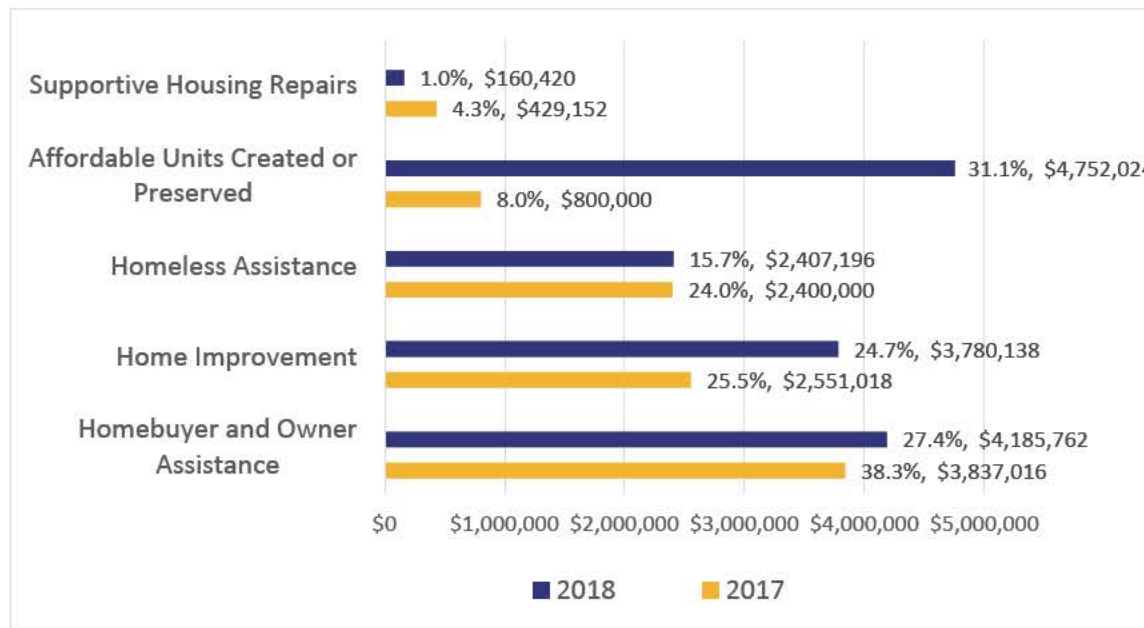
Households Assisted with HOME Funds, 2017-2018



Median homeowner income	
Low	High
\$45,290	\$83,356

Median renter income	
Low	High
\$19,549	\$36,723

Assistance by Type of Program Area



First home mortgage loans

2,216

Home improvements

250

Rental units created

50

Rental units preserved

106

2017 – 2018 Results

This report provides data and information on MaineHousing's use of dedicated revenue funds derived from the Real Estate Transfer Tax to meet the purpose of the Housing Opportunities for Maine (HOME) Fund. Maine's HOME Fund was created in 1982 to provide MaineHousing with a flexible financial resource to address the state's affordable housing needs. No moneys from the HOME Fund are used by MaineHousing for salaries or the administrative costs of the agency. Title 36, Section 4641-N of the Maine Revised Statutes requires MaineHousing to submit a report every two years to the joint standing committee of the Legislature having jurisdiction over housing.

The key characteristic of the fund is its flexibility. MaineHousing can use the revenues for a wide variety of housing initiatives that might not otherwise have adequate funding and to meet emergency housing needs such as the housing problems that arose as result of the drought Maine experienced in 2017.

MaineHousing has targeted HOME Funds toward the priorities it established in the agency's 2018 – 2023 Strategic Plan.

2018 – 2023 Strategic Priorities

- ◆ **Expand Affordable Housing Opportunities**
- ◆ **Improve and Preserve the Quality of Housing**
- ◆ **Help People Attain Housing Stability**
- ◆ **Provide Leadership in the Housing Field**
- ◆ **Continue to be Viable and Capable of Meeting the State's Housing Needs**



Helping Maine Expand Affordable Housing Opportunities

2017

1,058 New Homes



2018

1,158 New Homes



2,216 New Homes Financed in Maine
\$7.7 million

Loans with Down Payment and Closing Cost Assistance	Average Loan	Average Age of Homeowner	Average Home Size
97%	\$132,000	30-33	2

MaineHousing offers mortgage products that meet the needs of first-time homebuyers. Through its First Home Loan Advantage option, MaineHousing has helped Maine households purchase their first home by providing them with down payment and closing cost assistance financed by State HOME Funds. The Advantage option currently offers \$3,500 to MaineHousing borrowers with the only requirement being proof of completion of a hoMEworks-approved homebuyer education class.

Home Improvements Safe, Dry, and Warm Housing



\$40,500/home

MaineHousing's home repair programs provide help to low-income homeowners who cannot afford necessary home repairs. MaineHousing spent \$4.7 million in HOME funds to provide needed home repairs to 116 Maine homes.



\$2,164/home

Older adults value their independence and a fall can significantly reduce their ability to remain self-sufficient. MaineHousing spent \$257,500 in HOME funds to modify 119 homes to make them safer for older adults in Maine.



Lead is a heavy metal that affects brain cells, causing learning disabilities and behavior disorders in children as well as nerve damage in adults. MaineHousing spent \$282,683 in HOME funds to complement \$1,196,065 in federal funds for lead abatement assistance.



\$76,900/home

"Mainers who own and occupy mobile homes built prior to 1976 may be spending too much money for structure upkeep and energy." MaineHousing spent \$461,293 in HOME funds to repair and/or replace 6 pre-1976 mobile homes.



Upgrading properties to support aging in place, accessibility, and energy efficiency

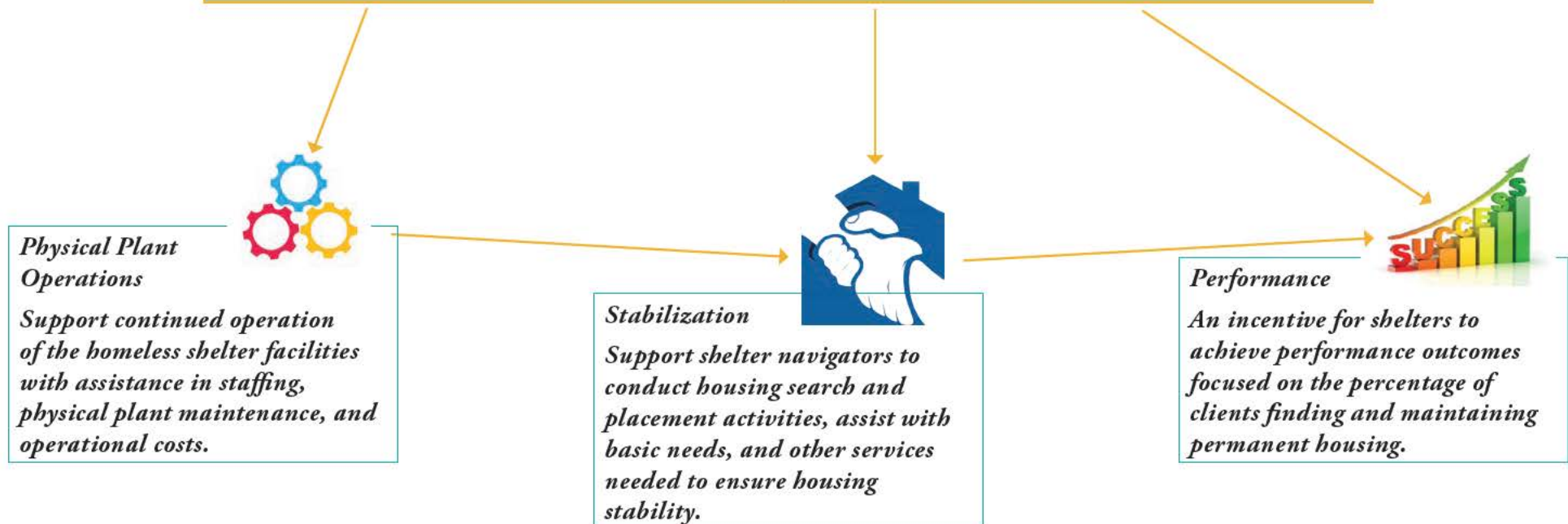
Maine has an older, less energy efficient, and too often unsafe housing stock. Many Maine homes have significant repair needs and low income residents are not able to afford these costs. MaineHousing has implemented several programs, funded through the HOME Fund and offered to low income homeowners by Community Action Agencies and local Public Housing Authorities to improve and preserve the quality of housing in Maine.

Innovative Efforts to Reduce Homelessness

As of January 2018 Maine had an estimated 2,516 people experiencing homelessness on any given day¹.

What is MaineHousing doing?

Through the Emergency Shelter and Housing Assistance Program (ESHAP), MaineHousing has spent \$4.4 million in 2017–2018 to assist 37 Maine homeless shelters operate and assist an estimated 11,806 homeless individuals.



¹Homeless in Maine Statistics 2018. Homeless Estimation by State | US Interagency Council on Homelessness.

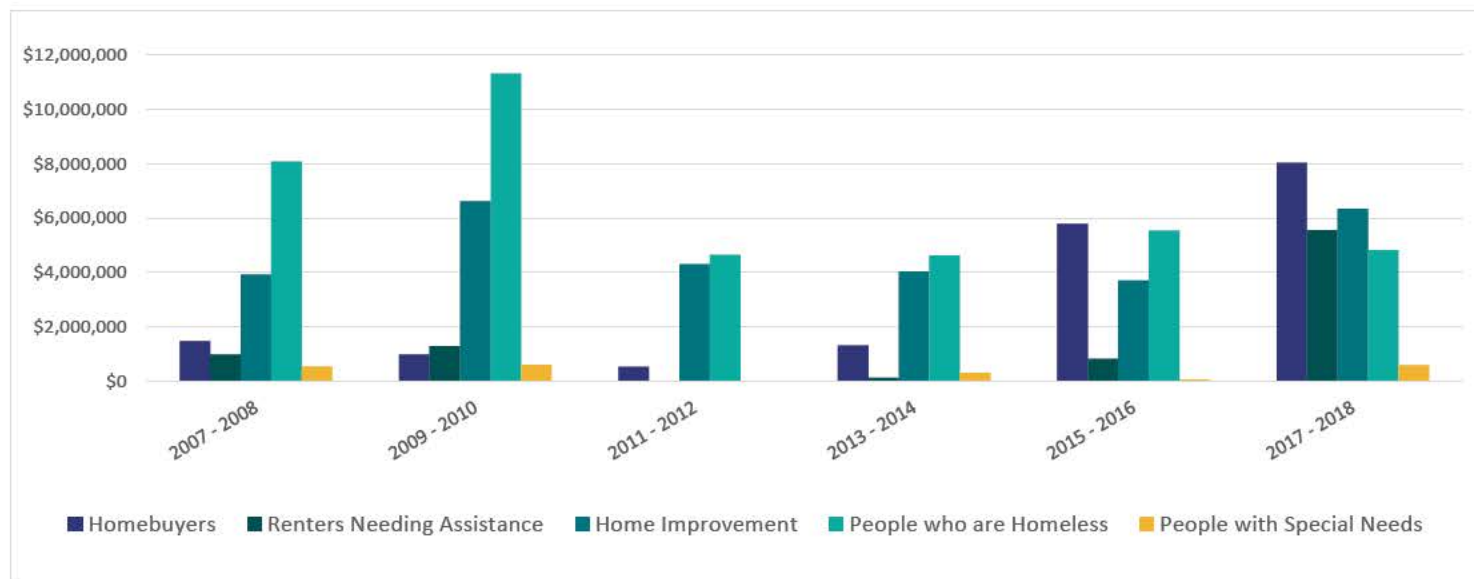
HOME Fund Investments: 2017 – 2018

HOME Fund Program Area	HOME Fund Investment 2017	HOME Fund Investment 2018	Households/Individuals Served	Programs
Homebuyer and Owner Assistance	\$3,837,016	\$4,185,762	2,224	First Home Loan Advantage Program HomeOwnership Protection for unEmployment (HOPE) Program Home Affordable Modification Program (HAMP) Housing Counseling
Home Improvement	\$2,551,018	\$3,780,138	250	Lead Hazard Program Home Repair Programs Home Retro Program Drought Relief Program Pre-1976 Mobile Home Repair Program Pre-1976 Mobile Home Replacement Program Community Aging in Place
Homeless Assistance	\$2,400,000	\$2,407,196	4,619* households/11,806 individuals	Emergency Shelter and Housing Assistance Program
Affordable Units Created or Preserved	\$800,000	\$4,752,024	156	LIHTC Program Subsidy
People with Special Needs	\$429,152	\$160,420	29	Supportive Housing Repair Program
Totals	\$10,017,186	\$15,285,540		

*Household equivalent of individuals served

MaineHousing's Use of HOME Funds Through the Years

Change in Use by Program Category



Contact MaineHousing

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MaineHousing Administration

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Board of Commissioners

- ◆ **Henry Beck**, Treasurer of the State of Maine
- ◆ **Daniel Brennan**, Director of Maine State Housing Authority
- ◆ **Thomas Davis**, retired as Chief Executive Officer of Skills, Inc.
- ◆ **Sheryl Gregory**, real estate broker with Homestead Realty in Winthrop
- ◆ **Laurence Gross**, Chief Executive Officer for Southern Maine Agency on Aging
- ◆ **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 Marketing Manager for Residential Lending at GuaranteedRate.com in Portland

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.

Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, marital status, 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, gender identity or expression, 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.



