

MAINE STATE LEGISLATURE

The following document is provided by the
LAW AND LEGISLATIVE DIGITAL LIBRARY
at the Maine State Law and Legislative Reference Library
<http://legislature.maine.gov/lawlib>



Reproduced from electronic originals
(may include minor formatting differences from printed original)

Housing Opportunities for Maine (HOME) Fund



A Report to the Maine Legislature on HOME Fund uses
For Years 2021 and 2022

MaineHousing

April, 2023

The HOME Fund is Key

About the HOME Fund

This report provides data and information on MaineHousing's use of the Housing Opportunities for Maine (HOME) Fund. These dedicated revenue funds are 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. MaineHousing applies these funds directly to Maine's affordable housing challenges. The agency does not use money from the HOME Fund 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. Funds are also used to meet emergency housing needs such as the numerous housing problems resulting from the COVID-19 pandemic.



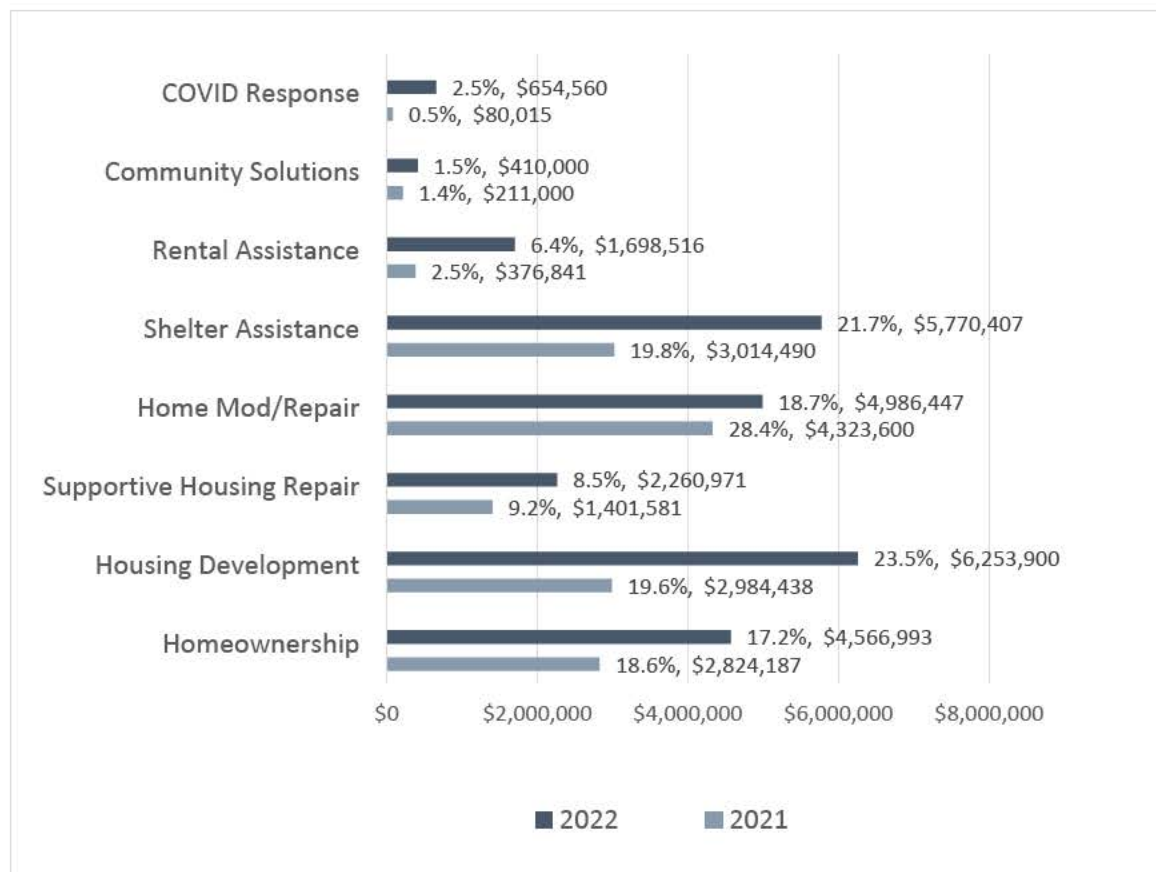
Lewis H. Emery Apartments in Westbrook, 30 new construction units for older adults, funded in part by the State HOME Fund.

BY THE NUMBERS:

A SNAPSHOT OF MAINEHOUSING'S USE OF THE HOME FUND

In 2021 and 2022, MaineHousing invested \$41,817,946 of HOME Funds to serve low and moderate income homeowners, homebuyers, and renters across Maine.

Assistance by Type of Program Area



First home mortgage loans

1,589

Home improvements

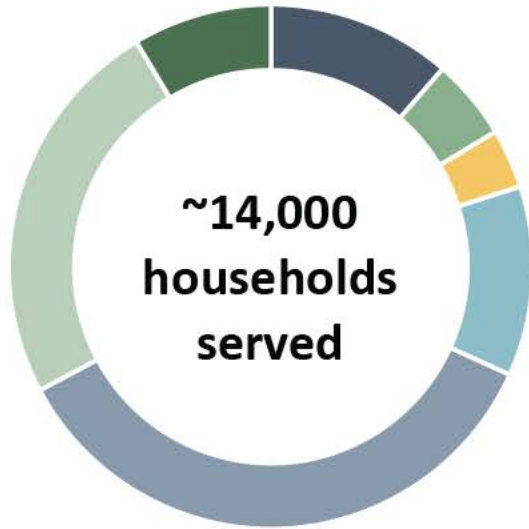
1,643

Rental units created/preserved

703

Shelter assistance to clients

4,966



- Homeownership
1,595 Households (11%)
- Housing Development
703 Households (5%)
- Supportive Housing Repair
514 Households (4%)
- Home Mod/Repair
1,643 Households (12%)
- Shelter Assistance
4,966 Households (35%)
- Rental Assistance
3,399 Households (24%)
- Community Solutions
2 communities
- COVID Response
1,203 Households (9%)

Median homeowner income*

Lowest	Highest
\$51,905	\$96,386

Median renter income*

Lowest	Highest
\$21,998	\$48,667

*by county


Helping Maine Expand Affordable Housing Opportunities

2021

703 First Home Loans
340 Rental Units Created/Preserved

2022


886 First Home Loans
363 Rental Units Created/Preserved



1,589 First Homes Financed in Maine
\$7.3 million from the HOME Fund

Loans with Down Payment and Closing Cost Assistance	Average Loan	Average Age of Homeowner	Average Household Size
97%	\$179,131	34	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 funded by State HOME Funds. The Advantage option currently offers \$5,000 (increased from \$3,500 in April 2022) to MaineHousing borrowers with the only requirement being proof of completion of a hoMEworks-approved homebuyer education class.



703 Rental Units Created/Preserved in Maine
\$9.1 million from the HOME Fund

Total Units Created/Preserved*	Total Funding*
786	\$81 million

*All Funding Sources

MaineHousing offers several programs to encourage private development of affordable rental housing for families, seniors, and persons with special needs. Low income housing tax credits, development loans, direct development subsidies, affordable housing tax increment financing, and options to restructure debt are available. Developers are required to ensure that housing developed with MaineHousing financing remains affordable.

Working to Improve and Preserve the Quality of Housing

Home Improvements 2021 – 2022 *Safe, Dry, and Warm Housing*



\$13,851/home
(513 homes)

MaineHousing's home repair programs provide help to low-income homeowners who cannot afford necessary home repairs. MaineHousing spent \$7.4 million in HOME funds to provide needed home repairs.



\$960/home
(811 homes)

Older adults value their independence and a fall can significantly reduce their ability to remain self-sufficient. MaineHousing spent \$660,996 in HOME funds to modify homes to make them safer for older adults in Maine.



\$6,664/home
(113 homes)

Lead in homes is a public health issue. It causes learning disabilities and behavior disorders in children as well as nerve damage in adults. MaineHousing spent \$393,458 in HOME funds for lead abatement assistance.



\$31,900/home
(31 homes)

Mainers who own and occupy mobile homes built prior to 1976 may be spending too much money for structure upkeep and energy. MaineHousing spent \$998,250 in HOME funds to replace pre-1976 mobile homes.



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

Maine has an older, less energy efficient, and often unsafe housing stock. Many Maine homes have significant repair needs and low income residents are not able to afford necessary repairs. To address these issues, MaineHousing has implemented several programs funded through the HOME Fund. These programs are 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 2022 Maine had an estimated 4,411 people experiencing homelessness on any given day¹.

What is MaineHousing doing?

Through the Emergency Shelter and Housing Assistance Program (ESHAP), MaineHousing has spent \$6.5 million in 2021–2022 to assist 39 Maine homeless shelters operate and assist an estimated 4,966 homeless individuals.

Physical Plant Operations

Support continued operation of the homeless shelter facilities with assistance in staffing, physical plant maintenance, and operational costs.

Stabilization

Support shelter navigators to conduct housing search and placement activities, assist with basic needs, and other services needed to ensure housing stability.

Performance

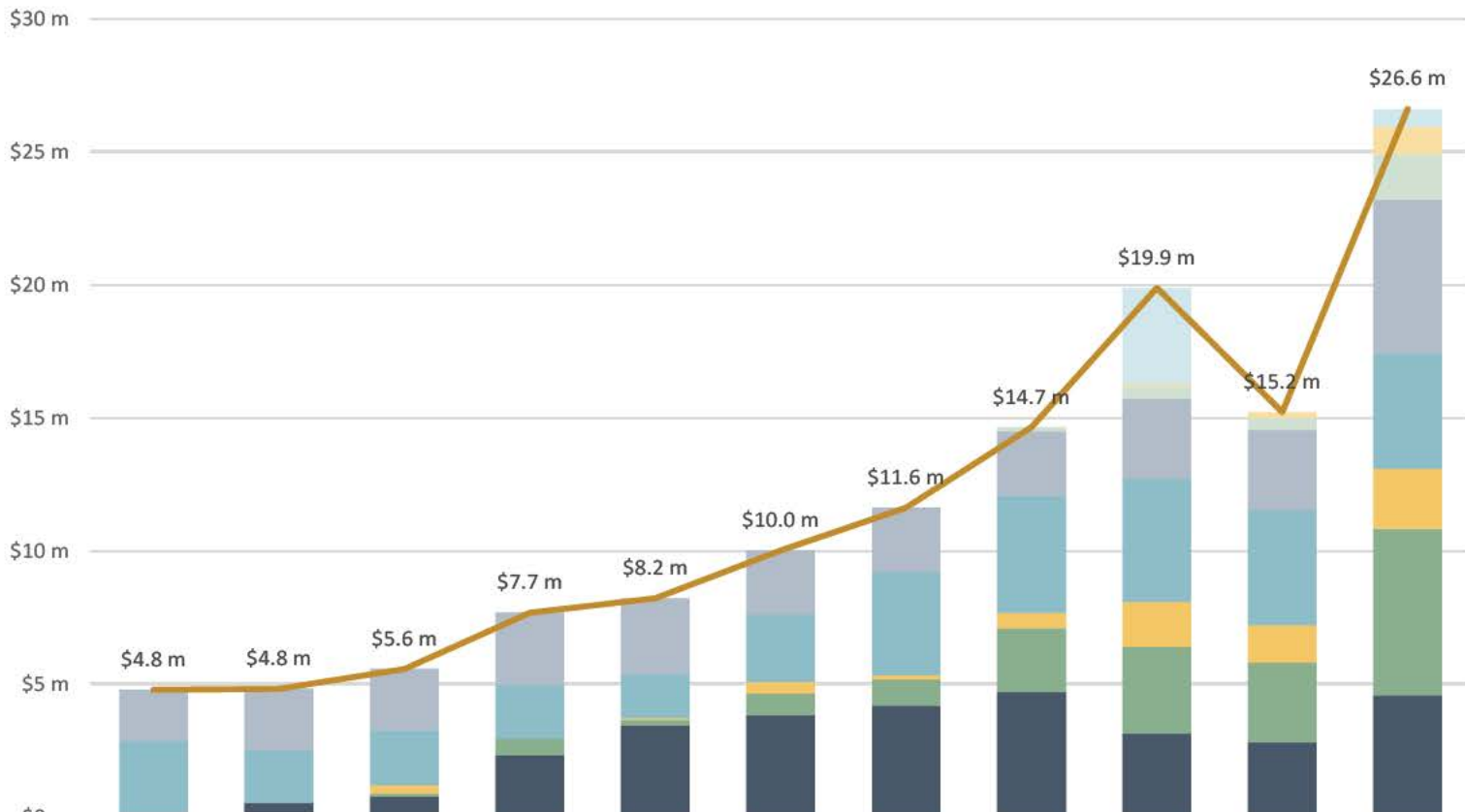
An incentive for shelters to achieve performance outcomes focused on the percentage of clients finding and maintaining permanent housing.

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

HOME Fund Investments: 2021 – 2022

HOME Fund Program Area	2021 Investment	2022 Investment	Households/Individuals Served	Programs
Homeownership	\$2,824,187	\$4,566,993	1,595	Single Family Advantage Program Multi Unit Advantage Program Mobile Home Replacement Program HomeOwnership Protection for unEmployment (HOPE) Program Home Affordable Modification Program (HAMP) Housing Counseling
Housing Development	\$2,984,438	\$6,253,900	703	LIHTC Program Subsidy Supportive Housing HOUSE - Pilot Recovery Housing New Housing Models Demonstration Subdivision Program Multifamily Loan Workouts/Preservation
Supportive Housing Repair	\$1,401,581	\$2,260,971	514	Supportive Housing Repair Program
Home Mod/Repair	\$4,323,600	\$4,986,447	1,643	Home Repair Program Lead Hazard Program Arsenic Abatement Landlord Repair Program Home Replacement Program Comfortably Home Community Aging in Place
Shelter Assistance	\$3,014,490	\$5,770,407	4,966	Emergency Shelter and Housing Assistance Program Youth Homeless Demonstration Eviction Protection
Rental Assistance	\$376,841	\$1,698,516	3,399	Rental Assistance Security Deposit Program TBRA Assistance Family Development Accounts Landlord Incentive Programs Asylum Families Rental Assistance
Community Solutions	\$211,000	\$410,000	2 communities	Building Community Together
COVID Response	\$80,015	\$654,560	1,203	Landlord Incentive Fees Eviction Protection
Totals	\$15,216,152	\$26,601,794	14,023	

Historical Look: State HOME Fund Expenditures 2012-2022



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
COVID Response									\$3.6 m		\$0.7 m
Community Solutions									\$0.1 m	\$0.2 m	\$1.0 m
Rental Assistance								\$0.1 m	\$0.5 m	\$0.5 m	\$1.7 m
Shelter Assistance	\$1.9 m	\$2.3 m	\$2.3 m	\$2.7 m	\$2.8 m	\$2.4 m	\$2.4 m	\$2.4 m	\$3.0 m	\$3.0 m	\$5.8 m
Home Mod/Repair	\$2.7 m	\$2.0 m	\$2.1 m	\$2.0 m	\$1.7 m	\$2.6 m	\$3.9 m	\$4.4 m	\$4.6 m	\$4.3 m	\$4.4 m
Supportive Housing Repair			\$0.3 m		\$0.1 m	\$0.4 m	\$0.2 m	\$0.6 m	\$1.7 m	\$1.4 m	\$2.3 m
Housing Development			\$0.1 m	\$0.6 m	\$0.2 m	\$0.8 m	\$1.0 m	\$2.4 m	\$3.3 m	\$3.0 m	\$6.3 m
Homeownership	\$0.2 m	\$0.5 m	\$0.8 m	\$2.3 m	\$3.5 m	\$3.8 m	\$4.2 m	\$4.7 m	\$3.1 m	\$2.8 m	\$4.6 m
Total	\$4.8 m	\$4.8 m	\$5.6 m	\$7.7 m	\$8.2 m	\$10.0 m	\$11.6 m	\$14.7 m	\$19.9 m	\$15.2 m	\$26.6 m

Historical Look: State HOME Fund Expenditures 2012-2022

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Homeownership											
Maine HOPE Program	\$17,115	\$19,208	\$165,468	\$40,678	\$14,733	\$36,146	\$51,202	\$77,215	\$167,131	\$166,239	\$181,591
H.A.M.P. Program	\$331	\$380	\$21,278	\$15,771	\$61,362	\$74,599	\$109,128	\$230,573	\$238,972		
Single Family Advantage Program	\$3,572,500	\$2,360,500	\$2,643,000	\$3,752,000	\$4,053,000	\$3,703,000	\$3,297,000	\$2,012,500	\$368,000	\$356,953	
Foreclosure Prevention										\$14,410	\$8,005
Mobile Home Program	\$557,750	\$430,500	\$276,750	\$861,000	\$30,750						
Multi Unit Advantage Program	\$413,500										
Housing Counseling Program	\$1,389	\$9,059	\$21,259	\$30,145	\$25,917	\$23,271					
Recapture Tax Reimbursement Program	\$4,408	\$4,540	\$9,413								
	\$4,566,993	\$2,824,187	\$3,137,168	\$4,699,594	\$4,185,762	\$3,837,016	\$3,457,330	\$2,320,288	\$774,103	\$537,602	\$189,596
Housing Development											
9% Tax Credit	\$2,377,251	\$503,362	\$1,169,401	\$1,292,902	\$655,394						
4% Tax Credit	\$2,189,861	\$1,027,387	\$664,500								
New Housing Models demo	\$300,000		\$200,000								
Subdivision Program		\$585,000	\$112,500								
Supportive Housing	\$1,176,068	\$694,769									
HOUSE - Pilot Recovery Housing		\$173,920									
MF Workouts	\$210,720		\$1,108,435	\$1,111,860	\$327,000	\$800,000	\$194,747	\$630,486	\$113,435		
	\$6,253,900	\$2,984,438	\$3,254,836	\$2,404,762	\$982,394	\$800,000	\$194,747	\$630,486	\$113,435		
Supportive Housing Repair											
SHP - Repair Program	\$2,260,971	\$1,401,581	\$1,697,258	\$562,959	\$160,420	\$429,152	\$65,000		\$306,679		
	\$2,260,971	\$1,401,581	\$1,697,258	\$562,959	\$160,420	\$429,152	\$65,000		\$306,679		

(continued on next page)

Historical Look: State HOME Fund Expenditures 2012-2022 *(continued)*

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Home Mod/Repair											
Home Repair Program (HARP)	\$3,473,266	\$3,632,102	\$3,796,423	\$3,598,728	\$2,771,670	\$1,915,843	\$844,360	\$1,619,818	\$76,666	\$75,049	\$70,721
Arsenic Abatement	\$26,331										
Drought Relief Program						\$278,631	\$223,080				
Elderly Hardship Grants/ Aging in Place		\$150,277	\$340,438	\$340,288		\$257,500		\$15,198	\$293,854	\$284,534	\$229,625
HomeRetro Program						\$14,536	\$120,328	\$55,328	\$232,679	\$245,495	\$146,632
Weatherization Supplemental Repair Program							\$464,520		\$1,219,108	\$1,199,542	\$1,996,237
Lead Program	\$640,196	\$112,858	\$119,674	\$273,784	\$198,175	\$84,508	\$20,473	\$328,158	\$243,519	\$158,178	\$221,293
Home Replacement Program		\$3,550	\$76,100	\$76,280	\$461,293						
Comfortably Home	\$20,000	\$365,089			\$349,000						
Landlord Repair	\$198,277	\$59,724	\$293,174	\$131,555	\$110,182						
	\$4,358,070	\$4,323,600	\$4,625,809	\$4,420,635	\$3,890,320	\$2,551,018	\$1,672,761	\$2,018,502	\$2,065,826	\$1,962,798	\$2,664,508
Shelter Assistance											
Shelter Operating	\$3,500,000	\$3,000,000	\$3,000,000	\$2,400,000	\$2,407,196	\$2,400,000	\$2,000,000	\$2,085,214	\$2,004,262	\$2,274,568	\$1,900,000
Shelter Operating - Incentive Homeless Advocacy Program							\$825,005	\$624,995	\$300,000		
Youth Homeless Demo		\$14,490	\$13,072	\$7,439						\$45,000	\$30,000
Family and Children Together				\$9,807							
Homeless System Hub Coordinators	\$726,188										
Expanded Rapid Re-Housing Program	\$585,442										
Supplemental to ARP Navigator Prog.	\$750,000										
Diversion Flexible Program	\$208,777										
	\$5,770,407	\$3,014,490	\$3,013,072	\$2,417,246	\$2,407,196	\$2,400,000	\$2,825,005	\$2,710,209	\$2,304,262	\$2,319,568	\$1,930,000

(continued on next page)

Historical Look: State HOME Fund Expenditures 2012-2022 *(continued)*

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Rental Assistance											
Security Deposit	\$238,216	\$20,994	\$197,145	\$134,508							
Maine TBRA Assistance/ Landlord Incentive STEP/TBRA	\$36,800	\$52,112		\$12,876							
Asylum Families Rental Assistance		\$303,735	\$205,050								
Family Development Accounts	\$50,000		\$50,000								
Landlord Incentive Fees	\$1,373,500	\$80,015									
	\$1,698,516	\$456,856	\$452,195	\$147,384							
Community Solutions											
Building Community Together			\$75,000								
Community Solutions/ Community Aging In Place	\$1,038,377	\$211,000									
	\$1,038,377	\$211,000	\$75,000								
COVID Response											
Eviction Protection	\$654,560										
C-19 Provider Hotel/shelter			\$53,200								
C-19 Rent relief			\$3,578,360								
	\$654,560		\$3,631,560								
Total Expenditures	\$26,601,794	\$15,216,152	\$19,886,898	\$14,652,580	\$11,626,092	\$10,017,186	\$8,214,843	\$7,679,485	\$5,564,305	\$4,819,968	\$4,784,104



Contact MaineHousing

26 Edison Drive, Augusta, Maine 04330

207-626-4600, 1-800-452-4668, Maine Relay 711

mainehousing.org

MaineHousing Administration

- ◆ Daniel Brennan, Director
dbrennan@mainehousing.org
- ◆ Lauren Bustard, Senior Director of Homeless Initiatives
lbustard@mainehousing.org
- ◆ Jamie Johnson, Senior Director of Operations
jjohnson@mainehousing.org
- ◆ Erik Jorgensen, Senior Director of Government Relations & Communications
ejorgensen@mainehousing.org
- ◆ Adam Krea, Senior Director of Finance & Lending
akrea@mainehousing.org

Board of Commissioners 2022

- ◆ **Henry Beck**, Treasurer of the State of Maine
- ◆ **Noël Bonam**, AARP Maine's State Director
- ◆ **Daniel Brennan**, Director of MaineHousing
- ◆ **Laura Buxbaum**, Senior Vice President, Public Policy and Resource Development for Coastal Enterprises, Inc.
- ◆ **Elizabeth Dietz**, former Finance Manager for the Bangor Area Homeless Shelter
- ◆ **Nancy Harrison**, Vice President and Regional Sales Manager for Bangor Savings Bank
- ◆ **Deb Ibonwa**, Attorney and a housing and legal advocate for Maine Equal Justice
- ◆ **Renee Lewis**, Principal and Managing Partner of Bloomfield Capital
- ◆ **Frank O'Hara**, Chair, Independent public policy consultant
- ◆ **Paul Shepherd**, co-owner of Penobscot Home Performance

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, 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: Lauren Bustard, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04330, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.

