

MAINE STATE LEGISLATURE

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Housing Opportunities for Maine (HOME) Fund



A Report to the Maine State Legislature on the Uses
of the HOME Fund in 2024

MaineHousing

Submitted March 2025

The HOME Fund is Key

About the HOME Fund

In 1982, Maine's legislature created the Housing Opportunities for Maine (HOME) Fund as a flexible source of funds to address affordable housing challenges. Under Title 30-A, Section 4853, a portion of the real estate transfer tax collected on real estate sales in Maine are allocated to MaineHousing to address the State's affordable housing needs.

The key characteristic of this dedicated revenue is its flexibility. The HOME Fund supports down payment assistance for first-time and first-generation homebuyers, home modifications and repairs for low-income households, support for shelters and supportive housing, and the development of new housing units. Additionally, MaineHousing can use the HOME Fund for a wide variety of housing initiatives that might not otherwise have adequate funding to provide access to clean water, foreclosure avoidance, mobile home replacement, and emergency housing needs.

Use of the HOME Fund is limited to direct programmatic expenditures; MaineHousing does not use money from the HOME Fund for salaries or administrative costs.



Stroudwater Apartments in Westbrook contains 55 new construction units for older Mainers, funded in part by the State HOME Fund.

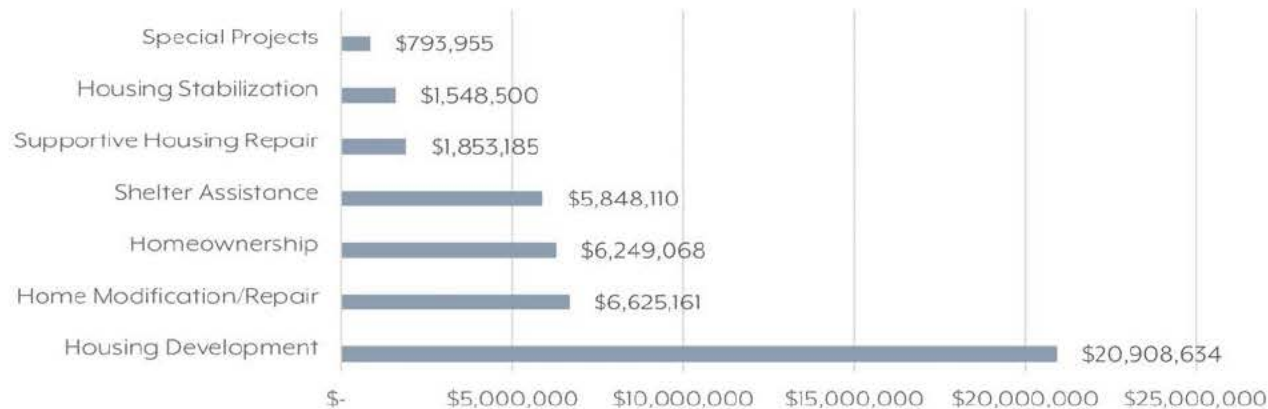
Following is MaineHousing's annual report to the joint standing committee of the Legislature having jurisdiction over housing, providing data and information on MaineHousing's use of the HOME Fund in 2024.

By the Numbers

A SNAPSHOT OF EXPENDITURES FROM THE HOME FUND

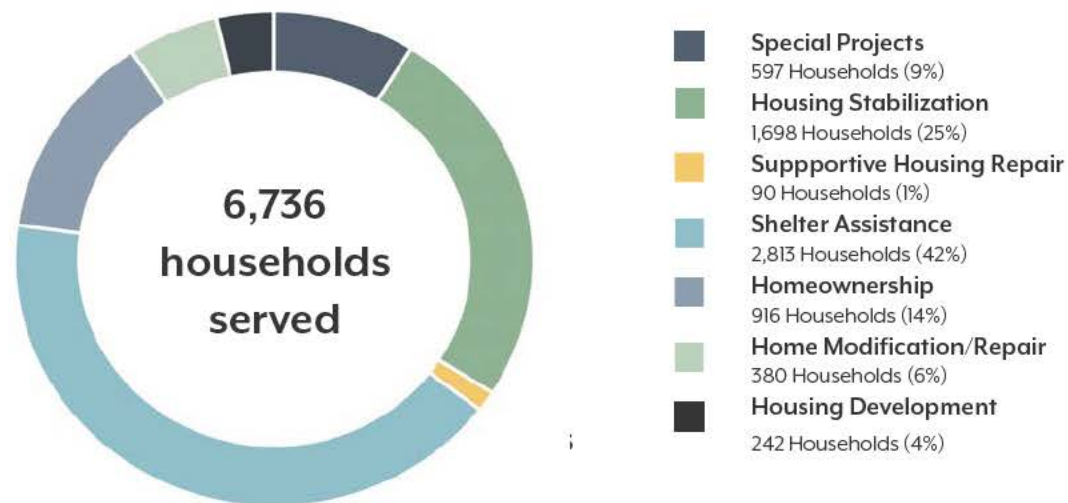
In 2024, MaineHousing expended \$43,826,613 of HOME Funds to serve low- and moderate-income homeowners, homebuyers, and renters across Maine.

Assistance by Type of Program Area



The primary expenditures from the HOME Fund in 2024 were for new Housing Development (49%), Homeownership (15%), Home Modification and Repair (15%), and Shelter Assistance (13%). The entirety of the HOME Fund is allocated each year, but Rental Housing Development takes multiple years. HOME Funds allocated in 2022, 2023, and 2024 were expended in 2024.

Households Assisted with HOME Funds



Homeownership households served are comprised of the sum of those that benefited from down payment assistance (900), Mobile Home Replacement (14), or mortgage payment protection (2) in 2024.

Housing in 2024

Of 925 First Home Loans Issued, 900 included HOME Funds for Down Payment Assistance
Of 775 Affordable Rental Units Created/Preserved, 223 included HOME Funds



900 Down Payment Assistance Grants Provided
\$3.2 million from the HOME Fund

% of MH Loans with Down Payment and Closing Cost Assistance	Average Loan with Closing Cost Assistance	Average Age of Homeowner with Closing Cost Assistance	Average Household Size with Closing Cost Assistance
97%	\$230,415	34	2.2

MaineHousing offers mortgage products that meet the needs of first-time homebuyers. Through its First Home Loan Advantage option, MaineHousing helps Maine households purchase their first home by providing down payment and closing cost assistance funded by State HOME Funds. The Advantage option currently offers \$5,000 to MaineHousing borrowers, with completion of a hoMEworks-approved homebuyer education class as the only requirement. First Generation and multi-family buyers can qualify for even more.



HOME Funds leveraged \$46.1 million in additional funds to produce 223 new or preserved units in 2024

Units with HOME Funds	Total Units Created/Preserved	HOME Funding Allocated	Total Funding for 233 units with HOME Funds
223	775	\$20.9 million	\$67 million

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 2024 *Warm, Safe, and Dry Housing*



\$14,217/home
(251 homes)

MaineHousing's home repair programs provide help to low-income homeowners who cannot afford necessary home repairs. MaineHousing spent \$3.57 million in HOME funds providing home repairs to Mainers in need



\$6,382/home
(125 homes)

Older adults value their independence and a fall can significantly reduce their ability to remain self-sufficient. MaineHousing spent \$797,750 in HOME funds for high-impact home safety modifications for older adults in Maine.



\$35,623/home
(4 homes)

Lead exposure causes serious health consequences and cognitive disorders. MaineHousing spent \$142,490 in HOME funds for abatement assistance. Funds from a coordinating federal lead remediation grant were not released until late in the year, resulting in fewer homes completed in 2024 than during previous calendar years.



\$35,518/home
(14 homes)

Mainers who own and occupy mobile homes built prior to 1976 may be spending too much money on inefficient upkeep and energy expenses. MaineHousing spent \$497,250 in HOME funds to assist with the replacement of pre-1976 mobile homes.

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

Maine has aging, energy inefficient, and often unsafe housing stock overall. Many Maine homes have significant 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

In January 2024, at least 2,695 people were currently experiencing homelessness*.

What is MaineHousing doing?

MaineHousing used \$3.5 million of State HOME funds through the Emergency Shelter and Housing Assistance Program (ESHAP) in 2024 to assist in the operation of 46 shelter and service programs providing aid to more than 5,000 individuals experiencing homelessness.

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.

*State of Maine's 2024 Point-In-Time Count

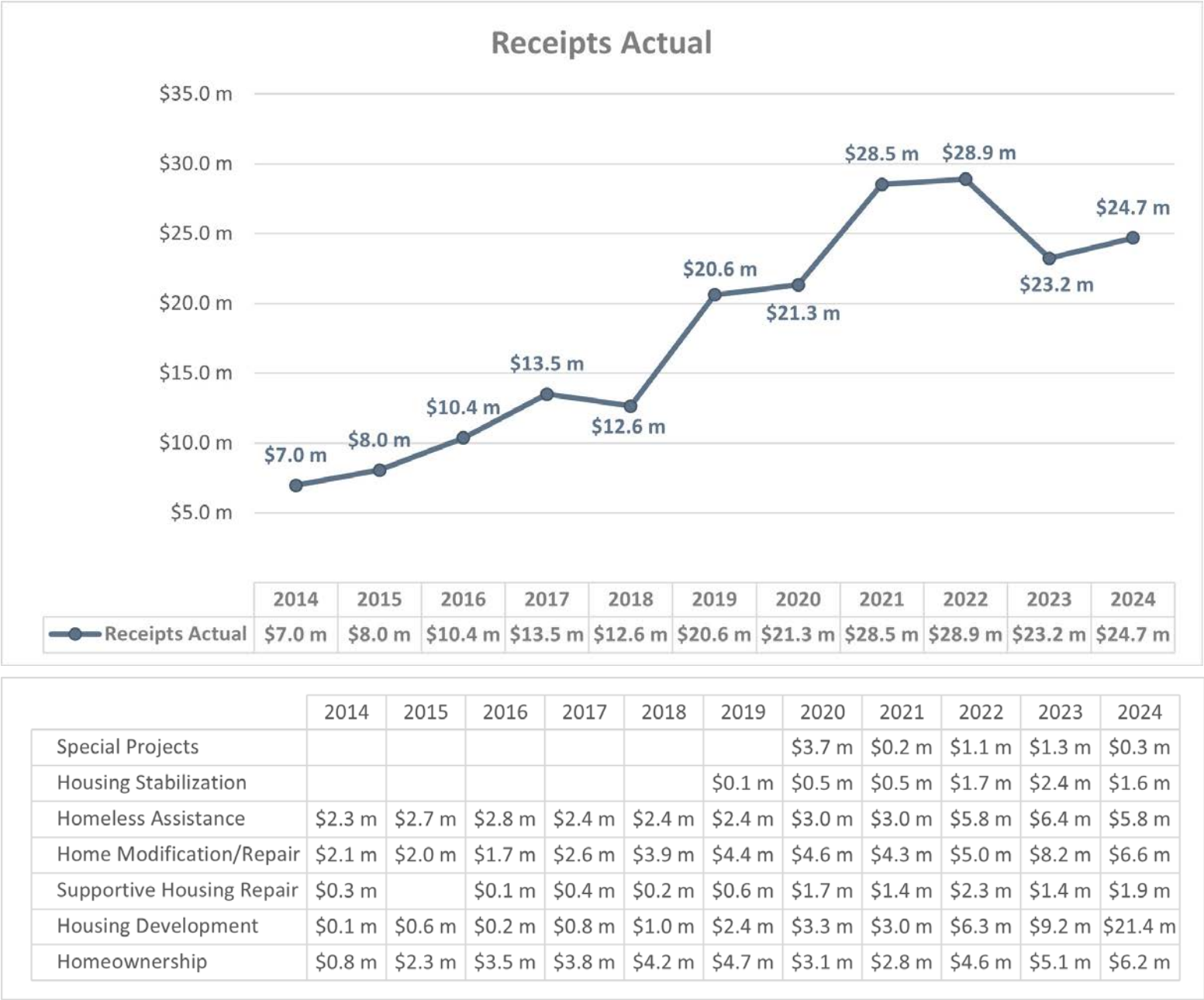
HOME Fund Expenditures: 2024

The entirety of the HOME Fund is allocated each year, but Rental Housing Development takes multiple years. HOME Funds allocated in 2022, 2023, and 2024 were expended in 2024.

HOME Fund Program Area	2024 Investment	Households/Individuals Served	Programs
Homeownership	\$6,249,068	916	Single Family Advantage Program Multi Unit Advantage Program First Generation Program Mobile Home Replacement Program Financial Literacy Classes HomeOwnership Protection for unEmployment (HOPE) Program Home Affordable Modification Program (HAMP)
Housing Development	\$20,908,634	242	LIHTC Developments Supportive Housing Recovery Housing Multifamily Loan Workouts/Preservation
Supportive Housing Repair	\$1,853,185	90	Supportive Housing Repair Program
Home Modification/Repair	\$6,625,161	380	Home Repair Program Lead Hazard Program Well Water Abatement Landlord Repair Program Central Heating and Improvement Program Comfortably Home Community Aging in Place
Homeless Assistance	\$5,848,110	2,813	Emergency Shelter and Housing Assistance Program Homeless System Hub Coordinators Rapid Re-Housing Program Housing Problem Solving Community Solutions (Built for Zero)
Housing Stabilization	\$1,548,500	1,698	Security Deposit Family Development Accounts Landlord Incentive Programs
Special Projects	\$793,955	597	Community Solutions Grant Tenant Legal Support Maine's Homeshare Pilot Program
Totals	\$43,826,613	6,139	

Historical Look: State HOME Fund Revenues and Allocations 2014-2024

MaineHousing operates on a calendar year, so figures may not exactly correspond to state fiscal year revenue reports.



Historical Look: State HOME Fund Expenditures 2014-2024

The entirety of the HOME Fund is allocated each year, but Rental Housing Development takes multiple years. HOME Funds allocated in 2022, 2023, and 2024 were expended in 2024.

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Homeownership											
Maine HOPE Program	\$13,791	\$6,837	\$17,115	\$19,208	\$165,468	\$40,678	\$14,733	\$36,146	\$51,202	\$77,215	\$167,131
H.A.M.P. Program	\$9,223	\$9,540	\$331	\$380	\$21,278	\$15,771	\$61,362	\$74,599	\$109,128	\$230,573	\$238,972
Single Family Advantage Program	\$3,290,000	\$3,398,500	\$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
First Generation Program	\$1,931,000	\$746,000									
Mobile Home Program	\$497,500	\$495,000	\$557,750	\$430,500	\$276,750	\$861,000	\$30,750				
Multi Unit Advantage Program	\$471,000	\$379,000	\$413,500								
Housing Counseling Program/ Financial Literacy Classes	\$36,554	\$30,599	\$1,389	\$9,059	\$21,259	\$30,145	\$25,917	\$23,271			
Recapture Tax Reimbursement Program		\$20,214	\$4,408	\$4,540	\$9,413						
	\$6,249,068	\$5,085,690	\$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
Housing Development											
9% Tax Credit	\$1,619,973	\$1,923,757	\$2,377,251	\$503,362	\$1,169,401	\$1,292,902	\$655,394				
4% Tax Credit	\$19,047,432	\$6,759,843	\$2,189,861	\$1,027,387	\$664,500						
New Housing Models Demo			\$300,000		\$200,000						
Subdivision Program				\$585,000	\$112,500						
Supportive Housing	\$118,027	\$68,250	\$1,176,068	\$694,769							
Recovery Housing Program		\$69,925									
HOUSE - Pilot Recovery Housing		\$211,934		\$173,920							
TA Consultant	\$100,000	\$100,000									
MF Workouts	\$23,202	\$93,818	\$210,720		\$1,108,435	\$1,111,860	\$327,000	\$800,000	\$194,747	\$630,486	\$113,435
	\$20,908,634	\$9,227,527	\$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	\$1,853,185	\$1,422,158	\$2,260,971	\$1,401,581	\$1,697,258	\$562,959	\$160,420	\$429,152	\$65,000		\$306,679
	\$1,853,185	\$1,422,158	\$2,260,971	\$1,401,581	\$1,697,258	\$562,959	\$160,420	\$429,152	\$65,000		\$306,679

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Historical Look: State HOME Fund Expenditures 2014-2024 *(continued)*

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Home Modification/Repair											
Home Repair Program (HARP)	\$3,568,442	\$3,453,148	\$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
Well Water Abatement		\$250	\$26,331								
Drought Relief Program								\$278,631	\$223,080		
Elderly Hardship Grants/ Community Aging in Place	\$797,776	\$768,469	\$628,377	\$150,277	\$340,438	\$340,288		\$257,500		\$15,198	\$293,854
HomeRetro Program								\$14,536	\$120,328	\$55,328	\$232,679
Weatherization Supplemental Repair Program									\$464,520		\$1,219,108
Lead Program	\$142,490	\$1,077,873	\$640,196	\$112,858	\$119,674	\$273,784	\$198,175	\$84,508	\$20,473	\$328,158	\$243,519
LIHEAP	\$417,827										
Home Replacement Program				\$3,550	\$76,100	\$76,280	\$461,293				
Central Heating Improvement Program	\$1,481,575	\$2,628,342									
Comfortably Home			\$20,000	\$365,089			\$349,000				
Landlord Repair	\$217,051	\$222,613	\$198,277	\$59,724	\$293,174	\$131,555	\$110,182				
	\$6,625,161	\$8,150,695	\$4,986,447	\$4,323,600	\$4,625,809	\$4,420,635	\$3,890,320	\$2,551,018	\$1,672,761	\$2,018,502	\$2,065,826
Housing Stabilization											
Security Deposit	\$175,000	\$411,461	\$238,216	\$20,994	\$197,145	\$134,508					
Maine TBRA Assistance/ Landlord Incentive STEP / TBRA	\$73,500	\$68,950	\$36,800	\$52,112		\$12,876					
Asylum Families Rental Assistance				\$303,735	\$205,050						
Family Development Accounts		\$50,000	\$50,000		\$50,000						
Landlord Incentive Fees	\$1,300,000	\$1,878,250	\$1,373,500	\$80,015							
	\$1,548,500	\$2,408,661	\$1,698,516	\$456,856	\$452,195	\$147,384					

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Historical Look: State HOME Fund Expenditures 2014-2024 *(continued)*

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Homeless Assistance											
Shelter Operating	\$3,500,000	\$3,500,000	\$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
Shelter Operating - Incentive									\$825,005	\$624,995	\$300,000
Youth Homeless Demo				\$14,490	\$13,072	\$7,439					
Family and Children Together						\$9,807					
Homeless System Hub Coordinators	\$753,332	\$590,509	\$726,188								
Expanded Rapid Re-housing Program	\$807,062	\$1,416,081	\$585,442								
Supplemental to ARP Navigator Program	\$7,113		\$750,000								
Community Solutions (Built For Zero Consultant)		\$87,000									
Partial Year Funding to Preble Street		\$46,853									
Diversion Flexible Program	\$780,603	\$731,878	\$208,777								
	\$5,848,110	\$6,372,321	\$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
Community Solutions											
Building Community Together					\$75,000						
Community Solutions	\$114,085	\$500,000	\$410,000	\$211,000							
	\$114,085	\$500,000	\$410,000	\$211,000	\$75,000						
COVID Response											
Tenant Legal Support	\$480,000	\$780,000	\$654,560								
C-19 Provider Hotel/Shelter		\$3,444			\$53,200						
C-19 Rent Relief					\$3,578,360						
	\$480,000	\$783,444	\$654,560		\$3,631,560						
Home Sharing											
Maine's Homeshare Pilot Program	\$199,870										
	\$199,870										
Total Expenditures	\$43,826,613	\$33,950,496	\$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

Note: Community Solutions, COVID Response, and Home Sharing together comprise "Special Projects" as aggregated elsewhere herein. The entirety of the HOME Fund is allocated each year, but Rental Housing Development takes multiple years. HOME Funds allocated in 2022, 2023, and 2024 were expended in 2024.



Contact MaineHousing

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mainehousing.org

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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.

Board of Commissioners 2024

- ◆ **Frank O'Hara**, Chair, Independent Public Policy Consultant
- ◆ **Daniel Brennan**, Director of MaineHousing
- ◆ **Henry Beck**, Treasurer of the State of Maine
- ◆ **Noël Bonam**, AARP Maine's State Director
- ◆ **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
- ◆ **Melissa Hue**, Director of Economic Opportunity for the City of Portland
- ◆ **Renee Lewis**, Principal and Managing Partner of Bloomfield Capital
- ◆ **Paul Shepherd**, Co-owner of Penobscot Home Performance

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