

## Opening the Door to Homeownership



MaineHousing's offers mortgages with below market interest rates and down payment assistance to help make homeownership a reality for eligible buyers who have not owned a home in the past three years. Veterans and active duty military also may be eligible. In 2007:

- 961 Maine families bought homes with a MaineHousing mortgage (with an average interest rate of 5.1%), and about a third of the borrowers also received down payment assistance (average benefit of \$3,400).
- 143 homebuyers received gap financing through the Maine American Dream Initiative.
- 2,487 people attended a homebuyer education class.
- 12,000 households enjoyed the ongoing benefits of MaineHousing's low fixed interest rates.

In addition, 12 homes in two subdivisions that received MaineHousing financed were completed, with another 46 homes in 8 subdivisions funded or in development.

## Financing New Affordable Rental Housing



Using federal Low Income Housing Tax Credits and other funding, MaineHousing financed development of new affordable rental housing for working families, seniors, people who are homeless, and persons with special needs. In 2007, completed MaineHousing financed developments included:

- 185 units in 7 family developments.
- 200 units in 2 senior developments.
- 44 units in 8 supportive housing developments or developments for people who are homeless or have special needs.

The pipeline of funded rental housing includes 17 family developments (581 units); 11 senior developments (320 units); and 14 supportive developments (98 units).

## Managing and Maintaining Existing Affordable Rental Housing



MaineHousing's Asset Management program ensures continued affordability of subsidized apartments, and provides Housing Choice Vouchers to enable low income renters to afford market rate units. In 2007:

- 17,533 rental units were maintained in 803 projects.
- 3,797 households benefit from Housing Choice Vouchers each month.
- 6 projects were refinanced, resulting in 69 more years of unit affordability.

## Providing Fuel Assistance



MaineHousing's Low Income Home Energy Assistance Program (LIHEAP) helps low income families pay for heat to stay safe and warm through the winter months. During the 2006-07 heating season:

- 47,300 households were assisted with an average fuel benefit of \$750.
- 3,750 households received emergency fuel assistance.

During the 2007-08 winter MaineHousing anticipates providing fuel assistance to over 49,000 households with an average benefit of \$760, and providing up to 5,000 households with emergency fuel.

## Funding Lead Safe Homes



MaineHousing's Lead Hazard Control Program provides 0% deferred, forgivable loans to assist eligible homeowners and landlords make more homes lead safe. In 2007:

- 127 homes became lead safe.
- 81 contractors were trained in lead safe building practices.

Since beginning the program, MaineHousing has provided funding to make 650 homes lead safe, and has trained nearly 1,000 contractors, who in turn can help make additional homes lead safe.

## Funding Necessary Home Repairs



MaineHousing offers very low interest rate loans and grants to income-eligible households through the Maine Home Repair Network. In 2007:

- 283 households received assistance, including 164 very low interest home repair loans, 31 home retrofits for persons with disabilities, and 88 elderly hardship grants.
- 29 homes that were beyond repair were replaced.
- MaineHousing offered low interest rate repair loans to moderate income homeowners whose homes were damaged by natural disasters.

Since 2001, MaineHousing has repaired homes for 1,120 households. Overall, over 5,000 households have benefited from MaineHousing-financed improvements.

## Making Homes More Energy Efficient



MaineHousing's Weatherization and Appliance Replacement Programs invest in energy efficiency to reduce home heating and utility costs and make homes more affordable.

- 1,457 homes had energy efficiency improvements through two Weatherization programs.
- 1,786 older inefficient refrigerators were replaced, saving an estimated 17% of electric use in a typical home.

Over time, MaineHousing has replaced appliances in over 7,000 homes and weatherized over 18,000 homes. In addition MaineHousing's Home Energy Loan Program provided nearly \$500,000 in low interest rate loans in 2007 to moderate income homeowners for energy improvements.

## Housing for People Who are Homeless



MaineHousing finances emergency shelters, works to end homelessness through its Rental Assistance Coupon Plus (RAC+) Program, and finances the development of supportive housing. In 2007:

- 230,140 bednights of housing for people who are homeless were provided by 42 shelters that receive MaineHousing funds.
- 318 households that were formerly homeless received rental assistance.

The RAC+ program has provided assistance to 935 households since the program pilot began in 2002.

In addition, MaineHousing-financed projects that opened in 2007 included:

- 36 new units of permanent supportive housing for households that had been homeless, including 4 units serving people who were chronically homeless.
- 17 new units of transitional supportive housing serving people who were homeless.

Over time, MaineHousing has financed development of more than 280 units of permanent supportive housing and over 215 units of transitional housing units for households who were homeless.



## Bringing Federal Funding to Maine



MaineHousing helped secure nearly \$10 million through the federal Continuum of Care in 2007, which will benefit people who are homeless. In addition MaineHousing:

- Sold \$121 million of tax-exempt bonds to finance homes for low and moderate income homebuyers, and obtained \$1.2 million in federal down payment, closing cost, and gap funding assistance.
- Secured over \$75 million in federal rental assistance.
- Secured over \$36 million in heating assistance.
- Allocated about \$30 million in federal Low Income Housing Tax credits to finance affordable rental housing.
- Secured approximately \$6.8 million in federal housing subsidies that are used in a variety of housing repairs and developments.

These efforts enabled MaineHousing to invest over \$270 million to make housing more affordable for Maine people in 2007.



**MaineHousing**  
Maine State Housing Authority

353 Water Street, Augusta, ME 04330  
(207) 626-4600; 1-800-452-4668 toll free  
1-800-452-4603 (TTY)  
[www.mainehousing.org](http://www.mainehousing.org)

*Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability, or familial status in the admission or access to, or treatment or employment in, its programs, and activities. 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: Mary Darling, Maine State Housing Authority, 353 Water Street, Augusta, Maine 04330-4633, Telephone Number (207) 626-4600 or 1-800-452-4668 (voice), or 1-800-452-4603 (TTY).*



**MaineHousing**  
Maine State Housing Authority



*MaineHousing office, showing solar roof panels that generate about 10% of office energy needs. MaineHousing also has financed renewable energy systems at several rental housing developments to ensure long term energy affordability.*

**Making Housing More  
Affordable for Maine People**

### MaineHousing Accomplishments in 2007

Each year, MaineHousing (Maine State Housing Authority) makes housing more affordable to Maine families. In 2007, more than 90,000 Maine households enjoyed the benefits of MaineHousing programs and services – about one of every six households statewide.