

March 22, 2022 Board Meeting

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Board of Commissioners Meeting – March 22, 2022 9:00 a.m. to 12:00 p.m.

MEMBERS OF THE BOARD: Frank O'Hara (Chair), Daniel Brennan, Henry Beck, Bonita Usher (Vice Chair), Laura Buxbaum, Nancy Harrison (Secretary), Elizabeth Deitz, Sonia Barrentes, and Renee Lewis

9:00	Adopt Agenda (VOTE)	All
	Remote Commissioners	Frank O'Hara
	- Reason remote	
	- Any other persons at their location	
	Approve minutes of February 15, 2022 meeting (VOTE)	All
	Communications and Conflicts	All
	Chair of the Board Updates	Frank O'Hara
	Director Updates	Dan Brennan
9:30	Legislative Update	Erik Jorgensen
9:45	Qualified Allocation Plan (QAP) Discussion	Mark Wiesendanger
	- State Low Income Housing Tax Credit Rule	
10:00	HEAP Discussion	Troy Fullmer
10:20	Use of Hotels During Pandemic	Lauren Bustard
	Future Presentations/Topics	All
	<u>Department Reports:</u>	
	Asset Management	
	Communications and Planning	
	Development	
	Energy and Housing Services	
	Finance Monthly Report	
	Financial & Budget Report	
	Finance Delinquency Report & Charts	
	Homeless Initiatives	
	Homeownership	
	Housing Choice Voucher	
	Human Resources & Facilities	
	Information Technology	
	2022 Board Calendar	
	Adjourn (VOTE)	All

The next meeting of the Board is scheduled for April 19, 2022
virtually and in person at 26 Edison Drive, Augusta, Maine



Minutes of the Board of Commissioners Meeting February 15, 2022

MEETING CONVENED

A meeting of the Board of Commissioners for MaineHousing convened on February 15, 2022 at the offices of MaineHousing, 26 Edison Drive, Augusta, Maine and virtually. Notice of the meeting was published on February 4, 2022 in Central Maine newspapers. Notice of Board of Commissioners meetings is also on MaineHousing's website at www.mainehousing.org.

Chair Frank O'Hara called the meeting to order at 9:00 a.m. Chair O'Hara, Director Dan Brennan, Commissioners Laura Buxbaum, Nancy Harrison, Sonia Barrantes, and Betty Dietz attended in person. State Treasurer Henry Beck and Commissioner Renee Lewis attended remotely due to travel obligations. Commissioner Bonita Usher and Commissioner John Wasileski attended remotely due to Covid concerns. There were no other person at their locations. There was a quorum present.

PUBLIC ATTENDANCE

Guests and staff present for all or part of the meeting included: Linda Uhl, Chief Counsel; Peter Merrill, Deputy Director; Adam Krea, Senior Director of Finance and Lending; Ashley Janotta, Counsel; Daniel Drost, Director of Energy and Housing Services; Linda Grotton, Director of Audit and Compliance; Jane Whitley, Director of Human Resources and Facilities; Erik Jorgensen, Senior Director of Government Relations and Communication; Karen Lawlor, Executive Administrator; Tom Cary, Treasurer; Allison Gallagher, Director of Housing Choice Vouchers; Troy Fullmer, Manager of HEAP; Scott Thistle, Communications Director; Mark Wiesendanger, Director of Development; Jason Stonier, Operations Manager – Building & Grounds; Bill Glover, LIHTC Programs Manager; Craig Reynolds, Director of Homeownership; Robert Conroy, Director of Asset Management; Lauren Bustard, Sr. Director of Homeless Initiatives; Lincoln Merrill, outgoing Chair of the Board; Kevin Joseph, outgoing Commissioner; Greg Payne, Sr. Advisor to the Governor on Housing Policy; Brenda Sylvester, Community Housing of Maine; and Gerrylynn Ricker, Paralegal and Note taker.

Introductions of all attendees.

Director Brennan presented thank you gifts to former Chair Lincoln Merrill and Commissioner Kevin Joseph. Mr. Merrill and Mr. Joseph thanked MaineHousing staff for their dedication and commitment to Maine residents.

ADOPT AGENDA

Commissioner Buxbaum made a motion seconded by Commissioner Harrison to adopt the February 15, 2022 agenda. The vote carried unanimously.

APPROVE MINUTES OF JANUARY 18, 2022 MEETING

Commissioner Usher made a motion seconded by Commissioner Buxbaum to accept the January 18, 2022 minutes as written. The vote carried unanimously.

Director Brennan explained to the Commissioners that the March meeting scheduled for March 15th falls within the NCSHA legislative conference in Washington, D.C. that will be attended by himself, Chair O'Hara, and Deputy Director Peter Merrill. Director Brennan asked that the meeting be

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postponed until March 22, 2022.

Commissioner Wasileski made a motion seconded by Commissioner Harrison to postpone the March 15, 2022 Board of Commissioner's meeting to March 22, 2022. The vote carried unanimously.

COMMUNICATIONS AND CONFLICTS

Commissioner Usher reported she had a communication from an attorney at Pine Tree Legal concerning issues with hotels in Bangor. Commissioner Buxbaum also had communications with said attorney. Commissioner Barrantes reported she is the engineer of record on several MaineHousing funded multi-family projects that are in design and construction right now. Chief Counsel Linda Uhl is in the process of conducting the conflict of interest status for all the new Commissioners with outside counsel. Commissioner Harrison had communications with Director Brennan regarding the Purchase Plus Improvements program run by the Homeownership department.

CHAIR OF THE BOARD UPDATES

Chair O'Hara stated he is thrilled to be our new Chair and he is looking forward to doing great things with the housing authority along with the three other new Commissioners.

DIRECTOR UPDATES

Director Brennan reported issues, his activities and upcoming matters as follows:

- Met with the interim City Manager of Portland, Danielle West. There are ongoing discussions with Portland city officials, the DHHS commissioner, her staff, and the Governor's office about the asylum seekers situation.
- Presented to the Maine Municipal Association along with Greg Payne from the Governor's office regarding the Maine jobs and recovery act and programs at MaineHousing that we think are going to be of interest to municipal leaders.
- Attended the forecast conference as a Board member of the Maine Real Estate Developers Association. Affordable housing was discussed. Speaker Ryan Fecteau was the key note speaker.
- Met with Chief Executive Officer of Catholic Charities of Maine, Steve Letourneau. Discussed the refugee resettlement program.
- Will be on a call this afternoon with the US Treasury, Noel Poyo, who is the Deputy Assistant Secretary for US Treasury about the emergency rental assistance program and the reallocation of some of those funds.
- Presented to the Health and Human Services Committee of the Legislature the Frequent Users Systems Engagement report. State Treasurer Beck asked Director Brennan to share that report with the Commissioners.
- Attended the quarterly Maine Association of Public Housing Directors meeting.
- Went to an event at the Knox County Homeless Coalition in Rockport and was interviewed by WABI, Bangor. Director Brennan will let the Commissioners know when it's going to air.
- Part of the homeless system redesign is a statewide leadership team and the program that is being implemented is Built For Zero. We are out of the planning stage and are now implementing the program. There are nine hubs in the state now and each hub is going to have a hub coordinator. MaineHousing is paying for that coordinator in each of the nine regions. We have awarded contracts to these nine regions. Lauren Bustard will give more detail in her presentation later in the Agenda.
- Launched two new programs in the last month - \$10 million affordable homeownership program, getting developers to build more starter homes. Also put out \$875,000 to build recovery residences.

- Attended quarterly meeting of the Maine Climate Council. This past meeting focused on environmental justice.
- Met with the Cultural Advisory Group. Six different cultural groups make up this advisory group and we are meeting every couple of months.
- Will be presenting to the Maine Affordable Housing Coalition on February 16th.
- Will be participating in a webinar with the VERA Institute, Fair Chance Housing workshop on February 28th
- New Commissioner Orientation on March 10th here at MaineHousing.
- Heading to Washington D.C. with Chair O'Hara, and Peter Merrill for the NCSHA Legislative Conference March 14th to the 16th.
- Information Technology Director Sheila Neilson is retiring in May so we are in the market for a new IT director. Sheila will come back in June and be a project manager for the new multi-family tracking system.
- We are strategizing with the CAP agencies and others on how to expand / broaden the administration of the emergency rental assistance funds.
- Attorney James Moore from Pine Tree Legal contacted three Commissioners as well as a half dozen staff members concerning hotels in Bangor that are not accommodating people who have emergency rental assistance vouchers. Director Brennan and MaineHousing staff are seeking additional information and are working to handle the situation.

ELECT SECRETARY

Commissioner Buxbaum made a motion seconded by Commissioner Wasileski to elect Nancy Harrison to be Secretary of the Board. The vote carried unanimously.

ADOPT AMENDMENT TO HOME ENERGY ASSISTANCE PROGRAM RULE RE: ELECTRICITY CREDIT

Chief Counsel Linda Uhl introduced herself and Daniel Drost, Director of Housing and Energy Services. Ms. Uhl explained to the Commissioners that the Maine Housing Authorities Act requires MaineHousing to administer the Home Energy Assistance Program ("HEAP") in accordance with rules adopted under the Maine Administrative Procedures Act. The existing HEAP Rule needs to be amended to allow for a one-time bill credit for low-income electricity customers. As a result of dramatic increases in the price of natural gas and oil, Maine ratepayers have large increases in their energy costs this winter. Central Maine Power's and Versant Power's standard offer rates increased by more than 80% on January 1, 2022. The average monthly increase for the residential customers of those utilities is approximately \$30/month. These increases disproportionately harm customers whose incomes are at or below 150% of the Federal Poverty Level. We propose using funds from the American Rescue Act. Low income Mainers do not need to apply for these funds. The Department of Health and Human Services has a list of those whose incomes are at or below 150% of the Federal Poverty Level. CMP and Versant also have low income programs and those Mainers will also receive the credit without needing to apply. The Emergency adoption is needed to provide the funds for the power companies to make the one-time bill credits to their most vulnerable customers by March 30, 2022, because beginning on April 15, 2022, customers with past-due bills will be at significantly greater risk of having their electricity disconnected for nonpayment. After questions and discussions, *Commissioner Wasileski made a motion seconded by Commissioner Usher to adopt the Resolution of the Commissioners of the Maine State Housing Authority Approving Emergency Adoption of Amendments to Chapter 24- Home Energy Assistance Program Rule and FFY 2022 Home Energy Assistance Program State Plan as presented to the Board by Chief Counsel Linda Uhl. The vote carried unanimously.*

LEGISLATIVE UPDATE

Director of Government Relations, Erik Jorgensen, talked about the second session of the 130th Legislature being in high-gear right now. Erik spoke of three themes he wanted to talk to the Commissioners about: Complexity, surprise, and momentum. Complexity: There are a couple very complex, complicated bills: one is aimed at producing a streamlined approach to affordable housing permitting. A second complex bill addresses people languishing in jails. Surprise: there are three bills that appeared in the last week. First is a bill that seeks to add four more Commissioners to our Board and to change the characteristics of who are members are. The other two surprises are spending proposals that both deal with HEAP. One creates a special administrative fund to help relieve delays in applications it also proposes a HEAP working group that would explore the program and recommend improvements to it; and second is a bill to pay for the development of an online application for heating assistance, which is something that, is already in progress this year, budgeted for, and planned for release in the next program year. The last surprise was regarding a bill that was seeking to make consistent anti-discrimination language across all state law. This could create issues with senior housing. Attorney Jodie Stevens assisted with language to help prevent age discrimination in senior housing. Momentum: there is a proposal by Representative Jessica Fay to appropriate funds to extend the existing Arsenic remediation program for several more years. There is the Maine Smart Buy program which is a plan to help people buy their first home while also discharging student debt. We designed a program to do this at the request of the Senate president. Finally, the HOME Fund is paid for out of half of the Real Estate transfer tax. A bill by Senator Chipman proposes to transfer all of the net proceeds of the tax to the HOME fund. This will create a massive hole in the budget so highly unlikely this will pass. Commissioner Buxbaum asked Erik if he would supply his spreadsheet of bills he is tracking with the Commissioners and Erik said he would. Chair O'Hara asked Greg Payne, Sr. Advisor to the Governor on Housing Policy if he would like to add anything to Erik's presentation. Mr. Payne highlighted two other bills that are being focused on pretty heavily right now by the Governor's office and one is around zoning and land use and the other is around the extension of the State historic tax credit.

QUALIFIED ALLOCATION PLAN (QAP)

Director Dan Brennan gave a brief overview of what the Qualified Allocation Plan is. Director of Development, Mark Wiesendanger, started his presentation stating that the QAP is a requirement of Section 42 of the IRS tax code. The QAP sets out the eligibility, priorities, and criteria for awarding tax credits to projects. It can also include threshold criteria for non-competitive 4% tax credits and any State low income housing tax credits. It tells us what we're going to build, where we're going to build it, and who we are going to be serving. Mark discussed qualified census tracts, difficult development areas, and the selection criteria. The selection criteria specifically includes ten areas that need to be addressed: location; housing needs; public housing waiting lists; individuals with children; special needs populations; use of existing housing; sponsor characteristics; energy efficiency; and historic nature. Mark then reviewed for the Commissioners his planned timeline for adoption of the QAP. He hopes to have a draft plan available for the Board in April and ask permission to commence rule-making; hold the public hearing in May; and ask the Board to adopt the plan in June.

HOME ENERGY ASSISTANCE PROGRAM (HEAP) INTRODUCTION

Manager of HEAP, Troy Fullmer gave the Commissioners a higher level overview of the HEAP program. In program year 2021, the CAP agencies took just over 50,000 applications for the program and out of that 50,000 there were just about 40,000 households served. The program is designed to help low to moderate income households with their home energy bill. There is also an energy crisis component and there is energy weatherization, minor home repairs to make the home more energy efficient. Every year there is approximately \$40 million that comes into Maine about \$1.5 million of that goes to the tribal organizations. We received an additional \$55 million in supplemental funding in program year 2021 which was made available through the American Rescue

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Plan. \$23 million from the \$55 million went out as a supplemental benefit to all households that received a benefit the previous program year. \$8 million is going to the one-time bill credit for low-income electricity customers. Up to 10% of funds received can go towards administrative costs and up to 15% can go towards weatherization. We contract with nine out of the ten local CAP agencies; we have over 300 fuel vendors we have agreements with; and we provide all types of fuel, wood, oil, kerosene, propane, biobricks, coal, electricity, etc. Troy went over the other components of the program: Energy Crisis Intervention Program (ECIP); Central Heating Improvement Program (CHIP); the heat pump program; and weatherization. Troy then went over the timeline for adopting the new rule. Seek approval from the Board to commence rulemaking in April; public hearing in May; and adopt the rule and state plan in June.

HOMELESS SYSTEM REDESIGN AND CURRENT HOTEL SITUATION

Senior Director of Homeless Initiatives, Lauren Bustard presented a slide show presentation entitled “Statewide Homeless Response System Redesign.” In 2019 we started looking at the way homeless services were delivered in Maine. Then in 2020 the pandemic hit and that really started shedding a light on the need to have better communication between the shelters and more collaboration. In June of 2020 we hired Corporation for Supportive Housing to help redesign the entire homeless response system. We wanted to identify and establish a *Regional Homeless Service Deliver Model* that would work for Maine and we wanted them to help us get more affordable housing units in the pipeline. Lauren went over key components of the redesign. She discussed the structure of nine service hubs; the roles of the service hubs, and who should the staff be in each hub. She explained the implementation plan with Community Solutions and their Built for Zero initiative. The Built for Zero Initiative is a rigorous national change effort designed to help a core group of committed US communities end chronic and veteran homelessness. Lauren reviewed for the Commissioners the nine Hub coordinators that have been hired. Lauren ended her presentation with a slide showing the number of hotels we have contracted with over the past two years. Commissioner Usher asked Lauren to elaborate on the hotel situation we are hearing about hotels in Bangor not wanting to have homeless people in their hotels. Lauren explained we contract with the hotels for a block of rooms, or in some instances, the entire hotel. But we contract, not only for the hotel rooms, we also contract with service providers to staff the hotels to minimize any service needs or any problems. Where the problem with ERA is, if individual people just go to a hotel and say I’ve got this ERA assistance which doesn’t come with any services, so it’s two different situations. There was more discussion regarding the hotel situation in Bangor. This will be a topic at our next meeting in March.

FUTURE PRESENTATION/TOPICS

Chair O’Hara asked the members to be thinking about what topics they would like discussed and/or presented at future meetings and get back to Director Brennan with their ideas.

ADJOURN

The meeting adjourned at 12:07 p.m.

Respectfully submitted,

Nancy Y. Harrison

Energy & Housing Services Department Memorandum

To: MaineHousing Board of Commissioners

From: Troy Fullmer, Manager of HEAP *TF*

Date: March 22, 2022

Subject: Planning for HEAP PY2023- Initial HEAP Stakeholder Input

As part of the planning process for the Home Energy Assistance Program (HEAP) Program Year 2023 (PY2023), Energy and Housing Services Department (EHS) collected and summarized initial input from HEAP Stakeholders. EHS personnel met with members of the Community Action Agencies' (CAAs) Energy and Housing Councils on January 7, 2022, and a HEAP Stakeholders working group meeting was convened on February 17, 2022. Attendees at the HEAP Stakeholders meeting included representation from HEAP fuel vendors, CAAs, Maine Equal Justice Partners and the Office of the Public Advocate. A summary of initial PY2023 HEAP planning input from HEAP Stakeholders is attached.

During the Board of Commissioners' April 19, 2022 meeting EHS will present the Board with a summary of proposed changes for the HEAP along with drafts of the HEAP PY2023 Rule and HEAP State Model Plan. During the same meeting, MaineHousing will seek approval to commence the HEAP Rule making process. During the Board of Commissioners' May 17, 2022 meeting, a Public Hearing will be held for the HEAP Rule and PY2023 HEAP State Plan.

PY 2023 HEAP Stakeholder Input
Summary of Themes
Prepared March 11, 2022

Household Eligibility- Categorical Eligibility

The LIHEAP Statute allows certain households to be considered “Categorically Eligibility” for HEAP, including households receiving TANF cash assistance and Supplemental Nutrition Assistance Program (SNAP) benefits. Currently in Maine, there is no system in place that allows households receiving TANF cash assistance or SNAP to be considered categorically eligible for HEAP. MaineHousing has been asked to utilize categorical eligibility for households that receive TANF cash assistance, SNAP and perhaps other means-tested programming.

Deductions for Income Eligibility

HEAP applicants must provide income documentation for the previous one-month or 30-day period. Applicants who are over income thresholds for HEAP may submit documentation of paid medical and dental expenses made during the income verification period to be considered as deductions that may bring the Applicant’s income within the income eligibility parameters. CAAs would like to see how this could be looked at differently in relationship to the one-month/30-day income verification period, as some allowable paid medical and dental expenses may fall outside of the income verification period.

Handling of TANF Supplemental Benefits

Allow TANF Supplemental benefits to be placed on accounts pre-delivery in the same manner that regular HEAP benefits are issued to vendors. Several vendors shared the complexity, challenges and inefficiency associated for both vendors and consumers with the way these benefits are placed on accounts as credits, having to track separately, and the related billing process, all of which may create confusion and room for error.

HEAP Weatherization/CHIP Eligibility

Eligibility for Maine’s Weatherization program and Central Heating Improvement Program (CHIP) requires households to have incomes at or below 200% Federal Poverty Level (FPL), which conforms to the income eligibility limits established by the U.S. Department of Energy (DOE) for the Weatherization Assistance Program (WAP). Income eligibility for HEAP is set at the greater of 150% FPL or 60% State Median Income (SMI). In some instances, households qualify for HEAP with incomes over 200% FPL. CAAs would like to see HEAP eligibility, even over 200% FPL, as income eligible for HEAP Weatherization and CHIP. The DOE permits categorical eligibility for WAP for HEAP eligible households.

Allowable ECIP (Energy Crisis Intervention Program) Expenditures

Per the HEAP Rule- Chapter 24, section B.2 , “Allowable expenditures must be related to averting an Energy Crisis and may include... delivery charges associated with fuel deliveries made against an ECIP benefit

and/or an upfront delivery made against a Household's regular benefit to avert an energy crisis situation." CAAs have asked to remove any charges associated with Upfront deliveries as allowable ECIP expenditures and have these set aside separately from ECIP.

Wood Pellet Stove Program

CAAs request MaineHousing to set up a new wood pellet stove program to align with CHIP. A wood pellet stove program could support installation of wood pellet stoves an affordable heating option and this could support Maine's wood products economy.

Program Year Period (does not impact Rule)

Community Action Agencies (CAAs) have asked to start taking HEAP applications for the upcoming Program Year starting as soon as possible on or after July 1. This change is part of an ask from the CAAs to have a more year-round program. Traditionally, CAAs start taking HEAP applications towards the end of August and take applications through July 15 (or first business day following July 15 if it falls on a weekend).

Timing with Issuing Initial Payments (does not impact Rule)

CAAs asked for MaineHousing to issue PY20203 regular HEAP benefits in early October 2022. CAAs expressed how helpful it was having regular HEAP benefits issued in early October 2021. Issuing benefits in early October helped consumers prepare for the heating season and alleviated the large volume of households seeking emergency fuel assistance when ECIP started on November 1. Traditionally, HEAP benefit amounts (dollars per point) were not determined until after MaineHousing received the annual Notice of Award, which is around the end of October and the first regular benefit payment run was completed in late-November. The language in the current HEAP Rule states that MaineHousing will announce the actual dollar value of Consumption Based and Design Heat Load Calculation points no later than fifteen (15) calendar days following the receipt of the federal HEAP grant award. Determining the dollars per point prior to MaineHousing receiving the new program year's HEAP grant award does not conflict with the process currently outlined in the HEAP Rule.

Online HEAP Application (does not impact Rule)

Several HEAP stakeholders, including CAAs would like to see an online HEAP application developed and deployed. Currently, applicants can complete the HEAP application process in-person (pending protocols established by each CAA) or through a telephone interview process. An online HEAP application would provide another channel for people to apply for HEAP.

HEAP Vendor Portal (does not impact Rule)

HEAP Vendors asked MaineHousing to institute an online portal that would allow vendors to submit information for payment as well as to see where payments are at in the queue for ECIP payment billings. Following ECIP deliveries, vendors submit completed purchase orders and delivery tickets to MaineHousing/CAAs, and invoices under certain circumstances. Receipt of the purchase order must be entered into the MaineHousing database. Contingent on database entry, MaineHousing will make payment within ten (10) business days of the receipt of applicable documentation. Implementing an online HEAP vendor portal could support gaining efficiencies with the ECIP billing process.

Energy Crisis Assistance Improvements (does not impact Rule)

Households experiencing energy crisis situations (no heat or imminent risk of no heat) must receive assistance within established timeframes. Currently, there is not a system or consistent protocol in place to ensure that households needing emergency energy crisis assistance can access services through the HEAP funded ECIP outside of regular business hours during ECIP season (traditionally November 1- April 30). A system needs to be developed that allows households in emergency energy crisis situations to be served outside of regular business hours, including nights, weekends and holidays during the ECIP season.

Asset Management Department Memorandum

To: MaineHousing Board of Commissioners
From: Robert Conroy – Director, Asset Management
Date: March 16, 2022
Subject: March Board Report - Asset Management

HUD Performance-Based Contract Administration (PBCA) Annual Compliance Audit

Asset Management administers the PBCA contract on behalf of HUD.

The PBCA contract consists of a list of specific tasks in order to effectively administer the Section 8 project rental assistance contracts. The tasks include processing rental assistance, project file audits, inspections and technical assistance among other related activities. Our work is reviewed by HUD on an annual basis.

In December we were notified by HUD that the HUD Compliance Review Team (CRT) would conduct a limited remote Annual Compliance Review of our Performance Based Annual Contributions Contract (PB-ACC) for the period from December 7, 2021 to January 7, 2022.

On February 18, 2022 we were notified of the results of the review. From their review letter HUD stated the following:

“We conducted our Entrance Conference with your staff on **Friday, December 3, 2021**. Then, we concluded our review with an Exit Conference call on **Thursday, February 17, 2022**. Our enclosed ACR report has **No Performance Findings**. Therefore, no response from your office is required. The CTR provided several recommendations for completing MORs during the ACR as outlined in the report during our Exit Conference. Our office is acknowledging your organization’s overall performance and continued success administering the PBCA program for HUD in **ME**.”

We are pleased to receive this acknowledgement from HUD, especially in light of the challenges COVID had created for our Owner/Managers and our MaineHousing staff.

We look forward to having another successful review next year as we have for every year since 2001.

Communications & Planning Department Memorandum

To: Board of Commissioners

From: Erik C. Jorgensen

Date: March 15, 2022

Subject: March, 2022 Board Report

What follows is a roundup of current CPD activity during the past month – the report is being compiled and filed from Washington, where Dan Brenna, Peter Merrill, Frank O’Hara and I are making visits with Maine’s congressional delegation, and learning about developments in congress and at HUD. We are sharing with the delegation our annual Federal Funds report (which is attached) reflecting the extraordinary \$557 Million we received from federal sources in 2021. Special thanks to Linnea Rogers, Scott Thistle and Becky Dydasco for pulling that together.

Community Solutions Grant: We have approved two applications, \$80,000 for Bath to help update their zoning and making increase affordable housing development, and \$300,000 for Greater Portland Family Promise for acquisition of a hotel to be converted into affordable housing in Freeport.

Outreach: Clyde Barr was invited to present about to the Bar Harbor Planning Board on February 23 and the Tri-State Mortgage Conference in Portsmouth, NH on March 26. The Bar Harbor meeting focused locally on Bar Harbor, MDI and surrounding communities with a high level overview of MaineHousing programs. At the Tri-State conference Clyde will focus on State level trends in housing and economics.

Fair Chance Housing: On February 28 MaineHousing cohosted with the Vera Institute for Justice a stakeholder meeting on Fair Chance Housing for People with Conviction Histories. The meeting was scheduled in association with LD 1201 a Resolve, Directing MaineHousing to engage stakeholder in an examination of fair chance housing policies. The group included the bill’s sponsor, Rep. Rachel Talbot Ross, landlords, activists, and persons with lived experience. It was a productive conversation and we are in the process of drafting recommendations to the Legislature.

Rising energy costs: In partnership with the Housing Choice Voucher and Asset Management departments CPD provided data to update the Utility Allowances for the respective program. Since they were updated effective January 1, 2022 the state average for fuel oil has risen 66%. The new allowances will be effective June 1.

Data Analysis Projects: We gathered the 2021 accomplishments data from all of the departments to create our final 2021 Annual Accomplishments sheet (also attached). This is a report that serves

as a preface to our annual report, which we will be compiling this month. This year we included IT, HR and the Lean Team to further highlight all of the activities and hard work that happens at MaineHousing.

Data Analyst Becky Dydasco will be participating in the 2nd round of Lean White Belt Training on 3/16/2022. The project will focus on continuing to work with EHS on the implementation of an online HEAP Application. CPD will be providing additional support for the project by mapping the new process and helping to identify and report on key metrics used to measure the use and success of the new online option for clients, CAAs and overall HEAP Program.

Becky has also been working on streamlining the ERA reporting process and providing quick access through a Tableau dashboard for current benefit spend as well as automated reports for monthly and quarterly Treasury reporting. There will also be self-service reports for data quality and specific CAA metrics.

Website Redesign Update: We continue to work on the website redesign with our contracted advertisement agency, Rinck Advertising. We are breaking the redesign down into several stages to assure that we spend adequate time designing and testing new controls and content for the site. We are currently working on a new menu configuration and will be testing three different menu designs before moving on to the content within the menu. We expect this stage to last about a month.

Media: In the last 30 days MaineHousing or MaineHousing representatives, usually Director Daniel Brennan, have appeared in no fewer than 20 news reports from a range of outlets.

What's particularly interesting is that MaineHousing's messaging reaches far and wide. From conservative-leaning publications like the *Washington Examiner* to more left-leaning publications like *the Maine Beacon*, stories about our efforts to help Maine households are getting out there.

Reporters, producers and editors across the spectrum of news sources all see MaineHousing and Brennan, as a trusted source of reliable information on all things housing in Maine.

We've worked to coordinate, often proactively, timely interviews and get accurate information out to a host of outlets and Maine news sources including: MainePublic, The Portland Press Herald, the Bangor Daily News, the Lewiston Sun Journal and others.

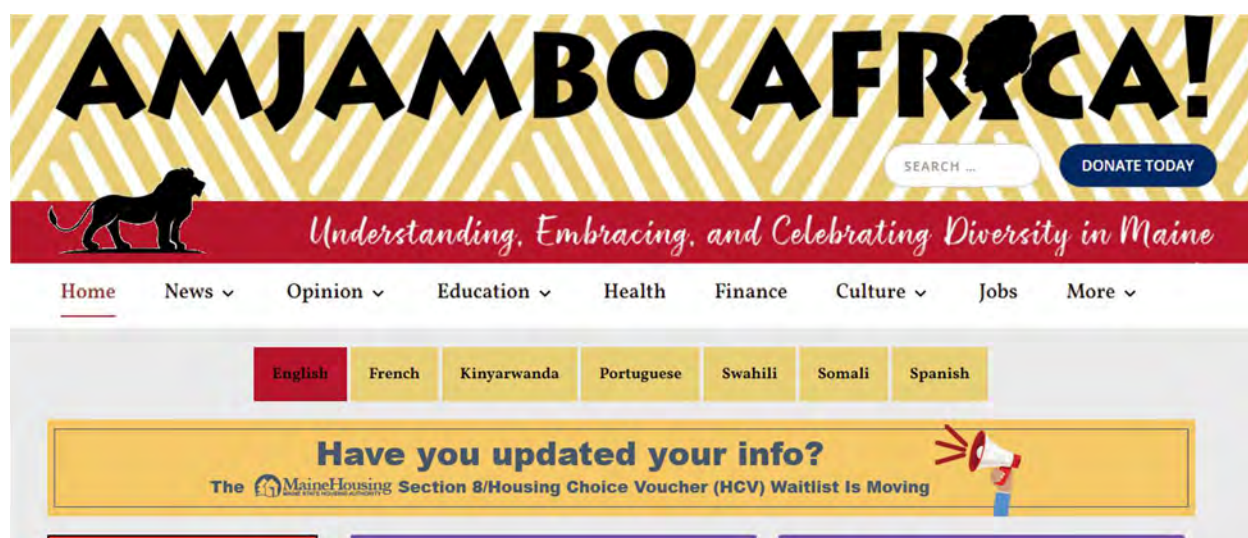
The highlight of the month was [Dan Brennan's guest column in the Portland Press Herald](#) – which also appeared in the Kennebec Journal and the Waterville Sentinel and in all three online versions of those newspapers. It addresses the issue of people experiencing homelessness and the use of local motels and hotels to house them. This column fetched a round of thanks from a range of citizens, state lawmakers and local officials who all acknowledge Dan's central theme that homelessness touches all of our communities and it's a problem we need to solve together.

MaineHousing's Communications and Planning Department has also increased efforts to reach more diverse and unique Maine media markets including a new advertising effort around Housing Choice Vouchers (Section 8) and Emergency Rental Assistance programs in Amjambo Africa, a print and online publication that focuses on news important to immigrant and emerging new Mainer communities. Stay tuned for additional developments on this front as we begin a collaborative

effort to make sure we are including and equitably reaching as diverse an audience as possible with our program marketing and outreach efforts.

Additionally this month a MaineHousing banner ad on [Amjambo Africa's home page](#) encourages applicants on the HCV waitlist to update their contact information to ensure they keep their place in line as we switch to a new system and vendor for managing and processing those applications.

See:



Below is a snapshot of some of the stories that have appeared in the last 30 days online, in print and on television and radio featuring MaineHousing or officials from our agency.

-March 11 - [Mainers encouraged to explore programs that offer relief from rising energy prices \(msn.com\)](#)

March 11 - [Lewiston council to consider moratorium on homeless shelters \(sunjournal.com\)](#)

March 11 - [Skyrocketing energy costs jump to the top of Maine's legislative agenda | Maine Public](#)

March 9 - [Maine heating oil prices spike 87 cents per gallon in a week after Ukraine invasion \(bangordailynews.com\)](#)

March 9 - [Rising prices prompt 'late-season surge' of heating aid in oil-dependent Maine \(bangordailynews.com\)](#)

March 9 - [Maine House slams door on fees for vacant second homes - Portland Press Herald](#)

March 8 - (3rd part of 3-part series WABI) [Coming Together to Solve Maine's Housing Crisis- Part Three \(msn.com\)](#)

March 7 - [A proposed law would try to get heating assistance to Mainers more quickly | Maine Public](#)

March 4 - [Maine Is Trying To Attract Younger Workers By Paying Off Student Loans \(blackenterprise.com\)](#)

March 3 - [House Speaker wants to cut zoning 'red tape' to address Maine's housing crisis | Beacon \(mainebeacon.com\)](#)

March 2 - [Legislation would reform Maine zoning regulations | newscentermaine.com](#)

March 1 - [Maine Voices: End of South Portland hotels' homeless-housing lease points to bigger problem - Portland Press Herald](#)

Feb. 25 - [Two South Portland hotels will stop hosting homeless people because of complaints - Portland Press Herald](#)

Feb. 23 -- [Maine bill would forgive student debt for homebuyers | Washington Examiner](#)

Feb. 17 - [90,000 low-income CMP and Versant customers will get a one-time \\$90 electricity credit | Maine Public](#)

Feb. 14 - [Maine announces state-wide strategy to reduce, end homelessness \(sunjournal.com\)](#)

Feb. 10 -- [\\$90 utility credit could aid low-income Maine electricity customers | Mainebiz.biz](#)



**Building Opportunity through
Quality Affordable Housing**

MaineHousing Federal Funds Report 2021

MaineHousing
26 Edison Drive, Augusta, Maine 04330
1-800-452-4668, Maine Relay 711
mainehousing.org
For more information, contact
Peter Merrill, Deputy Director
207-626-4608

MaineHousing Administration

Board of Commissioners

- Chair Frank O'Hara, independent public policy consultant
- Sonia Barrantes, CEO, Ripcord Engineering Inc.
- Henry Beck, Treasurer of the State of Maine
- 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
- Renee Lewis, Principal and Managing Partner of Bloomfield Capital
- Bonita Usher, Owner of Smooth Transitions Maine in Buxton

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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.

MaineHousing does not discriminate on the basis of race, color, religion, sex or gender, sexual orientation, gender identity or expression, national origin, ancestry, disability, age, familial status, marital 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 or gender, sexual orientation, gender identity or expression, national origin, ancestry, age, 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 04330-6046, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice) or Maine Relay 711.





MaineHousing
MAINE STATE HOUSING AUTHORITY

Total 2021 Federal Housing Investment

\$557.1 million

\$113.6 million in Home Purchase

\$142.7 million in Rental Housing Development

\$59.5 million in Energy Assistance

\$109.2 million in Rental Assistance

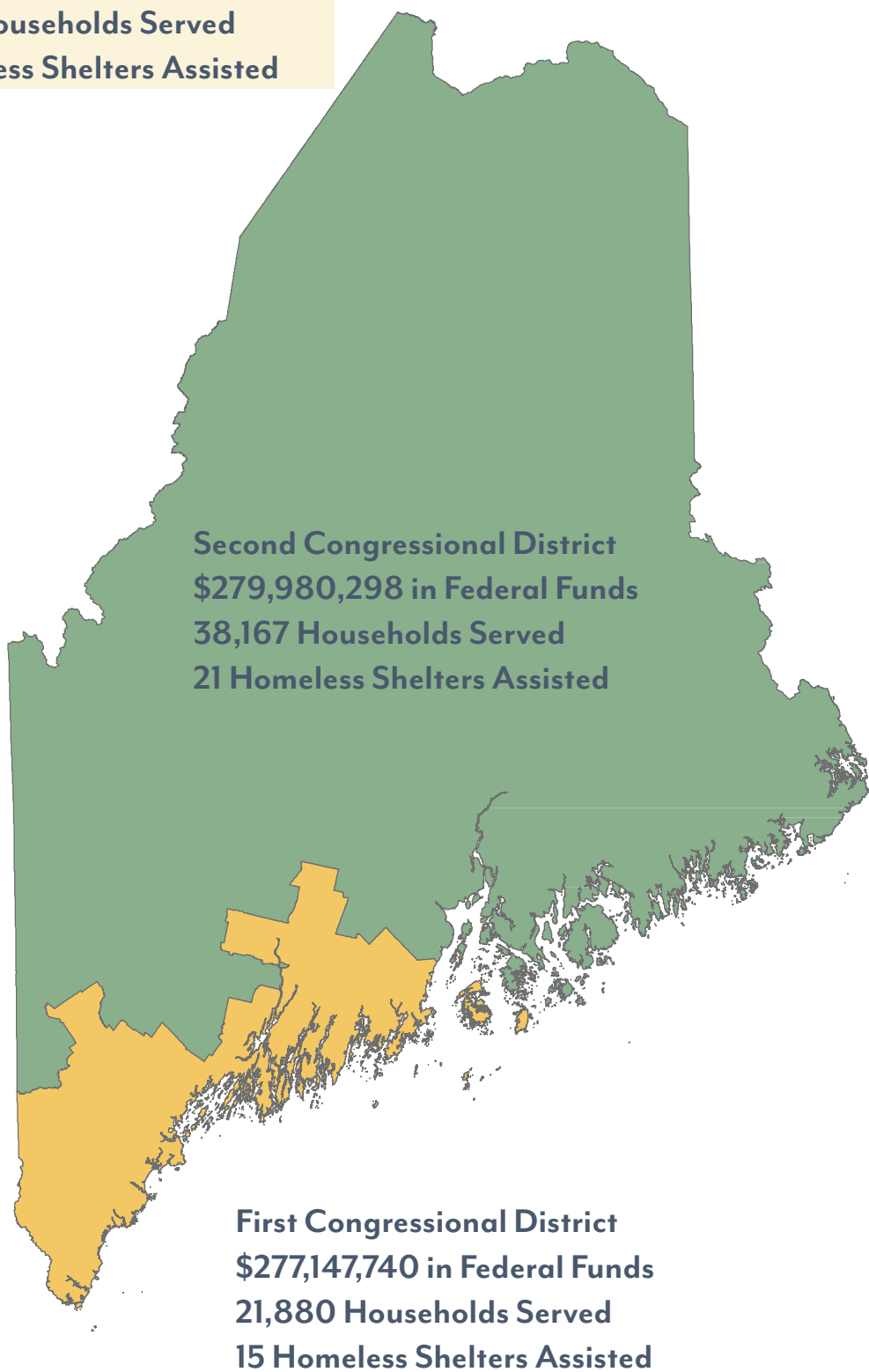
\$11.5 million in Homeless Assistance

\$120.6 million in COVID-19 Response Assistance



Maine 2021 Federal Funds

\$557,128,030 in Federal Funds
60,022 Households Served
36 Homeless Shelters Assisted



How MaineHousing Uses Federal Resources

(2021 federal funding amounts and outcomes in italics)

Expand Affordable Housing Opportunities

Home Purchase

Tax Exempt Bonds

\$113,618,990

725 households

Sales of tax exempt bonds provide the funding for mortgage loan purchases originated and closed by our lender partners who offer our First Home Loan. This program is for first-time homebuyers. The mortgage payments made on these loans are used to pay a majority of MaineHousing's annual operating expenses. In 2021, 725 Maine households utilized the First Home Loan program to purchase their first home.

Rental Housing Development

Low Income Housing Tax Credits, HOME Partnership, and Housing Trust Fund

Completed: \$58,448,394; Financed: \$84,216,685

605 units completed; 731 units financed

Low Income Housing Tax Credits, the HOME Partnership, and the Housing Trust Fund are our primary sources of funding for new affordable rental housing. MaineHousing uses a competitive scoring process to allocate tax credits among proposed affordable housing developments to ensure we are serving areas with the greatest needs. In 2021, these funding sources provided over \$55 million for the construction of 524 new units, and over \$84 million for the financing of 731 units. Among those units completed were 81 preserved (rehabilitated or adapted reuse) affordable housing units.

Improve and Preserve the Quality of Housing

Energy Assistance

Central Heating Improvement Program (HEAP)

\$5,113,787

1,658 households

The Central Heating Improvement Program (CHIP) provides grants for home heating systems repair and replacement. In 2021, MaineHousing improved heating in 1,658 households.

Home Energy Assistance Program (HEAP)

\$49,485,564

27,506 households

MaineHousing uses HEAP funds to provide heating assistance to low-income households, including emergency funds for lower-income households experiencing an energy emergency. In 2021, MaineHousing assisted 27,506 homes with their energy expenses.

Weatherization Assistance Program

\$4,890,949

316 households

MaineHousing's Weatherization Program provides grants to low-income homeowners and renters to reduce energy costs by improving home energy efficiency. Weatherization improvements may include insulation, weather-stripping, caulking, and some safety-related repairs. HEAP Weatherization funding is used in conjunction with the Department of Energy (DOE) Weatherization Assistance Program funding. In 2021, over \$4.8 million of HEAP and DOE funding weatherized 316 Maine households.

Rental Assistance

Section 8 Project Based Rental Assistance

\$78,307,925

8,026 households

This rental assistance is committed to properties developed in the 1970s and early 1980s before Congress terminated the housing program. This assistance maintains the developments' affordability for low-income older adults and families. They pay no more than 30% of their adjusted income to rent in these properties. In 2021, MaineHousing administered rental assistance to 8,026 renter households statewide.

Section 8 Voucher Program

\$30,872,520

3,753 households

MaineHousing provides rental assistance to individuals and families who can rent a privately owned apartment that meets our program standards. These standards include passing a HUD quality inspection and signing a Housing Assistance Contract. MaineHousing prioritizes specific populations. These populations include veterans, people who are homeless, and households who participate in our self-sufficiency program. In some instances, vouchers can be used to help finance a home mortgage. MaineHousing administers 35% of Maine vouchers, and in 2021, we provided 3,753 renters with vouchers.

Homeless Assistance

Funding Emergency Shelters and Navigators

\$1,390,783

36 shelters

MaineHousing allocates these funds to 36 of Maine's emergency homeless shelters. Shelters use these funds for operating expenses, as well as housing relocation and stabilization services to rapidly re-house and stabilize individuals and families who are living in shelters and on the streets across Maine. This funding also supports 66 Housing Navigators employed by the shelters to conduct comprehensive assessments of clients, create housing stability plans, assist with housing search and placement, and support clients beyond shelter to ensure housing stability. In 2021, MaineHousing provided funds to 36 shelters.

Stability Through Engagement Program (STEP)

\$1,504,980 in Federal HOME Funds and McKinney-Vento Grant Funds

122 households

MaineHousing's STEP program uses vouchers to rapidly re-houses individuals and families experiencing homelessness for up to 24 months. In 2021, the vouchers were allocated to Maine's 36 shelters who served 122 households in Maine.

Continuum of Care (CoC) Planning Grant

\$371,190 in McKinney-Vento Grant Funding

10 agencies

MaineHousing applies for this funding on behalf of the Maine Continuum of Care (CoC) which supports and improves the Continuum's operations. This includes a number of tasks, including monitoring CoC and Emergency Solutions Grant-funded projects. This support significantly benefits agencies and programs that provide housing services for those experiencing homelessness in Maine. In 2021, a total of 10 agencies, including MaineHousing, received McKinney-Vento funds that supported 24 transitional housing beds, 83 rapid rehousing beds, 90 facility-based permanent supportive housing beds, and 1540 Shelter Plus Care beds.

Coordinated Entry Grant

\$36,723

MaineHousing applied for this funding on behalf of the Maine Continuum of Care to support the creation, implementation, and evaluation of the HUD-required Coordinated Entry System. This system facilitates the appropriate placement and resource connection for people and families experiencing homelessness.

Homeless Management Information System (HMIS) Grant

\$344,888

The Maine CoC designated MaineHousing as the State's HMIS lead. MaineHousing receives the funds from the HMIS Grant to fund the system that collects HUD-required data and helps inform our understanding of shelter use in Maine. In 2021, HMIS funds were used to record and report data on people sheltered through Emergency Shelter, Rapid Rehousing, Permanent Housing, Permanent Supportive Housing, and Veterans Affairs Supportive Housing (VASH) programs. Data was also recorded for people participating in Street Outreach, Runaway and Homeless Youth, and Veterans' programs. This data is part of a range of information used to help us making policy decisions to best serve Maine's homeless population.

Youth Homelessness Demonstration Project

\$3,200,000

In 2021 six new projects were initiated by homeless service providers through the HUD-funded Youth Homelessness Demonstration Program. They include homeless diversion and housing navigation programs as well as programs to assist young adults obtain and maintain housing such as transitional housing, rapid rehousing and rental assistance combined with supportive services. These projects cover the entire state and will be instrumental in addressing the complex issue of youth homelessness in Maine.

ESG-CV (Emergency Solutions Grant Coronavirus Allocation)

\$4,683,479

This funding is additional ESG funding allocated through the CARES Act to prevent, prepare for, and respond to COVID-19 among individuals and families who are homeless or receiving homeless assistance. Maine received \$12.6 million in ESG-CV money in 2020 which must be spent by September 2022. In 2020, MaineHousing rolled out COVID response programs to support shelters and rapid rehousing efforts across the state and continued this support and rolled out additional programs in 2021. Our 2021 programs included grants to 36 shelters to purchase necessary protective equipment, incentive and overtime pay for shelter staff, and hotel rooms to accommodate reduced occupancy capacity due to social distancing requirements and increased homelessness. Five rapid rehousing grants were awarded to increase affordable housing for homeless in Portland, Bangor, Knox County, and Western Maine.

COVID-19 Response Assistance

Federal Emergency Management Agency (FEMA)

\$14,993,517

MaineHousing has kept Mainers sheltered throughout the COVID-19 pandemic. Our multifaceted response began with securing FEMA Public Assistance program funding to house homeless individuals in hotels, and to launch wellness shelters. With the Maine Department of Health and Human Services, we expanded the population served by our hotel program to include immigrant families, agricultural workers, healthcare workers, and other individuals in congregate living situations.

Emergency Rental Assistance (ERA)

\$105,647,655

16,580 renter households

We launched the Emergency Rental Assistance program in March 2021 with the receipt of \$200 million in stimulus funding and will continue to offer this much needed assistance to Maine renters. Combined with MaineHousing's StateHOME funds, CDBG funding, and the Coronavirus Relief Fund, \$105.6 million in rental assistance was available to over 16,000 renter households in 2021.

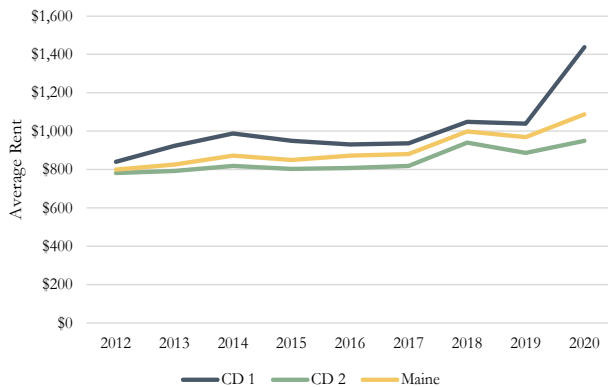
Housing Demographics for Maine

Maine People in Need		1st District		2nd District		Maine	
Households with Income:		Owners	Renters	Owners	Renters	Owners	Renters
<= 30% Area Median Income (AMI)		16,800	19,680	17,352	17,125	34,152	36,805
> 30% to <= 50% AMI		19,295	13,473	19,589	13,335	38,884	26,808
> 50% to <= 80% AMI		31,787	16,588	30,429	14,220	62,217	30,808
> 80% to <= 100% AMI		21,242	8,903	19,910	7,459	41,152	16,362
> 100% AMI		119,512	28,385	115,623	24,026	235,135	52,411
Total		208,636	87,029	202,903	76,165	411,539	163,194
Source: Claritas 2021 Household Income							

Housing, Affordability Varies by Region	1st District*	2nd District*	Maine*	United States**
Median Home Price	\$378,350	\$220,000	\$295,000	\$351,950 (value)
Median Household Income	\$73,582	\$52,689	\$63,427	\$61,021
Income Needed to Afford Median Home Price*	\$99,823	\$59,979	\$79,201	\$96,077
Households Unable to Afford Median Home Price	66%	56%	62%	68%
Average 2-Bedroom Rent	\$1,438	\$950	\$1,088	\$1,062 (median gross) ¹
Renter Households Unable to Afford Average 2-Bedroom Rent	60%	57%	55%	52%
Source: *2021 MaineHousing Facts (rental data from 2020 MaineHousing Facts), **National Association of Realtors, 2019 American Community Survey (5 Year Estimates) Tables DP-03,04, & B25118 and U.S. Census Bureau, Current Population Reports, P60-273, Income and Poverty in the United States: 2020 (Table A-1)				
¹ Median gross rent is the median contract rent, plus the average monthly cost of utilities.				

Improving Incomes, Rising Home Prices and Rent

Average Rent

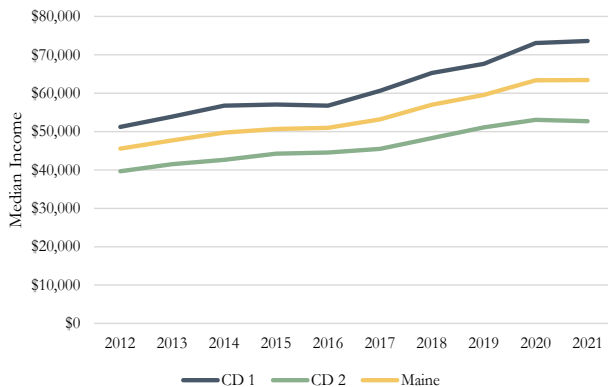


Rental data is not yet available for 2021, although we expect prices to continue to increase. In 2020, Congressional District (CD) 1 saw the greatest increase at 67%. The CD 2 increase was 23%; the statewide increase was 34%.

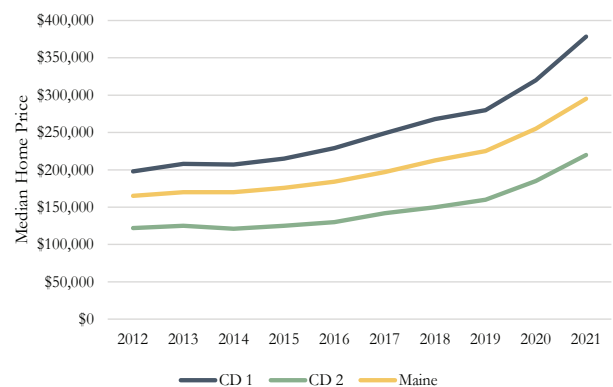
Median income increased statewide and in both CDs. The median incomes in CD 1 improved by 44%; the median incomes in CD 2 improved by 33%. The state's increase in median income was 39%.

Regarding median home prices, CD 2 had a 80% increase, lagging behind CD 1. CD 2's inventories are greater, and demand is lower, in contrast to CD 1 where Cumberland and York counties have tight inventory and subsequently, higher prices. CD 1 median home prices increased 91%.

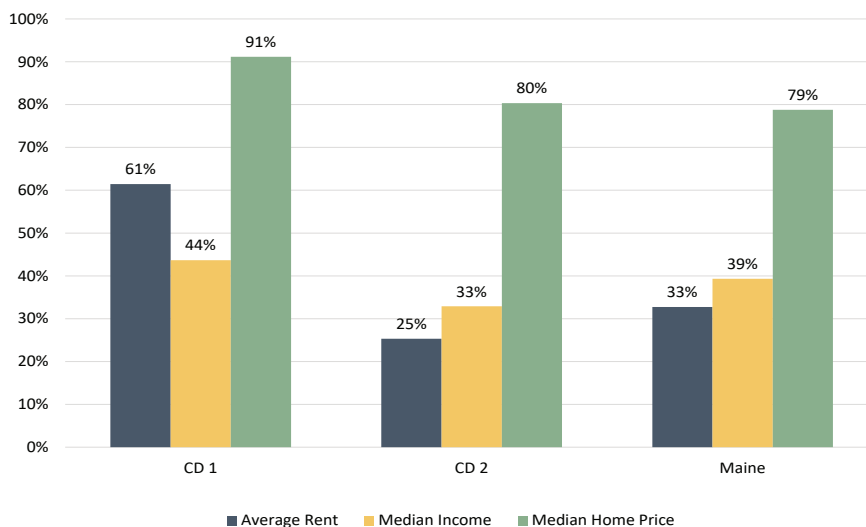
Median Income



Median Home Price



Percent Change in Rents, Home Prices, and Incomes 2012 -2021 for Maine and the two Congressional Districts



CD 1 and CD 2 median home price increases outpaced median income by 48 percentage points from 2012-2021. This is higher than the state (40 percentage points). Buying a home in CD 1 is less affordable than CD 2 and the state as a whole.

While rental data is not yet available for 2021, rents are expected to continue to increase, and renting continues to be unaffordable across the state.

The challenges Mainers face in buying and renting homes is forecast to see little change.

Sources: The home price data in these charts is derived from the Maine Real Estate Information System (MREIS). Income data is from Claritas. The pre-2019 rental data comes from MaineHousing's quarterly survey of rental costs and data received from MaineHousingSearch.org. 2019 rents were calculated using a forecast tool. 2020 rents come from a 3-month survey conducted by SocialServ. 2021 rental data is not yet available.

2021 Funding and Federal Sources by Congressional District

Program Area	Federal Funding Source(s)	CD 1		CD 2		Maine		Income Eligibility Limit ¹
		Households / Units	Funding Amount	Households / Units	Funding Amount	Households / Units	Funding Amount	
Home Purchase								
First Time Homebuyers	Tax-Exempt Housing Bonds	209	\$41,970,726	516	\$71,648,264	725	\$113,618,990	115% of AMI, or 100% of AMI for households < 3 individuals
Rental Housing Development								
Tax Credit Units Completed	Low Income Housing Tax Credits, HOME Partnership Grant, and Housing Trust Fund	490	\$47,078,524	115	\$11,369,870	605	\$58,448,394	<40% - <60% of AMI (Varies Based on Subsidy)
Tax Credit Units Financed/ Under Construction	Low Income Housing Tax Credits, HOME Partnership Grant, and Housing Trust Fund	495	\$41,465,262	236	\$42,751,423	731	\$84,216,685	<40% - <60% of AMI (Varies Based on Subsidy)
Energy Assistance								
CHIP (Central Heating Improvement Program)	Home Energy Assistance Program (HEAP) Funds	475	\$1,316,728	1,183	\$3,797,059	1,658	\$5,113,787	<200% of the Federal Poverty Guidelines
Fuel Assistance	Home Energy Assistance Program (HEAP) Funds	6,526	\$6,761,483	20,980	\$20,721,354	27,506	\$27,482,837	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
	Home Energy Assistance Program (ECIP) Funds		\$117,623		\$490,582		\$608,205	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
	Home Energy Assistance Program (HEAT & EAT) Funds		\$52,101		\$83,622		\$135,723	
Home Weatherization	Department of Energy (HEAP and Weatherization Assistance Program (WAP))	61	\$921,105	255	\$3,969,844	316	\$4,890,949	<200% of the Federal Poverty Guidelines
Supplemental Fuel Assistance	Home Energy Assistance Program (HEAP) Funds		\$4,708,256		\$16,550,544		\$21,258,800	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
Rental Assistance								
Section 8 Rental Units	Section 8 Project-Based Assistance	4,737	\$48,233,888	3,289	\$30,074,037	8,026	\$78,307,925	<50% of AMI
Section 8 Vouchers	Section 8 Housing Choice Vouchers	1,575	\$15,435,048	2,178	\$15,437,472	3,753	\$30,872,520	<30% of AMI
Homeless Assistance								
Funding Emergency Shelters & Navigators	Emergency Solutions Grant	15 Shelters	\$904,048	21 Shelters	\$486,744	36 Shelters	\$1,390,783	NA
Stability Through Engagement Program (STEP)	Federal HOME Grant and McKinney-Vento Grant Funds	94	\$1,159,575	28	\$345,405	122	\$1,504,980	<50% of AMI
Homeless Programs & Projects	Continuum of Care Grant		\$185,595		\$185,595	Maine Continuum	\$371,190	NA
Homeless Management Information System (HMIS) Grant	HMIS Grant		\$172,444		\$172,444	Maine Continuum	\$344,888	NA
Coordinated Entry	Coordinated Entry Grant		\$18,361		\$18,361	Maine Continuum	\$36,723	NA
Homeless Youth*	Youth Homelessness Demonstration Program Grant		\$1,600,000		\$1,600,000		\$3,200,000	NA
Homeless Provider Grants	Emergency Solutions Grant Coronavirus Allocation (ESG-CV)	15 shelters	\$2,403,113	21 shelters	\$888,271	36 shelters	\$3,291,384	NA
Temporary Rapid Rehousing Program	ESG-CV	5 shelters	\$1,035,960	2 shelter	\$156,193	7 shelters	\$1,192,152	30% AMI with ability to approve up to 50% AMI
Street Outreach Services	ESG-CV	1 shelter	\$3,947			1 shelter	\$3,947	NA
Shelter Renovations Program	ESG-CV			1 shelter	\$37,766	1 shelter	\$37,766	NA
Homeless Diversion Program	ESG-CV	8 Shelters	\$59,605	17 shelters	\$98,626	25 shelters	\$158,231	30% AMI
COVID-19 Response Assistance								
Hotels/Shelters	Federal Emergency Management Agency (FEMA)	5 Hotels	\$7,496,759	3 Hotels	\$7,496,759	8 Hotels	\$14,993,517	NA
Rental Assistance	Emergency Rental Assistance (ERA)	7,218	\$54,047,591	9,387	\$51,600,064	16,580	\$105,647,655	NA

¹Program eligibility depends on household size, income, and other criteria. Program eligibility details available at www.mainehousing.org. AMI is Area Median Income.

*\$3.3 million from a 2019 grant

A Snapshot



Help Maine
People Attain
Housing Stability

5,700

Homeless Clients Served

3,756

Average Monthly Voucher
Households Served

16,580

Households Helped with
Emergency Rental Assistance



Expand Affordable
Housing Opportunities

725

First Home Loans

524

New Multifamily
Units Completed

1,370

Homebuyer
Education
Attendees

773

Multifamily Units
Financed &
Under Construction



Improve &
Preserve
Housing
Quality

99

Units Abated of Lead

33,029

Households Received
Heating Assistance

20,050

Multifamily Units
in Portfolio



MaineHousing
In House

Information Technology

- Continued to increase focus on IT security with the addition of a new staff position and expanded quarterly IT awareness training requirements for all employees
- 5+ system upgrades

Human Resources

- 2021 Best Places to Work in ME
- 181 employees
- 8.4% growth rate with an average tenure of 9.7 years

Lean Process Improvement Initiatives

- 15 New Lean White Belt Certifications
- 9 Lean projects completed to streamline processes with benefit to over 12 departments, external partners, and clients

MaineHousing's COVID-19 Response

Emergency Rental Assistance (ERA)

\$105.6 million in benefits distributed to support eligible Mainers
16,580 households received a benefit
7,000 households with children
3,000 households with older adults
Over 17,000 children and older adults
2.3 average household size

COVID Supplemental Home Energy Assistance Program (HEAP)

\$21.3 million in benefits
29,826 households received a benefit

\$3,434,329 COVID emergency
operating funds to homeless shelters
Statewide | 36 shelters

Emergency Shelter and Quarantine & Isolation

8 hotels | 107,408 bednights provided
Presque Isle, Bangor, Waterville, Lewiston,
Portland, South Portland, Scarborough
\$14 million for lodging and operations

2020 Rapid Rehousing Grants

\$1,326,487 utilized in 2021
Portland, Bangor, Knox County, Western ME
5 grants to help homeless households secure
permanent housing

\$660k Homeless Diversion Program Grant

25 shelters | 15 agencies
Grant to provide staffing and client support to assist in the
prevention of homelessness for households seeking shelter

Development

Projects Completed

Total

16 projects; 605 units
524 new units
81 existing preserved units
\$198,898 avg cost/unit

Family

4 projects; 215 units
168 new units
47 existing preserved units
\$178,876 avg cost/unit

Older Adults

10 projects; 376 units
351 new units
25 existing preserved units
\$210,969 avg cost/unit*

Supportive Housing

2 projects; 14 units
5 new units
9 existing preserved units
\$178,590 avg cost/unit

Projects Financed & Under Construction

Total

20 projects; 773 units

Family

7 projects; 346 units

Older Adults

9 projects; 395 units

Supportive Housing

4 projects; 32 units

Affordable Housing TIF

7 approvals

Energy & Housing Services

Home Repair Program

278 projects
\$3,622,512 expenses
\$10,409 avg project cost

Arsenic Abatement

58 projects
\$63,034 expenses
\$3,519 avg project cost

Energy & Housing Services (continued)

Lead Hazard Control Program

99 units abated
\$34,936 avg cost

Weatherization

316 households helped
\$5,426,386 expenses
\$9,497 avg project cost

Central Heating Improvement Program (CHIP)

1,658 households helped
\$5,113,787 expenses
\$2,474 avg project cost

Home Energy Assistance Program (HEAP)

27,506 households helped
\$801 avg benefit
\$22,043,622 funds paid out

COVID Supplemental Home Energy Assistance Program (HEAP)

29,826 households helped
\$713 avg benefit
\$21,258,800 funds paid out

Emergency Fuel Assistance

2,174 households helped
\$608,205 expenses
\$280 avg benefit

TANF HEAP Assistance

7,102 households helped
\$3,104,097 expenses
Up to \$350 benefit

Heat Pump Program

792 households helped
\$3,020,646 expenses
\$3,237 avg project cost

Community Aging in Place

\$695,770 contracted for home repair services

Homeless Initiatives

Emergency Shelter & Housing Assistance Program (ESHAP)

36 shelters funded
80 navigators funded
5,700 unduplicated clients served
\$6,786,474 financial support

Homeownership

First Home Loan Program

725 mortgages
\$157,175 avg mortgage
\$114 million total

Mobile Home Replacement

14 households helped
\$1,018,844 expenses
\$72,775 avg cost per HH

Loan Servicing

Single Family

Single family loan portfolio
9,750 loans; \$887.3 million

Delinquency rate

(60+ days)
3% single family loans

Foreclosures

13 completed; 16 prevented
1,238 total loss mitigation workouts
\$4,755 overall avg loss on defaulted loans

Maine HOPE Program

2 households; \$7,603 total benefits

Multifamily

Loan portfolio
1,203 loans; \$696 million

Delinquency rate

as of 12/31/21
(60+ days): 0.00%

Subsidized Housing

Asset Management

760 properties
20,050 units in portfolio

Section 8 Administration Performance Based Contract Administered for HUD

7,480 units
\$1,000,632 subsidy

Traditional Contract Administered for HUD

546 units
\$77,607,293 subsidy

Supportive Housing

276 projects; 1,813 units

Low Income Housing Tax Credit (LIHTC)

203 projects; 8,546 units

LIHTC and Section 8

28 projects; 1,781 units

Additional MH-Financed Affordable Housing

106 projects; 3,569 units

Recovery Residences

17 residences; 129 beds

Housing Choice Vouchers

MaineHousing administers 35% of Maine vouchers.
3,756 avg households/month
\$30,444,011 subsidy
\$675 avg Housing Assistance Payment per voucher/month

ReStart Family Self Sufficiency Program

64 participants

Building Family Futures

15 participants

Emergency Rental Assistance Program (ERA)

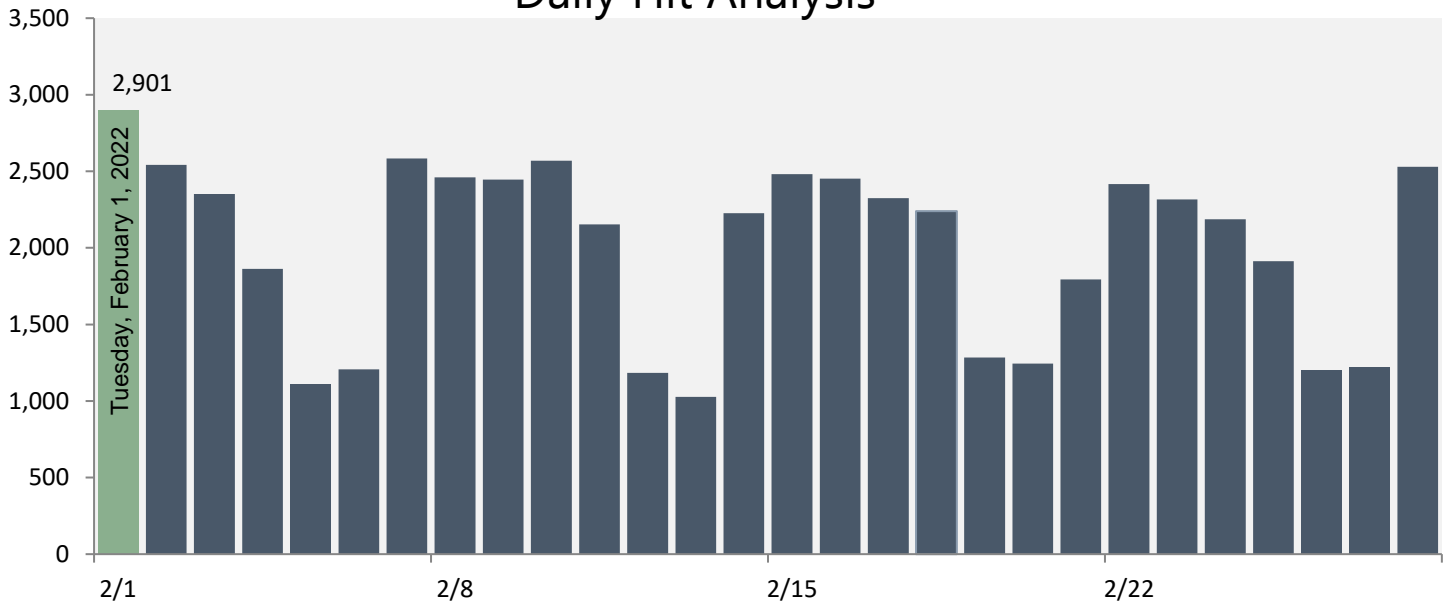
16,580 households
\$105,647,655 total benefits

* The average cost/unit for older adult housing appears more expensive due to the formula establishing total development costs which discounts units with multiple bedrooms. The majority of older adult units have fewer bedrooms than family units.

February 2022 - MaineHousing Website Statistics

Hit Summary

Daily Hit Analysis

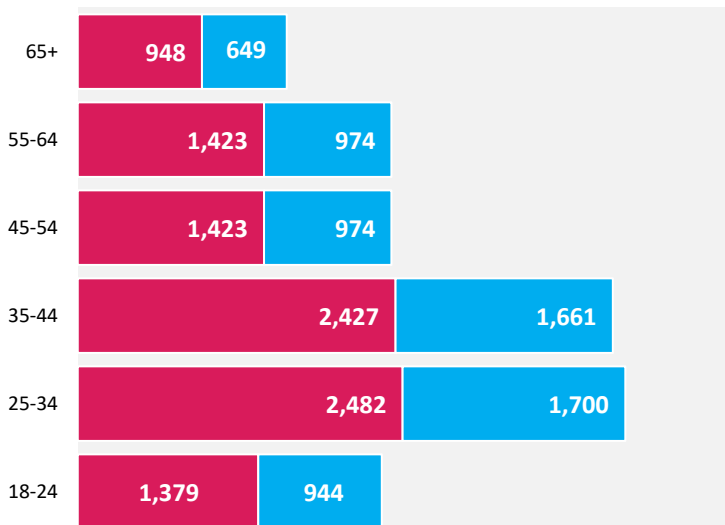


Hits	Unique Hits	Page Loads	Avg Page Views	Avg Duration	Avg Bounce
53,326	42,770	103,699	1.94	0:01:58	54.9%

Demographics Summary

Demographic information collected by Google Analytics via a 3rd party collection tool. Age and gender are estimated numbers based upon several features present on a users mobile device, browser history, and other factors. Users must have previously allow this information to be collected through browser or app settings.

AGE & GENDER



59%



41%

TOP CITIES

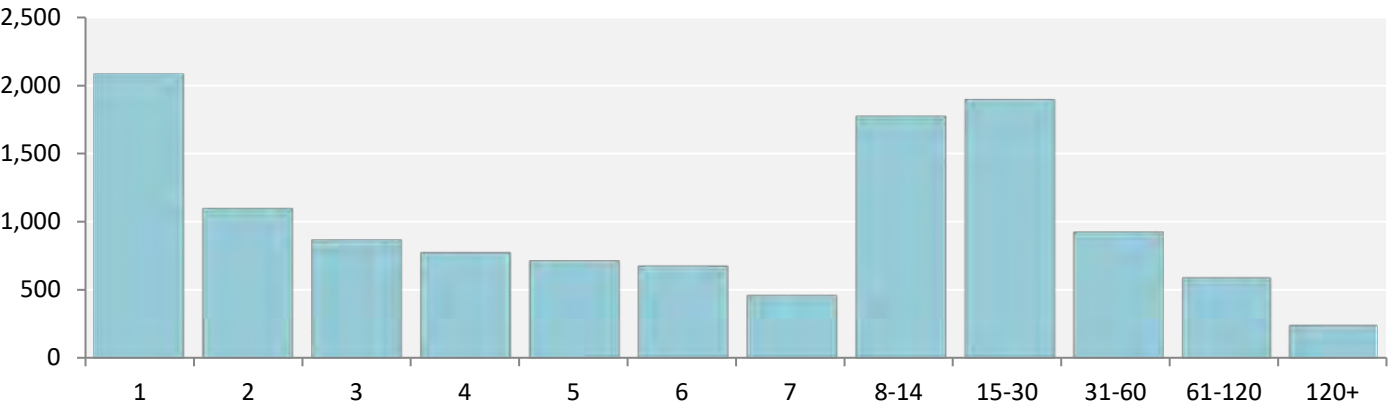
Portland, ME	3,738
Boston, MA	3,643
Bangor, ME	2,742
Lewiston, ME	2,663
Augusta, ME	1,988
Greenville, SC	1,600
New York, NY	1,487
Manchester, NH	1,486
Waterville, ME	1,233
South Portland, ME	963

Top Cities account for 40.40% of all website traffic.

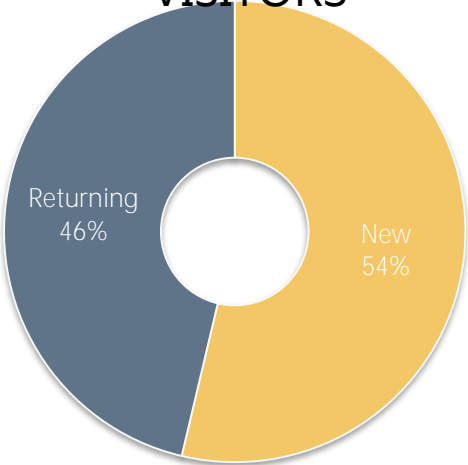
Visitor Engagement

Demographic information collected by Google Analytics via a 3rd party collection tool. Age and gender are estimated numbers based upon several features present on a users mobile device, browser history, and other factors.

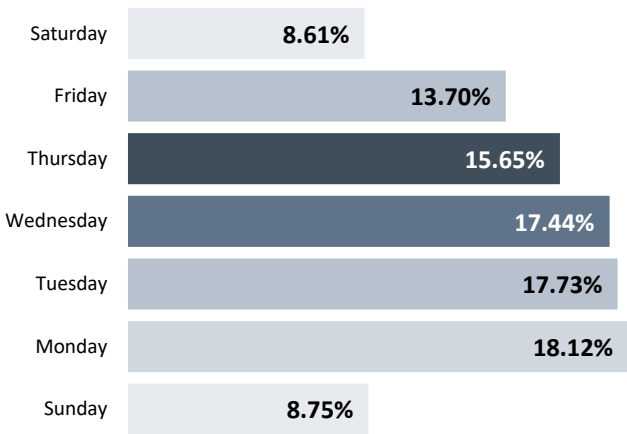
DAYS SINCE LAST SESSION



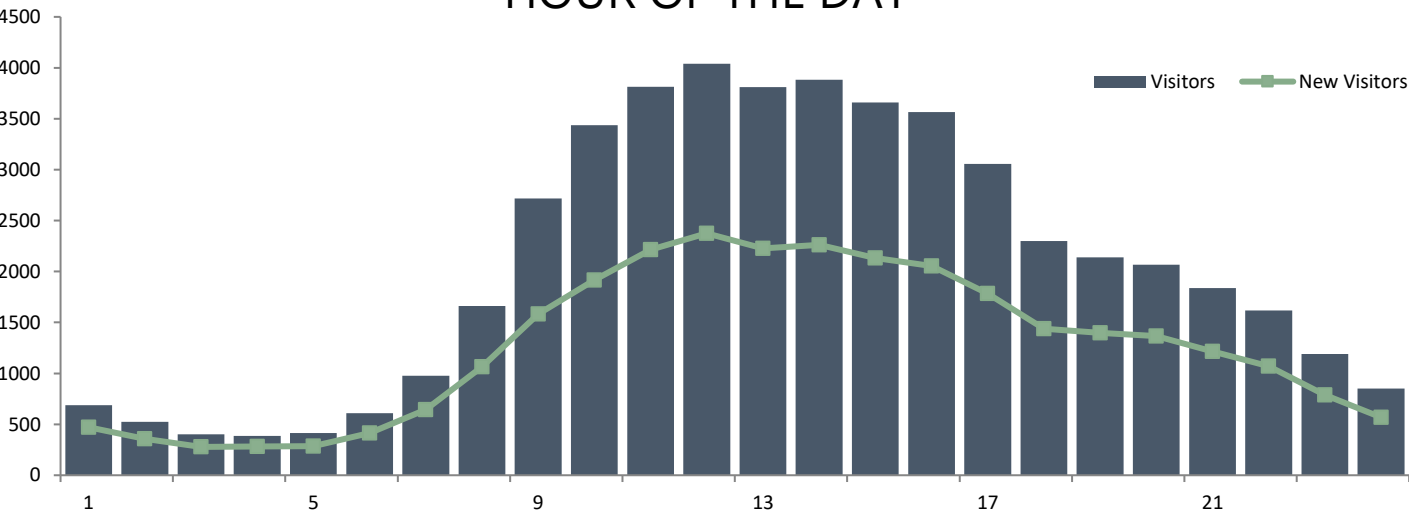
NEW & RETURNING VISITORS



DAYS OF THE WEEK



HOUR OF THE DAY

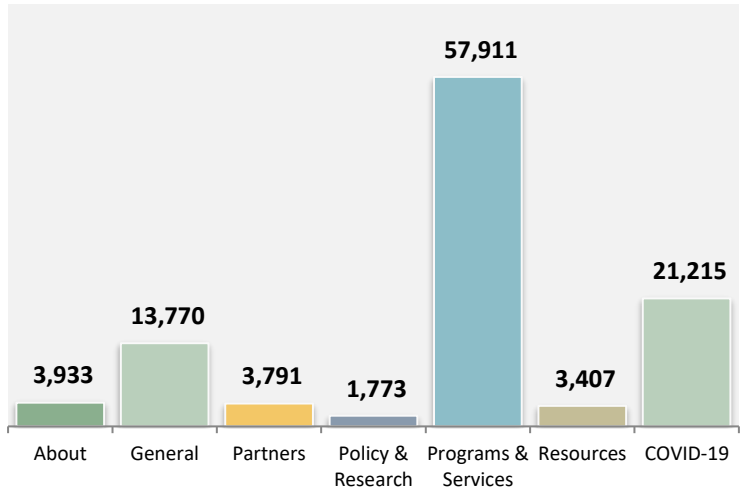


Popular Content

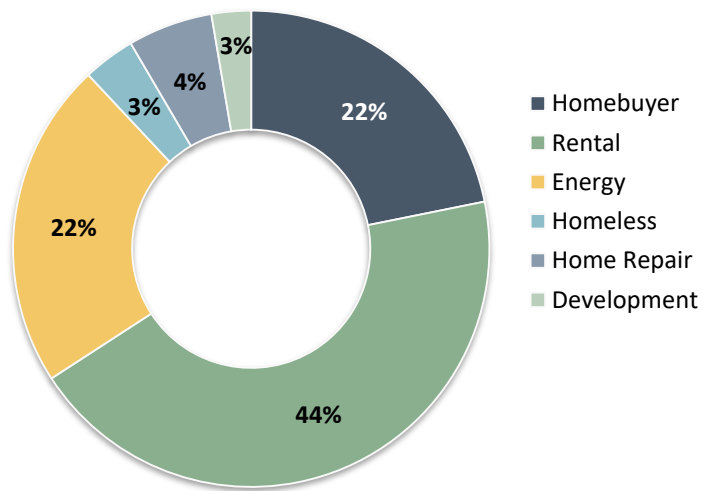
Popular content on our site is defined by pages and or sections of our site that have the highest visits. Below content has been categorized by page, program area and content sections. COVID-10 was added in March of 2020.

Page Title	Hits
Emergency Rental Assistance Program	21,099
MaineHousing Website	11,379
HEAP - Do you need help heating your home	4,986
First Home Loan Program	4,831
First Home Loan	4,338
ERA Program Calculator	3,819
HEAP Income Eligibility	3,457
Subsidized Housing	3,306
Home Energy Assistance Program	3,174
Rental Assistance	2,915
HEAP Agency Contacts	2,769
Housing Choice Vouchers	1,992
Homebuyer Income & Purchase Limits	1,871
MaineHousing Lenders	1,769
Contact MaineHousing	1,668
Weatherization Program	1,244
Home Repair	1,232
Homebuyer Programs	1,171
Homeless Initiatives	1,063
Leaving MaineHousing Website	1,057
Section 8 Waitlist Move	1,055
Rent - Income Charts	964
Emergency Shelters	960
Error - Page Cannot Be Found	929
Low Income Assistance Program	886

Popular Content By Program

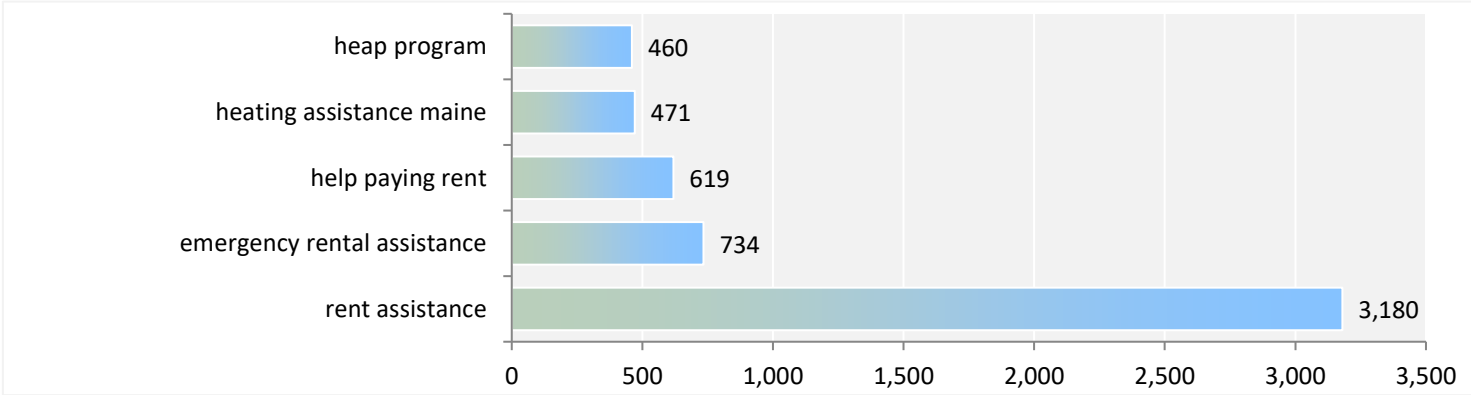


Popular Content By Section



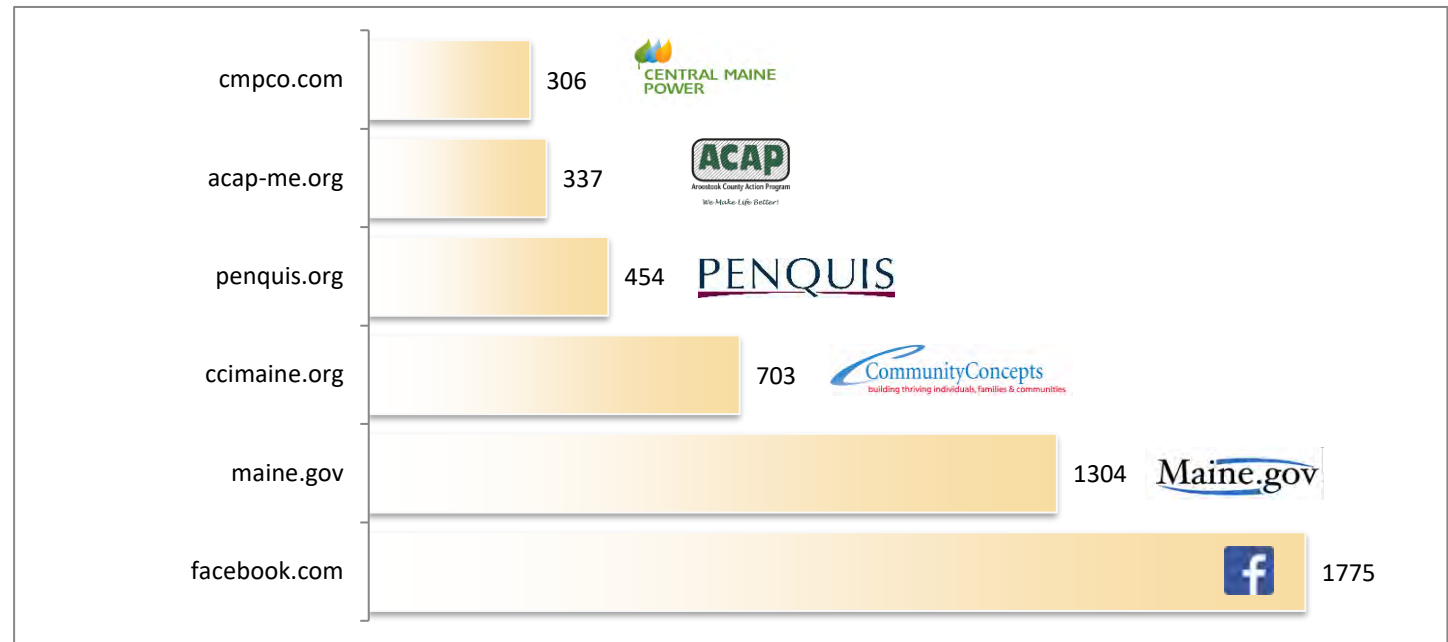
Search Keywords

Below are some of the most popular phrases that people are typing into a search engine (such as google or bing) that then provide a search result for our site.

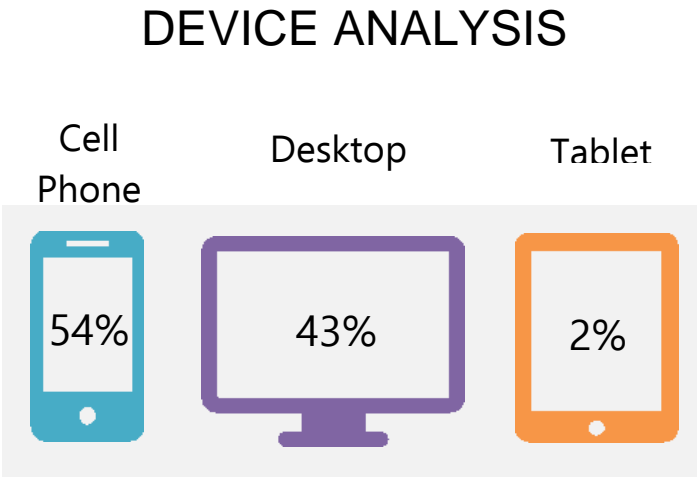
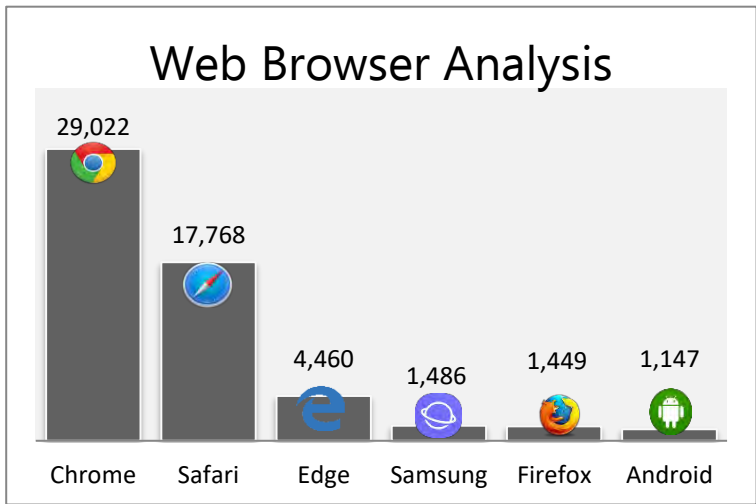


Referring Websites

Referring websites are sites that link to our own website. When a visitor clicks on that link and visits our website, the site they came from becomes a referring site. Below are highlighted a few of the top referring sites.



Visitor Technology Summary





Development Department Memorandum

To: MaineHousing Board of Commissioners

From: Mark C. Wiesendanger, Director of Development

Date: March 22, 2022

Subject: Monthly Report

Recovery Housing Program

On January 24, MaineHousing made \$875,000 of 2020 federal Recovery Housing Program (RHP) funds available to help combat the record numbers of overdoses and deaths from substance abuse. We received one Pre-application and it is currently being vetted. If funded, Tucker's House, will be located in Bridgton, and provide a sober living environment for up to 15 women.

2023-2024 Qualified Allocation Plan (QAP)

Development has provided a first draft of the next QAP for your review. After the Board meeting, we will share the draft with our developer partners. We hope to bring a final draft to the Board in April, and to begin rule-making. Below is the schedule of QAP milestones as currently planned.

Activity	Date
Draft for internal circulation	February
Discussion with Board	March
Draft to external partners	March
Draft to Board	April
Rule-making	April
Public Hearing	May
Board Adoption	June
Publish	June
Pre-applications Deadline	July
Applications Deadline	September
Scoring	September/October
Conversations with Developers	October
Awards/Results	November

Staff

We have hired three additional Loan Officers.

Ty Heaward joins us from Asset Management.

Kaitlyn Berube comes to us from the tax and accounting firm, Baker Newman Noyes.

Jayson Pare is leaving DHHS and has a long career in banking.

Please help the Development team welcome its new members!



Energy & Housing Services Department Memorandum

To: MaineHousing Board of Commissioners
From: Daniel Drost, Director of Energy and Housing Services
Date: March 22, 2022
Subject: EHS Monthly Report – March, 2022

HOME ENERGY ASSISTANCE PROGRAM (HEAP)

PRODUCTION STATISTICS FOR PROGRAM YEAR 2022 (BEGUN AUGUST 23, 2021)

Number of Applications	PY 2022 THRU 3/11/2022	PY 2021 THRU 3/11/2021	+/-	% change
Total Applications Taken	41,047	42,056	-1,009	-2.4%
Confirmed Eligible/Paid	26,440	27,590	-1,150	-4.2%
Pending (in process)	9,523	7,716	+1,807	+23.4%
Other (ineligible, denied, void, etc.)	5,084	6,750	-1,666	-24.7%

Energy Crisis Intervention Program (ECIP)

MaineHousing implemented two temporary changes in the ECIP in an effort to address recent unexpected, rapidly rising increases with utility and home heating costs: extending the ECIP season and increasing the ECIP benefit amount.

The traditional ECIP period is November 1 through April 30 of each year. MaineHousing approved an emergency modification to the HEAP Rule to allow ECIP to continue through July 15, 2022 for PY2022. MaineHousing anticipates that there will be a number of HEAP eligible households that may face a utility disconnect at the end of the Public Utilities Commission's moratorium on April 15, 2022. The HEAP Rule states that to be eligible for ECIP related to a utility, a household must have received a utility disconnection notice and the household exhausted its ability to negotiate and pay the terms of a reasonable payment agreement.

For HEAP PY2022, MaineHousing established a maximum ECIP benefit of \$600. Effective as of March 10, 2022, MaineHousing increased the maximum ECIP benefit to \$1,400 to remain at that level through the end of the PY2022 ECIP period.

Low Income Bill Credit Program

In response to recent increases in utility rates for Versant Power and Central Maine Power (CMP) clients, MaineHousing was asked to facilitate an emergency, one-time, nominal utility payment of \$90 for electric utility costs. These payments will assist eligible Mainers at or below 150% of the Federal Poverty Level with their electric utility costs. Eligible households include SNAP, TANF, and MaineCare households identified by Maine DHHS, and LIAP recipients who are CMP or Versant Power customers. This program is a collaborative initiative among MaineHousing, the Governor's Energy Office, the Office of the Public Advocate, Maine DHHS, the Public Utilities Commission, CMP and Versant Power.

MaineHousing initiated the emergency rule making process to make minor, necessary changes in the HEAP Rule and State Plan. During the MaineHousing Board of Commissioners meeting held on February 15, 2022, the Board approved the changes necessary to allow HEAP funds to be used to cover the expense of making the utility credit payments. It was initially estimated that 90,000 households would receive the credit for a total cost of \$8.1 million. As of March 3, 2022, Versant Power had issued credits to 17,169 accounts and CMP had issued credits to 51,636 accounts for a total of 68,805 households at a cost of \$6,192,450. Versant Power and CMP clients who did not receive the credit and think they should have received the credit have until April 15, 2022 to request for their utility company to issue them a credit.

Maine DHHS Benefit for Fuel Assistance

As a result of recent changes by the Maine DHHS- Office of Family Independence, households eligible for TANF and SNAP as of February 1, 2022, received an \$800 cash benefit on their EBT cards on March 3, 2022 for heating assistance. This was a one-time cash payment to assist with heating costs. Eligibility for the benefit included households that have a heating expense not included in their rent, and households that include a child aged 18 years and in high school or under the age of 18 years old. Funds may only be used for heating expenses, including but not limited to: oil, natural gas, firewood, electricity, propane, or repair/replacement of essential heating systems. As soon as MaineHousing became aware of this benefit, EHS prepared and deployed communications to participating HEAP vendors and Community Action Agencies, to help partners prepare for questions they may receive from consumers regarding the benefit and how to utilize it.

HEAP Vendor Wood Pricing

The unexpected and recent rapid increases in fuel costs impacted firewood vendors with the costs of providing their services and products. Due to this unforeseen situation, MaineHousing is allowing participating HEAP wood vendors the opportunity to submit updated wood pricing. Traditionally, wood vendors submit yearly wood pricing that is fixed for the duration of the annual contract period. Contracted HEAP wood vendors were notified on March 10, 2022 of the opportunity to submit new pricing. Completed pricing packets must be received by MaineHousing no later than March 28, 2022. Once the pricing is accepted and entered into the HEAP system, the pricing will be in effect for the duration of the PY2022 HEAP vendor agreement period. Pricing on current outstanding purchase orders will remain in effect.

Online HEAP Application

MaineHousing is pursuing development and implementation of an online HEAP application. Currently, people apply for HEAP in-person at their local Community Action Agency's office, or through a telephone application process. An online application will provide another channel to assist households in applying for HEAP. It is envisioned that the online application will allow people to submit preliminary household information, such as address, contact information, household composition, income types and Social Security Numbers. After someone applies online, CAA intake personnel will contact the applicant and schedule time to speak with them to complete the application process.

Hancock Software, Inc. is the vendor who supports the current HEAP Cloud application system, which currently has a basic online application function. EHS and CAA personnel completed initial testing of the online application and had discussions regarding what functionality the system should have to meet Maine's HEAP's needs. EHS presented initial thoughts and system requests to Hancock Software, Inc. and had a follow-up meeting with Hancock's CEO and Product Architect to refine MaineHousing's request. MaineHousing's ask is for the online application enhancements to be

ready to test by June 1, 2022 and ready to deploy on/around July 1, 2022. Hancock Software, Inc. is preparing an initial project scope of work and cost proposal that will be presented to EHS in the near future.

MaineHousing Older Adult Home Modification Program (MHOAHM)

MaineHousing's Older Adult Home Modification Program (MHOAHMP) includes a state funded Community Aging in Place Program (CAIP) and a federal funded Older Adult Home Modification Program (OAHM). The MHOAHMP provides grants to eligible older adult homeowners to enable them to remain in their homes. Through low-cost, high impact home modifications and limited repairs, the goal of the program is to increase safety and reduce older adults' risk of falling.

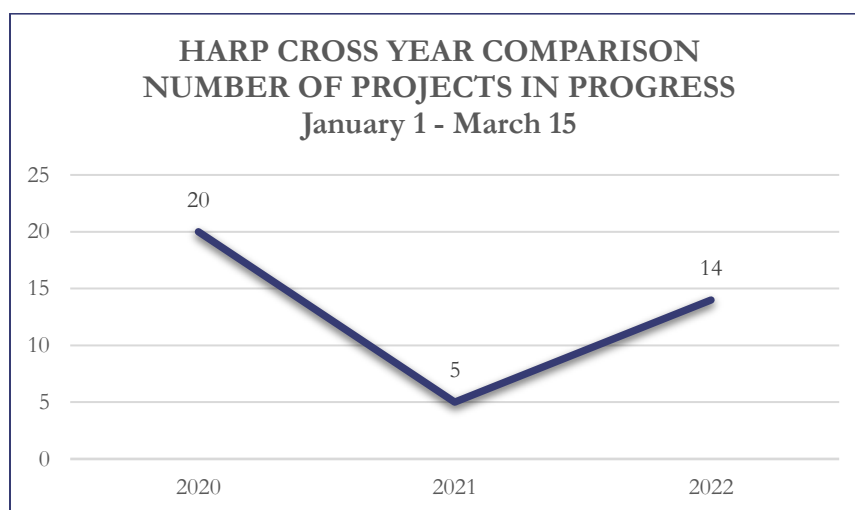
In February, the Energy and Housing Services Department issued a Request for Qualifications (RFQ) to solicit partner organizations to administer the MHOAHM Program. We received 15 responses to the RFQ. All 10 of our 2021 partner organizations responded, as well as an additional five new organizations. The 15 partner organizations will service 14 of Maine's 16 counties. The two counties that are not currently covered are Somerset and Waldo.

Home Accessibility and Repair Program (HARP)

The Home Accessibility and Repair Program (HARP) provides grants to income eligible homeowners for professional home repairs; assistance with home replacement when deemed necessary, and accessibility modifications. The HARP is funded with State Home funds and the program period runs from January 1 through December 31. The HARP program is comprised of five components: Home Repair, Elderly, Accessibility, Emergency Home Repair, and Emergency Manufactured Home Repair. The HARP is delivered statewide through the network of Community Action Agencies (CAAs). The 2022 HARP Program is underway with 14 projects in progress.

HARP PROJECT PROGRESS BY CAA				
Reporting Date: January , 2021 - March 15,2022				
Agency	Complete	In Process	TOTAL	Project Cost
ACAP	0	0	0	\$ -
CCI-ANDROSCOGGIN	0	1	1	\$ 8,850.02
CCI-CUMBERLAND	0	0	0	\$ -
DCP	0	0	0	\$ -
KVCAP	2	0	2	\$ 35,084.40
PCAP	3	3	6	\$ 102,816.96
WCAP	0	0	0	
WMCA	0	3	3	\$ 58,393.92
YCCAC	0	2	2	\$ 18,000.00
TOTAL	5	9	14	\$ 223,145.30

A comparison across years indicates the number of projects are up 36% compared to the same time-period in 2021. The program is down slightly 7% compared to the same time-period in 2020 (pre COVID).



MaineHousing is responsible for monitoring Community Action Agency (CAA) policies, procedures and records to ensure compliance with Federal, State and MaineHousing rules and regulations. The Energy and Housing Services Department implemented a HARP monitoring process to ensure the CAAs are following program requirements, provide training and technical assistance, if needed, and to identify best practices. The week of March 7, 2022, MaineHousing's Housing Program Officer conducted the first HARP monitoring visit.

Lead Paint Hazard Reduction Programs

MaineHousing's HUD Lead Hazard Reduction Program (LHR) period of performance is February 3, 2020 through August 3, 2023. The LHR provides grants to homeowners and owners of rental properties in Maine to help make their homes and rental properties lead safe. Priority for these program funds are granted to abatement projects for housing in which a child resides and who has been determined to have an elevated blood lead level. The Lead program administered by three Community Action Agencies (Aroostook County Action Program, Community Concepts, Inc., and Penquis Community Action Program).

On March 13, 2020, HUD temporarily suspended their quarterly performance review because of the restrictions due to the pandemic. HUD announced effective April 1, 2022 the quarterly performance review process will resume. HUD also provided Grantees and opportunity to adjust the performance benchmarks and MaineHousing adjusted our benchmarks to reflect accurate production numbers.

The Energy and Housing Services Lead Team met with our subgrantees on March 8, 2022 to discuss unit production and challenges affecting project (i.e. supply chain issues, COVID restrictions, and increased fuel prices, etc...). This information will be shared with our HUD Representative during the next HUD Lead Regional Call scheduled for March 17, 2022.

In 2019, MaineHousing was awarded \$3.8 million from the U.S. Department of Housing and Urban Development for the Lead Hazard Reduction Program (LHR) to complete lead hazard reduction statewide in 240 units. The period of performance for this program is February 3, 2020 through August 3, 2023.

Total Units By Status and Agency

	ACAP	CCI	PCAP	Total
Complete	1	40	26	67
Declined	0	4	9	13
Under Contract	3	66	47	116
Approved ER	3	1	0	4
Total	7	111	82	200

In November 2018, MaineHousing received \$4 million from the state to fund the State Lead Hazard Reduction Program (N261) to complete lead hazard reduction statewide in 190 units. The period of performance for this program is November 1, 2018 through October 31, 2022.

Total Units By Status and Agency

	ACAP	CCI	PCAP	(blank)	Total
Complete	2	108	64	0	174
Under Contract	3	6	7	0	16
Out To Bid	0	0	0	0	0
SHPO	0	0	0	0	0
Total	5	114	71	0	190

Weatherization Assistance Program (WAP)

MaineHousing's Weatherization Program provides grants to low-income homeowners and renters with installation of energy conservation measures in their homes. The weatherization measures installed are intended to reduce the home's energy costs by improving home energy efficiency. The Weatherization Program is delivered statewide through the network of Community Action Agencies (CAAs).

The weatherization team attended the National Association for State Community Services Programs (NASCAP) virtual conference the first week of March. NASCAP is the sole national association charged with advocating and enhancing the leadership role of States in the administration of the Weatherization Assistance Program (WAP). The focus of the conference was on the U.S. Department of Energy's (DOE) WAP initiatives and grantee management issues. Sessions included updates and discussion of recent DOE WAP policy, program notices, guidance, expanding outreach and engagement, and braiding funds.

MaineHousing is responsible for monitoring Community Action Agency (CAA) policies, procedures and records to ensure compliance with Federal, State and MaineHousing rules and regulations. The week of March 7, 2022, MaineHousing Weatherization Program Officers conducted the first CAA WAP Programmatic Monitoring Review.

Client Program Survey Cards

The Community Action Agencies (CAAs) who administers our programs are required to leave a *Client Survey Card* with the client when the project is complete. The clients have the option to enter their responses electronically or they can complete the card and mail it to MaineHousing's office. The Energy and Housing Services (EHS) staff have implemented a process to share detailed client

responses with the respective CAA. This information will allow the CAAs to analyze the information shared by the client to improve the delivery of MaineHousing's programs.

The first report being shared includes survey results from January 1, 2021 through December 31, 2021. Going forward we will share this information on a quarterly basis.

Statewide Client Survey Summary

1. **Total number of survey responses received:** 677
2. **Overall client experience:**
 - a. 67% indicated the experience **exceeded** their expectations.
 - b. 29% indicated the experience **met** their expectations.
 - c. 3% did not answer this question.
 - d. 1% indicated their expectation was not met.
3. **The person/people who completed the work were professional and courteous:**
 - a. 74% indicated they **strongly agree** with the statement.
 - b. 22% indicated they **agree**.
 - c. 3% did not answer this question.
 - d. 2% disagreed with the statement.
4. **The client felt involved in the process:**
 - a. 53% indicated they **strongly agree** with the statement.
 - b. 31% indicated they **agree**.
 - c. 5% did not answer this question.
 - d. 1% disagreed with the statement.
5. **The client indicated their home was comfortable and safe as a result of the work:**
 - a. 63% indicated they **strongly agree** with the statement.
 - b. 31% indicated they **agree**.
 - c. 5% did not answer this question.
 - d. 1% disagreed with the statement.
6. **The client indicated they would recommend this program to someone else:**
 - a. 97% stated **Yes**, they would recommend the program.
 - b. 3% did not answer this question.
 - c. 1% stated they would not recommend the program.

Finance Department Memorandum

To: Board of Commissioners

From: Darren R. Brown

Date: March 11, 2022

Subject: Monthly Activity Report – Finance Department

ACCOUNTING AND FINANCIAL REPORTING (AFR):

- The audit of the financial statements for the year ended December 31, 2021 is ongoing. The purpose of this audit is to ensure that the financial statements prepared in-house are properly done in accordance with accounting rules and requirements, and that they are free of material misstatements.

The AFR staff worked closely with the auditors from Baker Newman Noyes (BNN) providing various schedules and documents, addressing questions, and preparing the financial statements. The auditors will be finalizing their work over the next several weeks. MaineHousing's bond resolution requires that the audited financial statements be completed and submitted to our trustee by the end of March each year. The audited financial statements will be provided and reviewed at the April meeting and auditors from BNN will review their work and the audit results.

Work on the Uniform Grant Guidance (A-133) federal compliance audit is scheduled to continue in April. This is an audit of the various federal programs that are administered by MaineHousing. For the year ended December 31, 2021, MaineHousing administered and disbursed approximately \$330 million through thirty different federal programs.

Major federal programs are audited on a rotating basis and the programs for the 2021 audit have not been determined by the auditors at this point. The Uniform Grant Guidance Audit needs to be completed and filed with the federal Single Audit Clearinghouse and the HUD Real Estate Assessment Center (REAC) within nine months after year end. The AFR staff will be working with the program departments to compile and prepare information for this audit in the coming weeks.

- The Uniform Grant Guidance (A-133) federal compliance audit for the year ended December 31, 2020 was completed on March 8, 2022 and the audit reports have been issued and filed with the Federal Audit Clearinghouse and HUD's Real Estate Assessment Center. As noted above, this audit typically needs to be completed and filed within nine months after year end. However, because of the COVID-19 pandemic, automatic extensions of up to six months were permitted for 2020 audits.

For the year ended December 31, 2020, MaineHousing administered and disbursed approximately \$193 million through twenty-six different federal programs. The major programs audited for 2020 were: the Section 8 Housing Choice Voucher, HOME Investment Partnership, CARES Act – Rent Relief, and FEMA Homelessness programs. The audit reports issued contain an unmodified (a.k.a. "clean") auditors' opinion, which means that MaineHousing has complied with federal compliance requirements. The audit reports and results will be provided for the April meeting and auditors from BNN will be in attendance to review their work.

LOAN ADMINISTRATION:

- MaineHousing performs semi-annual evaluations of its six single-family loan servicing agents. These evaluations address performance in the areas of reporting, customer service and default management. They also serve as a tool to monitor trends and identify servicer training needs. The evaluations for the second half of 2021 were completed and issued in February. There were no significant findings and servicers are meeting performance expectations.

A common theme identified with these evaluations is that all servicers experienced staffing challenges in 2021 due to the COVID-19 pandemic and staff turnovers. Throughout 2021, MaineHousing's staff worked closely with each of the servicers to assist them and to provide training as needed. There were a number of regulatory changes associated with the mortgage guarantor programs and some new Consumer Financial Protection Bureau regulations issued in 2021. All of the servicers did a very good job navigating and implementing these changes, in addition to handling a large volume of borrower requests for assistance due to the pandemic.

Finance Department Memorandum

To: Board of Commissioners

From: Darren R. Brown

Date: March 11, 2022

Subject: Monthly Financial and Budget Report

FINANCIAL RESULTS

Attached are the Balance Sheets and Statements of Revenues, Expenses, and Changes in Net Assets for the one month period ended January 31, 2022.

MaineHousing's programs are accounted for in Fund Groups, based on funding sources. For financial reporting purposes, each Fund Group is a separate and standalone entity. There are seven Fund Groups and the individual Balance Sheets and Statements of Revenues, Expenses and Changes in Net Assets for each are presented in columns on the attachments (pages 1 and 2). The following is a summary of MaineHousing's total combined financial position and operating results for the current year and a brief explanation for the changes between the current and prior year net operating results.

Total combined assets are approximately \$2.08 billion and total combined liabilities approximate \$1.67 billion. Total net assets amount to approximately \$408.5 million. Total combined revenues approximate \$36.6 million and total expenses amount to approximately \$34.4 million, which results in net operating income of \$2.2 million. Total combined net operating income for this one month period in 2021 was \$1.6 million. Net operating income for one month is \$0.6 million higher in 2022 and the increase is attributed primarily to the following:

The HOME Fund has net operating income of \$2.5 million, which is an increase of \$1 million compared with net operating income of \$1.5 million in 2021. MaineHousing's portion of the real estate transfer taxes received from the State are accounted for in this Fund Group. The increase in net operating income is due to higher real estate transfer tax receipts at this point.

The Mortgage Purchase Fund (MPP), MaineHousing's largest fund group, has a net operating loss of approximately \$0.1 million compared to net operating income of \$0.2 million in 2021. The net operating loss for 2022 is due to a change in the carrying values of non-mortgage investments. A paper loss of \$0.4 million has been recognized in 2022, compared to no gain or loss recognition at this time in 2021. The change associated with the recording of paper gains and losses is attributed to interest rate changes during the year.

The recording of paper gains and losses is required for accounting purposes. However, because MaineHousing does not actively buy and sell related investments, actual gains and losses will not occur and these amounts are ignored by the rating agencies, bond analysts, and management when assessing profitability.

Excluding the paper loss, the MPP's has net operating income of \$0.3 million and is fairly consistent compared to the net operating income of \$0.2 million at the end January 2021.

BUDGET RESULTS

Also attached are the budget variance results for the period ended January 31, 2022. These results are summarized and presented on the attachment described below:

OPERATING REVENUES AND EXPENSES BUDGET

MaineHousing has two primary business segments, which consist of mortgage lending activities and the administration of federal and other programs. All operating and program administrative costs are paid by either the net interest income from mortgage lending activities, which is the difference between interest income earned from mortgage and non-mortgage investment assets and the interest paid on bonds, or fee income received for the administration of federal and other programs.

The Operating Revenues and Expenses Budget, **Attachment A**, presents the revenues available to pay operating and program administrative expenses. It also presents the aggregate operating and program administrative expenses. Total budgeted revenues for 2022 are \$75.6 million and total expenses are budgeted at \$71.6 million. Total actual revenues as of January 31, 2022 amount to \$6.4 million, while total expenses amount to \$6.3 million. For the one month period ended January 31, 2022, revenues exceed expenses by approximately \$0.1 million.

The operating and other program administration expenses (the first two expense lines) are detailed on **Attachment B** and summarized below:

OPERATING AND OTHER PROGRAM ADMINISTRATIVE EXPENSES

MaineHousing's overhead and operational costs for the year as well as other program administrative expenses, which are costs that are specifically and exclusively related to a particular program, are itemized on **Attachment B**.

Total 2022 operating expenses are budgeted at approximately \$22.7 million. As of January 31, 2022, approximately \$2.7 million or 12% of the total operating budget has been used. Total other program administrative expenses are budgeted at \$9 million and actual expenses amount to \$0.5 million as of January 31, 2022. Overall, expenditures in these areas are consistent with that anticipated for the period.

CAPITAL BUDGET

The Capital Budget, **Attachment C**, presents items that provide an economic benefit to MaineHousing over a period of time. Items are recorded as assets and depreciated over an estimated useful life. The total authorized capital budget for 2022 is \$556,000. Expenditures amounted to \$40,000 as of January 31, 2022 and were for the acquisition of laptops and upgrades to the computer room AC system.

MEMBERSHIPS, DUES AND SPONSORSHIPS

In accordance with MaineHousing's Contributions Policy, all payments for memberships, dues and sponsorship are required to be reported to the Commissioners each month as part of the budget variance reports. **Attachment D** presents an itemized listing of the membership, dues, and sponsorship expenses as of January 31, 2022.

MAINE STATE HOUSING AUTHORITY
BALANCE SHEETS
JANUARY 31, 2022
(IN THOUSANDS OF DOLLARS)

	Memorandum Only Combined Totals		Mortgage Purchase Fund Group	Bondholder Reserve Fund	General Fund	HOME Fund	Federal Programs Fund	Other Funds	Maine Energy Housing & Economic Recovery Funds
	2021	2022							
ASSETS:									
Cash, principally time deposits	40,405	86,148	20,967	1	59,096	0	6,084	0	0
Investments	473,677	499,250	398,894	7,998	8,706	30,917	0	9,616	43,119
Accounts receivable - Federal	9,533	13,648	0	0	0	0	13,648	0	0
Assets held for sale	0	0	0	0	0	0	0	0	0
Accrued interest and other assets	14,049	33,753	7,396	0	380	7,680	18,268	0	29
Mortgage notes receivable, net	1,458,003	1,413,840	1,371,283	0	4,649	28,279	0	0	9,629
Other notes receivable, net	212	63	0	0	63	0	0	0	0
Land, equipment and improvements, net	18,174	17,592	22	0	17,570	0	0	0	0
Other real estate owned	9	73	11	0	62	0	0	0	0
Accumulated decrease in fair value of hedging derivatives	18,409	10,113	10,113	0	0	0	0	0	0
Net pension asset	0	217	112	1	22	0	0	82	0
Deferred pension expense	577	1,123	580	3	113	0	0	427	0
Deferred amount on debt refundings	3,082	2,631	2,631	0	0	0	0	0	0
Total Assets	<u>2,036,130</u>	<u>2,078,451</u>	<u>1,812,009</u>	<u>8,003</u>	<u>90,661</u>	<u>66,876</u>	<u>38,000</u>	<u>10,125</u>	<u>52,777</u>
LIABILITIES AND NET ASSETS:									
Accrued interest payable	9,247	8,077	7,910	0	0	0	0	0	167
Accounts payable - Federal	361	352	0	0	0	0	352	0	0
Accounts payable & accrued liabilities	4,749	9,007	142	1	5,148	86	3,630	0	0
Unearned income	17,120	67,647	0	0	0	625	53,766	13,256	0
Net pension liability	2,819	0	0	0	0	0	0	0	0
Deferred pension credit	243	3,159	1,632	10	317	0	0	1,200	0
Derivative instrument - interest rate swaps	18,409	10,113	10,113	0	0	0	0	0	0
Interfund	0	0	7,855	26	32,556	(12,486)	(24,651)	(3,366)	66
Mortgage bonds and notes payable, net	1,600,674	1,571,564	1,498,736	0	14,826	0	0	0	58,002
Deferred grant income	684	0	0	0	0	0	0	0	0
Deferred loan origination points	22	16	16	0	0	0	0	0	0
Total Liabilities	<u>1,654,328</u>	<u>1,669,935</u>	<u>1,526,404</u>	<u>37</u>	<u>52,847</u>	<u>(11,775)</u>	<u>33,097</u>	<u>11,090</u>	<u>58,235</u>
NET ASSETS:									
Restricted Net Assets	345,021	370,702	285,605	7,966	0	78,651	4,903	(965)	(5,458)
Unrestricted Net Assets	36,781	37,814	0	0	37,814	0	0	0	0
Total Net Assets	<u>381,802</u>	<u>408,516</u>	<u>285,605</u>	<u>7,966</u>	<u>37,814</u>	<u>78,651</u>	<u>4,903</u>	<u>(965)</u>	<u>(5,458)</u>
Total Liabilities and Net Assets	<u>2,036,130</u>	<u>2,078,451</u>	<u>1,812,009</u>	<u>8,003</u>	<u>90,661</u>	<u>66,876</u>	<u>38,000</u>	<u>10,125</u>	<u>52,777</u>

MAINE STATE HOUSING AUTHORITY
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE PERIOD ENDED JANUARY 31, 2022
(IN THOUSANDS OF DOLLARS)

	Memorandum Only Combined Totals		Mortgage Purchase Fund Group	Bondholder Reserve Fund	General Fund	HOME Fund	Federal Programs Fund	Other Funds	Maine Energy Housing & Economic Recovery Funds
	2021	2022							
REVENUES:									
Interest from mortgages and notes	5,100	4,818	4,784	0	24	7	0	0	3
Income from investments	85	113	110	0	1	1	0	0	1
Net increase (decrease) in the fair value of investments	19	(369)	(369)	0	0	0	0	0	0
Fee income	671	1,504	281	0	352	0	863	8	0
Other revenue	0	0	0	0	0	0	0	0	0
Grant income	11,285	17,989	0	0	0	0	17,964	25	0
Income from State	2,065	3,477	0	0	0	3,477	0	0	0
Federal rent subsidy income	8,917	9,092	0	0	0	0	9,092	0	0
Total Revenues	28,142	36,624	4,806	0	377	3,485	27,919	33	4
EXPENSES:									
Operating expenses	1,659	2,681	0	0	2,681	0	0	0	0
Other program administrative expenses	383	394	381	0	0	0	13	0	0
Mortgage servicing fees	144	121	120	0	1	0	0	0	0
Interest expense	3,644	3,261	3,175	0	0	0	0	0	86
Grant expense	11,832	18,956	0	0	0	951	17,980	25	0
Federal rent subsidy expense	8,892	9,054	0	0	0	0	9,054	0	0
Allocated operating costs	0	0	1,203	9	(2,030)	0	810	8	0
Total Expenses	26,554	34,467	4,879	9	652	951	27,857	33	86
Net Operating Income (Loss)	1,588	2,157	(73)	(9)	(275)	2,534	62	0	(82)
Transfers between funds, net	0	0	0	0	0	0	0	0	0
Change in net assets	1,588	2,157	(73)	(9)	(275)	2,534	62	0	(82)
Net assets at beginning of year	380,214	406,359	285,678	7,975	38,089	76,117	4,841	(965)	(5,376)
Net assets at end of period	381,802	408,516	285,605	7,966	37,814	78,651	4,903	(965)	(5,458)

**MAINE STATE HOUSING AUTHORITY
OPERATING REVENUES AND EXPENSES BUDGET VARIANCE REPORT
FOR THE PERIOD ENDED JANUARY 31, 2022**

(IN THOUSANDS OF DOLLARS)

	Mortgage Lending Activities Actual	Federal & Other Program Administration Actual	Total Combined Actual	Total Annual Budget	Total Under/(Over)	% Variance
REVENUES:						
Interest from mortgages and notes	4,808	0	4,808	60,300	55,492	92%
Income from investments	111	0	111	1,235	1,124	91%
Fee income	633	871	1,504	14,046	12,542	89%
Other revenue	0	0	0	65	65	100%
Total Revenues	5,552	871	6,423	75,646	69,223	92%
EXPENSES:						
Operating expenses	1,863	818	2,681	22,708	20,027	88%
Other program administrative expenses	502	13	515	9,093	8,578	94%
Interest expense	3,175	0	3,175	39,800	36,625	92%
Total Expenses	5,540	831	6,371	71,601	65,230	91%
Excess Revenues Over Expenses	12	40	52	4,045	3,993	99%

**MAINE STATE HOUSING AUTHORITY
OPERATING AND OTHER PROGRAM ADMINISTRATIVE EXPENSES
FOR THE PERIOD ENDED JANUARY 31, 2022**

ATTACHMENT B

	Total Annual Budget	Total Year to Date Actual	Budget Available	Percentage of Budget Available
Operating Expenses				
Salaries	12,989,264	1,808,893	11,180,371	86%
Payroll Taxes	956,112	137,132	818,980	86%
Retirement	1,247,720	102,373	1,145,347	92%
Medical and Life Insurance	2,932,952	233,075	2,699,877	92%
Other Fringe Benefits	10,000	433	9,567	96%
Office Supplies	51,700	4,172	47,528	92%
Printing	71,430	6,109	65,321	91%
Membership and Dues	65,554	14,340	51,214	78%
Subscriptions	26,440	1,789	24,651	93%
Sponsorships	17,000	1,500	15,500	91%
Staff Educ/Train/Conf	134,838	12,036	122,802	91%
Travel/Meals - Staff Educ/Train/Conf	132,010	0	132,010	100%
Partner/Client Train/Meetings	58,500	361	58,139	99%
Travel/Meals - Partner/Client Training	45,018	737	44,281	98%
Staff Events	14,970	76	14,894	99%
Meals - Staff Events	16,499	0	16,499	100%
Leased Vehicles	143,417	11,363	132,054	92%
Computer Supplies	25,312	4,837	20,475	81%
Computer License SAAS	185,827	11,293	174,534	94%
Rent-Other	37,430	2,708	34,722	93%
Computer Maintenance	653,846	64,586	589,260	90%
Depreciation	1,020,000	80,362	939,638	92%
Telephone	132,384	9,433	122,951	93%
Employment Advertising	1,000	0	1,000	100%
Postage and Shipping	115,650	34,383	81,267	70%
Insurance	93,010	211	92,799	100%
Recording Fees	1,000	0	1,000	100%
Payroll Services	44,365	3,803	40,562	91%
Audit Services	169,800	0	169,800	100%
Building Interest Expense	473,524	40,863	432,661	91%
Property Expenses	460,085	76,452	383,633	83%
Professional Services	380,886	17,477	363,409	95%
Total Operating Expenses	22,707,543	2,680,799	20,026,744	88%
Other Program Administrative Expenses				
Loan foreclosure expenses	200,000	1,526	198,474	99%
REO expenses	50,000	0	50,000	100%
Mortgage Servicing fees	1,860,000	120,624	1,739,376	94%
Provision for losses on loans & REOs	125,000	0	125,000	100%
Loan Origination expenses	3,020,000	175,262	2,844,738	94%
Bond Issuance Costs	900,000	68,790	831,210	92%
Trustee/Bank fees	170,000	14,816	155,184	91%
Program advertising/printing	424,750	650	424,100	100%
Bond and mortgagee insurance	17,000	0	17,000	100%
Variable rate bond remarket/liquidity facilities	1,100,000	80,387	1,019,613	93%
Cash flow/arbitrage/swap consultants/legal	645,000	39,819	605,181	94%
Homebuyer education	120,000	0	120,000	100%
Program administrator fees	461,000	12,934	448,066	97%
Total Other Program Administration Expenses	9,092,750	514,808	8,577,942	94%

**MAINE STATE HOUSING AUTHORITY
CAPITAL BUDGET
FOR THE PERIOD ENDED JANUARY 31, 2022**

ATTACHMENT C

Description	2022 Budget	2022 Actual	Budget Available	% Expended
Computer Hardware:				
Network backup hardware - Data Domain	15,000	0	15,000	
Laptop replacements	30,000	16,015	13,985	
Total computer hardware	<u>45,000</u>	<u>16,015</u>	<u>28,985</u>	<u>36%</u>
Computer Software:				
Enterprise multi-family housing system	170,000	0	170,000	
Coordinated Entry Portal - client list software homeless programs	10,000	0	10,000	
Mobile device management software	8,000	0	8,000	
Website redesign	37,000	0	37,000	
Single Family loan servicing system modifications	10,000	0	10,000	
Single Family lender & loan tracking systems mods	10,000	0	10,000	
Hancock systems mods (LIHEAP & Wx Programs)	119,484	0	119,484	
Community Outreach Dashboard	25,000	0	25,000	
Salesforce software upgrades	122,000	0	122,000	
Total computer software	<u>511,484</u>	<u>0</u>	<u>511,484</u>	<u>0%</u>
Office Building:				
Server room upgrades	0	24,390	(24,390)	
	<u>0</u>	<u>24,390</u>	<u>(24,390)</u>	<u>N/A</u>
Total	<u>556,484</u>	<u>40,405</u>	<u>516,079</u>	<u>7%</u>

**MAINE STATE HOUSING AUTHORITY
MEMBERSHIPS, DUES, AND SPONSORSHIPS
FOR THE PERIOD ENDED JANUARY 31, 2022**

Description	Amount
Memberships and Dues	
Maine Bankers Association - annual affiliate membership	950
Maine Real Estate Management Association - annual membership	125
National Leased Housing Association - annual membership	660
National Association for State Community Services Programs - annual membership	2,603
National Energy Assistance Directors' Association - annual membership	6,817
Maine Real Estate & Development Association - annual membership	1,200
National Affordable Housing Management Association - affiliate membership	1,125
Maine Association of Non Profits - annual membership	100
American College of Mortgage Attorneys - employee dues	225
Maine Association of Mortgage Professional - employee annual membership	375
Maine State Bar Association - (1) employee annual memberships	160
Total	<u>\$ 14,340</u>
Sponsorships	
Northern New England Community Action - training conference sponsor	\$ 1,500
Total	<u>\$ 1,500</u>



Finance Department Memorandum

To: Board of Commissioners
From: Darren Brown
Date: March 3, 2022
Subject: Monthly Delinquencies Report

MULTI-FAMILY DELINQUENCIES

The Multi-Family portfolio totals \$702 million with 1,205 loans as of February 28, 2022. There is one 60+ days delinquent loan, as shown in ***Exhibit 1***. The Multi-Family delinquency rate is benchmarked against MaineHousing's historical rates, as shown in ***Exhibit 2***.

SINGLE-FAMILY DELINQUENCIES

The Single-Family portfolio totals \$887 million with 9,729 loans as of January 31, 2022. The over 60-day delinquencies stayed at 3.00%, and the in-foreclosures slightly increased from 0.54% to 0.55%. The over 60-day delinquencies amount to \$27 million, with approximately \$5 million representing accounts in foreclosure. The over 60-day and in-foreclosure historic rates are shown in ***Exhibit 4***. MaineHousing's overall delinquency rate by loan dollars is 3.00%; and the overall delinquency rate by loan count is 3.25%. As reflected in ***Exhibit 5***, the overall delinquency rate by loan count is below the delinquency rate for all Maine Loans.

Servicer Delinquencies – As of January 31, 2022, Bank of America (BOA) had the highest overall delinquency rate of 15.71%, with an in-foreclosure rate of 2.95%. BOA's high delinquency rate is due to the small size of their portfolio. The portfolio consists of approximately 100 loans.

Delinquencies for our largest servicer, Mortgage Servicing Solutions, increased from 3.58% to 3.70%, while the in-foreclosure rate decreased from 0.58% to 0.56%. In May 2021, Bangor Savings Bank began retaining the servicing rights and servicing new loan originations under a Qualified Servicer (QS) arrangement. The Bangor Savings Bank QS portfolio has no delinquencies at the end of January. The Bangor Savings Bank sub-serviced (SS) portfolio has the second lowest rate of delinquencies at 0.88%. Delinquency rates for each servicer are shown in ***Exhibit 3***.

Delinquencies by Insurance Type – In January 2022, FHA insured loans had the highest delinquency rate by total insurance type of 5.58%, with in-foreclosures at 0.86%. When compared to the total loan portfolio, RD insured loans had the highest delinquency rate of 1.72%, with in-foreclosures at 0.32%. Delinquencies by insurance type and the portfolio as a whole are shown in ***Exhibit 6***.

FHA insured loans comprise 16% of the Single-Family portfolio and 29% of delinquencies, while RD insured loans comprise 60% of the portfolio and represent 57% of all delinquent loans. The current composition of the Single-Family portfolio by insurance type, along with the percentage of delinquencies by insurance type, is shown in ***Exhibit 7***.

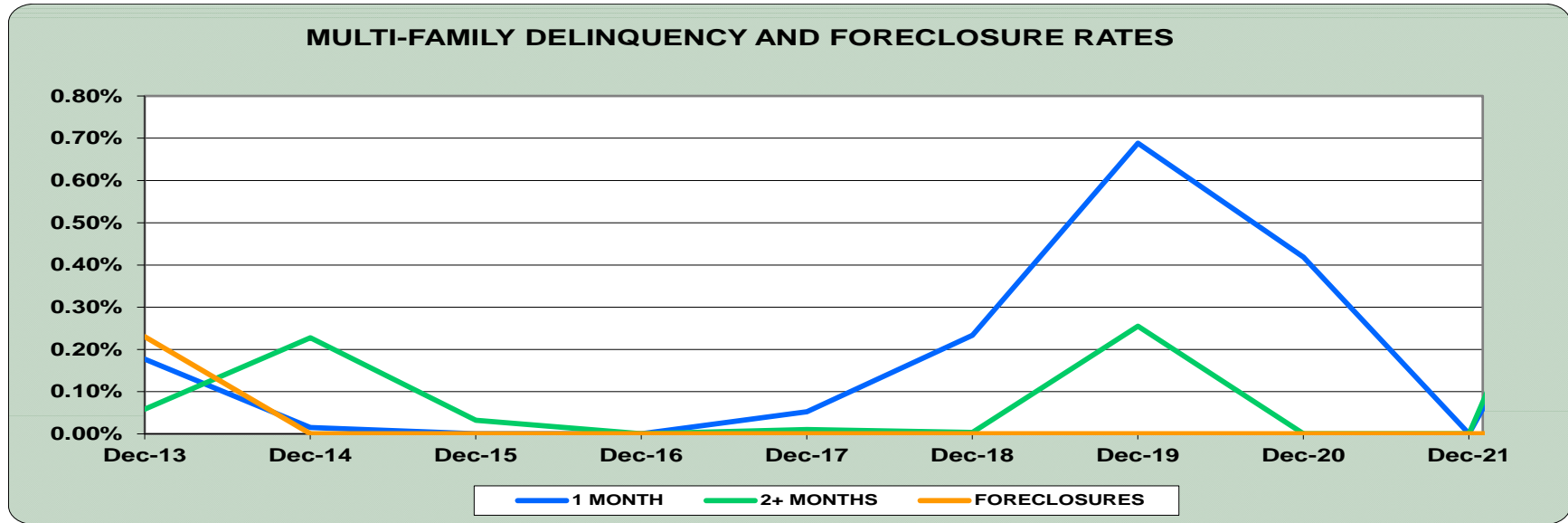
Foreclosure Prevention Activities – ***Exhibit 8*** summarizes our foreclosure prevention activities, as well as the number of completed foreclosures. As of the end of month January 2022, we have assisted 108 borrowers with various foreclosure prevention options.

Multi-Family Delinquent Loans

MAINE STATE HOUSING AUTHORITY MULTI-FAMILY DELINQUENCIES 2/28/2022								
Section 8								
BORROWER	LEVEL PMT	PTD	LOCATION	PROJECT OWNER	ORIGINATION DATE	1 MONTH	2 MONTHS	3+ MONTHS
NONE						0.00	0.00	0.00
						0.00	0.00	0.00
Rental Housing								
BORROWER	LEVEL PMT	PTD	LOCATION	PROJECT OWNER	ORIGINATION DATE	1 MONTH	2 MONTHS	3+ MONTHS
MOUNTAIN VIEW APARTMENTS	1,131.02	12/15/21	FAIRFIELD	MOUNTAIN VIEW APART	12/15/21	832,250.00	0.00	0.00
ST FRANCIS APARTMENTS PHASE II	1,060,231.00	11/29/21	WATERVILLE	ST FRANCIS APTS II LP	06/29/18	0.00	1,060,231.00	0.00
						832,250.00	1,060,231.00	0.00
Supportive Housing & Other								
BORROWER	LEVEL PMT	PTD	LOCATION	PROJECT OWNER	ORIGINATION DATE	1 MONTH	2 MONTHS	3+ MONTHS
NONE						0.00	0.00	0.00
						0.00	0.00	0.00
						832,250.00	1,060,231.00	0.00
Grand Total								
% of Portfolio Delq 60+ days		0.15%						
Total Number of Loans		1,205						



Multi-Family Delinquency & Foreclosure Trends



	OUTSTANDING PRINCIPAL			1 MONTH		2+ MONTHS		FORECLOSURES	
	DOLLARS	DOLLARS	RATE	DOLLARS	RATE	DOLLARS	RATE	DOLLARS	RATE
Feb-22	\$ 701,707,980	\$ 832,250	0.12%	\$ 1,060,231	0.15%	\$ -	0.00%		
Dec-21	\$ 696,004,882	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%		
Dec-20	\$ 666,678,177	\$ 2,791,073	0.42%	\$ -	0.00%	\$ -	0.00%		
Dec-19	\$ 635,961,774	\$ 4,379,009	0.69%	\$ 1,620,600	0.25%	\$ -	0.00%		
Dec-18	\$ 630,936,475	\$ 1,473,376	0.23%	\$ 20,600	0.00%	\$ -	0.00%		
Dec-17	\$ 608,939,257	\$ 319,836	0.05%	\$ 60,624	0.01%	\$ -	0.00%		
Dec-16	\$ 579,916,852	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%		
Dec-15	\$ 573,932,384	\$ -	0.00%	\$ 185,320	0.03%	\$ -	0.00%		
Dec-14	\$ 513,937,525	\$ 77,568	0.02%	\$ 1,169,620	0.23%	\$ -	0.00%		
Dec-13	\$ 506,871,177	\$ 896,386	0.18%	\$ 297,366	0.06%	\$ 1,166,866	0.23%		



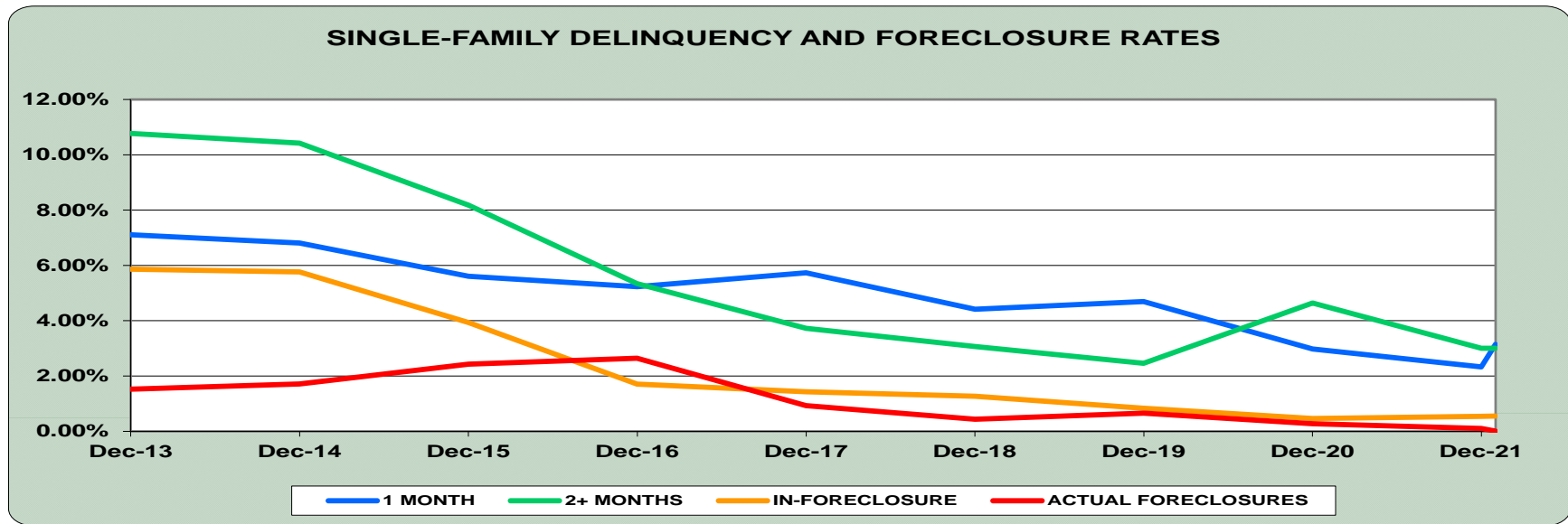
Single-Family Delinquent Loans

Maine State Housing Authority Single-Family Delinquencies by Servicer 1/31/2022

SERVICER	% OF PORTFOLIO	% of Portfolio Delq 60 + days	OUTSTANDING PRINCIPAL	----- 1 MONTH	DELINQUENT 2 MONTHS	----- 3+ MONTHS	IN- FORECLOSURE
MORTGAGE SERVICING SOLUTIONS	65.60%	3.70%	581,931,324.39	21,294,459.24	5,446,865.27	12,811,378.86	3,254,768.99
BANGOR SAVINGS BANK	15.41%	0.88%	136,649,462.02	3,138,181.35	256,086.21	670,186.97	280,370.60
CAMDEN NATIONAL BANK UK	9.16%	1.20%	81,236,768.77	1,921,640.98	0.00	396,919.28	579,332.35
MACHIAS SAVINGS BANK	7.13%	3.01%	63,227,328.71	880,000.76	662,120.62	670,950.58	572,752.66
BANGOR SAVINGS BANK QS	1.91%	0.00%	16,914,310.24	398,425.50	0.00	0.00	0.00
BANK OF AMERICA NA	0.74%	15.71%	6,554,887.95	267,112.15	130,631.34	705,914.60	193,427.97
SALEM FIVE MORTGAGE CORP	0.06%	3.72%	527,782.47	0.00	0.00	19,645.95	0.00
TOTAL	100.00%	3.00%	887,041,864.55	27,899,819.98	6,495,703.44	15,274,996.24	4,880,652.57



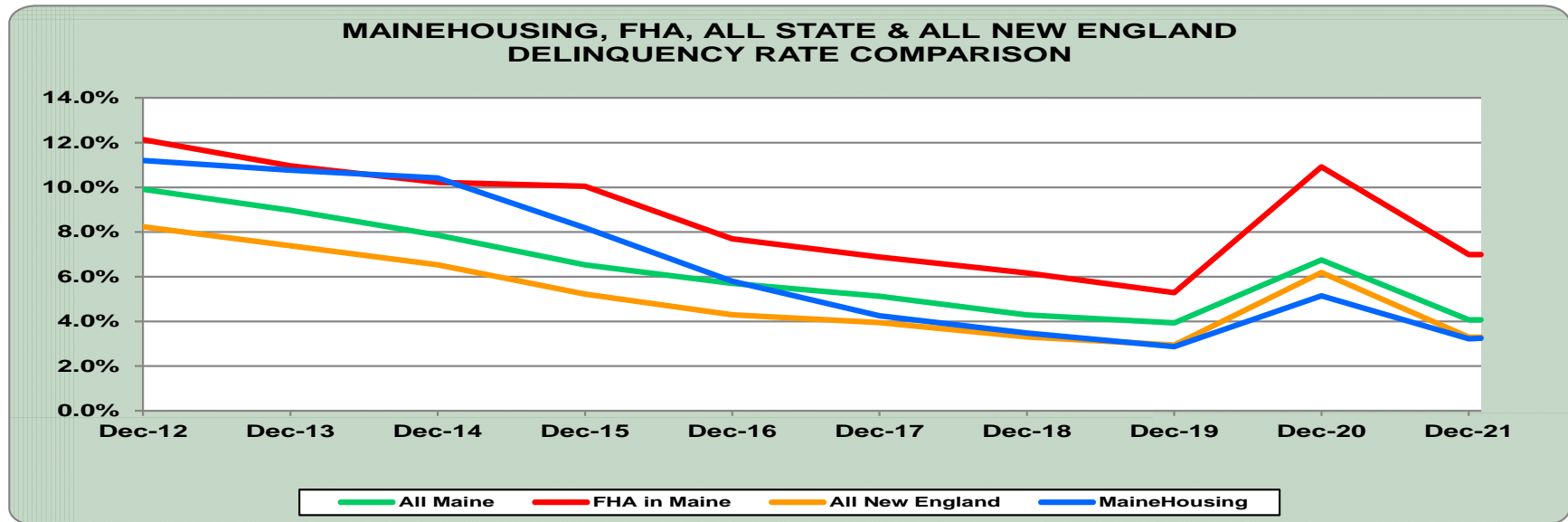
Single-Family Delinquency & Foreclosure Trends



	OUTSTANDING PRINCIPAL		1 MONTH		2+ MONTHS		IN-FORECLOSURE		ACTUAL FORECLOSURES	
	DOLLARS	RATE	DOLLARS	RATE	DOLLARS	RATE	DOLLARS	RATE	DOLLARS	RATE
Jan-22	\$ 887,041,865		\$ 27,899,820	3.15%	\$ 26,651,352	3.00%	\$ 4,880,653	0.55%	\$ 81,680	0.01%
Dec-21	\$ 887,303,920		\$ 20,685,547	2.33%	\$ 26,645,647	3.00%	\$ 4,806,968	0.54%	\$ 941,490	0.11%
Dec-20	\$ 960,761,414		\$ 28,645,024	2.98%	\$ 44,603,599	4.64%	\$ 4,471,656	0.47%	\$ 2,617,001	0.27%
Dec-19	\$ 967,171,381		\$ 45,399,415	4.69%	\$ 23,774,547	2.46%	\$ 8,037,512	0.83%	\$ 6,357,994	0.66%
Dec-18	\$ 916,608,577		\$ 40,526,473	4.42%	\$ 28,155,105	3.07%	\$ 11,647,401	1.27%	\$ 4,056,247	0.44%
Dec-17	\$ 844,497,676		\$ 48,457,930	5.74%	\$ 31,454,643	3.72%	\$ 12,099,518	1.43%	\$ 7,847,858	0.93%
Dec-16	\$ 799,557,471		\$ 41,780,468	5.23%	\$ 42,682,410	5.34%	\$ 13,625,991	1.70%	\$ 21,142,137	2.64%
Dec-15	\$ 790,409,905		\$ 44,303,365	5.61%	\$ 64,656,769	8.18%	\$ 31,066,182	3.93%	\$ 20,797,314	2.43%
Dec-14	\$ 810,139,060		\$ 55,171,703	6.81%	\$ 84,385,397	10.42%	\$ 46,711,687	5.77%	\$ 13,904,155	1.72%
Dec-13	\$ 849,385,825		\$ 60,378,599	7.11%	\$ 91,501,809	10.77%	\$ 49,783,071	5.86%	\$ 12,980,502	1.53%



Single-Family Delinquency Comparison Trends



MAINEHOUSING LOAN COUNT COMPARISON					
	<u>Loan Count</u>	<u>2 Months</u>	<u>3+ Months</u>	<u>In-Foreclosure</u>	<u>Totals</u>
All State*	120,807	0.56%	2.35%	1.16%	4.07%
FHA for State*	16,553	1.07%	4.57%	1.35%	6.99%
All New England*	1,706,762	0.55%	2.21%	0.53%	3.29%
MaineHousing**	9,729	0.85%	1.82%	0.58%	3.25%

*This information is obtained from MBA's National Delinquency Survey for the fourth quarter of 2021.

**MaineHousing's overall delinquency rate based on loan dollars is 3.00%, whereas rates in this exhibit are based on loan count.



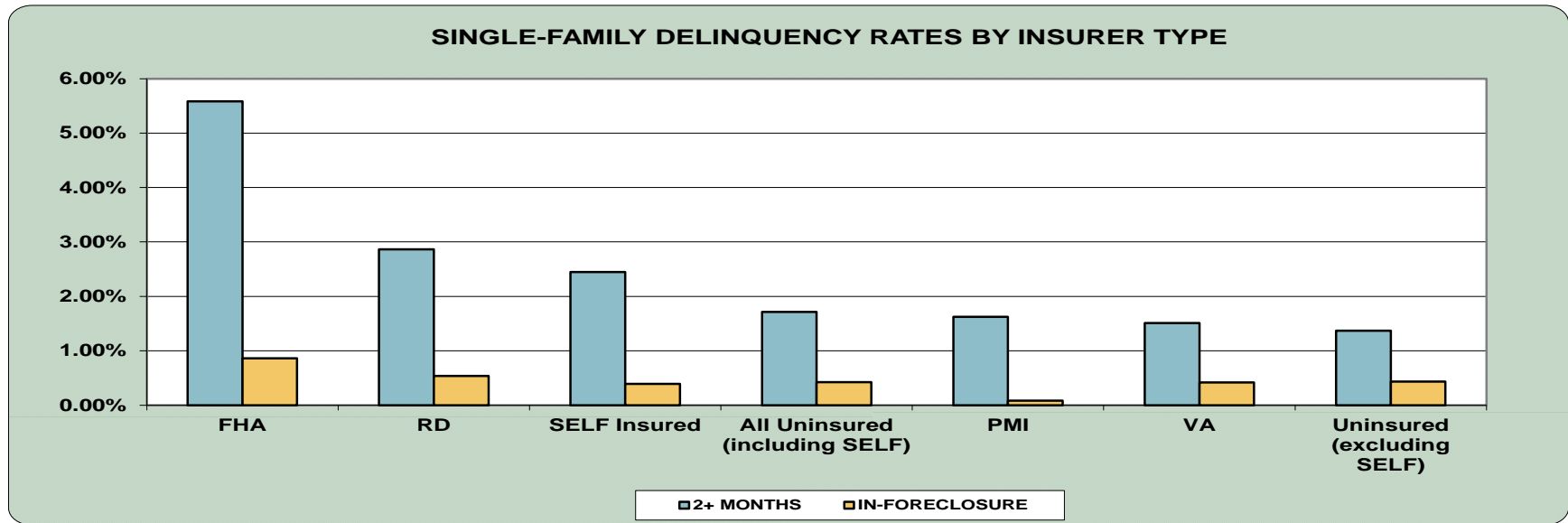
Single-Family Delinquencies by Mortgage Insurer

As A Percent of Total Insurance Type
1/31/2022

TYPE	2+ MONTHS	IN-FORECLOSURE
FHA	5.58%	0.86%
RD	2.86%	0.54%
SELF Insured	2.45%	0.39%
All Uninsured (including SELF)	1.72%	0.42%
PMI	1.62%	0.08%
VA	1.51%	0.42%
Uninsured (excluding SELF)	1.37%	0.44%

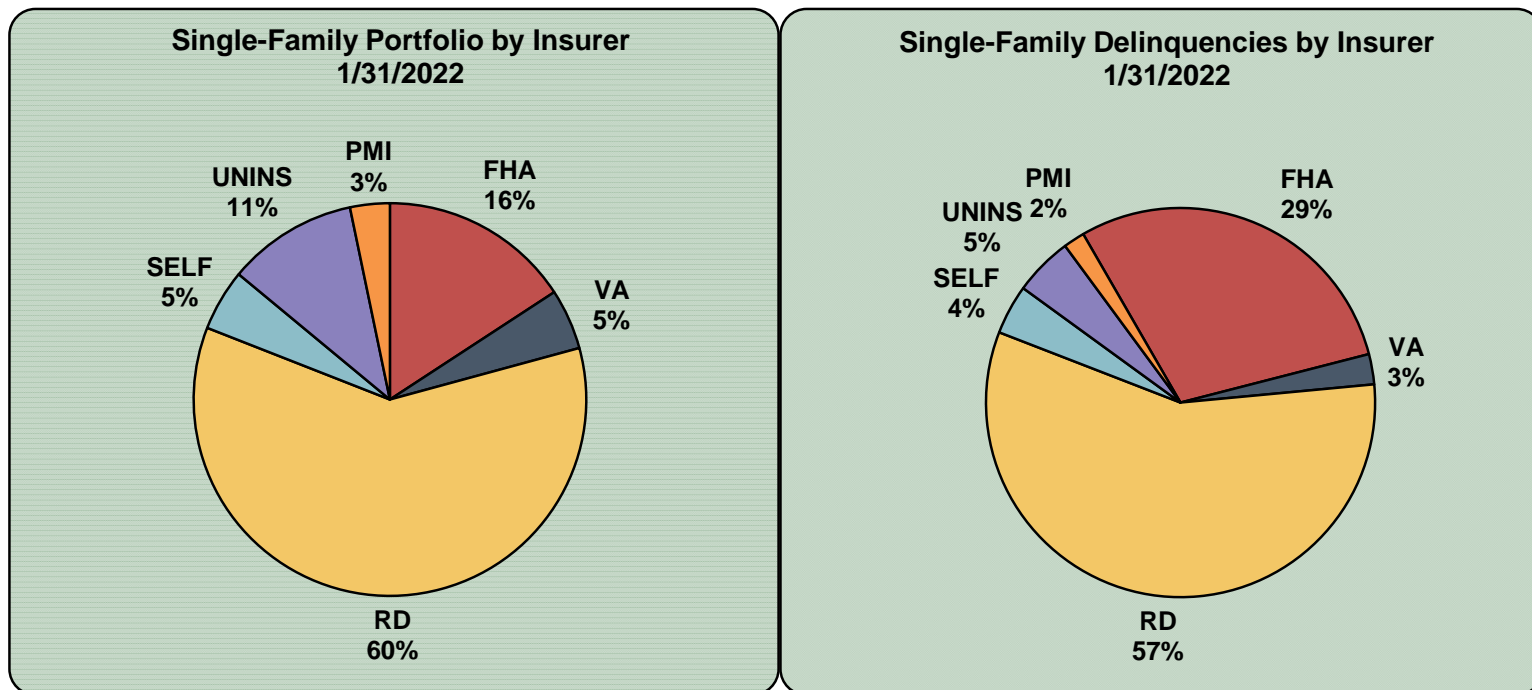
As A Percent of Total Loan Portfolio
1/31/2022

TYPE	2+ MONTHS	IN-FORECLOSURE
RD	1.72%	0.32%
FHA	0.88%	0.14%
All Uninsured (including SELF)	0.27%	0.07%
Uninsured (excluding SELF)	0.15%	0.05%
SELF Insured	0.12%	0.05%
VA	0.08%	0.02%
PMI	0.05%	0.00%

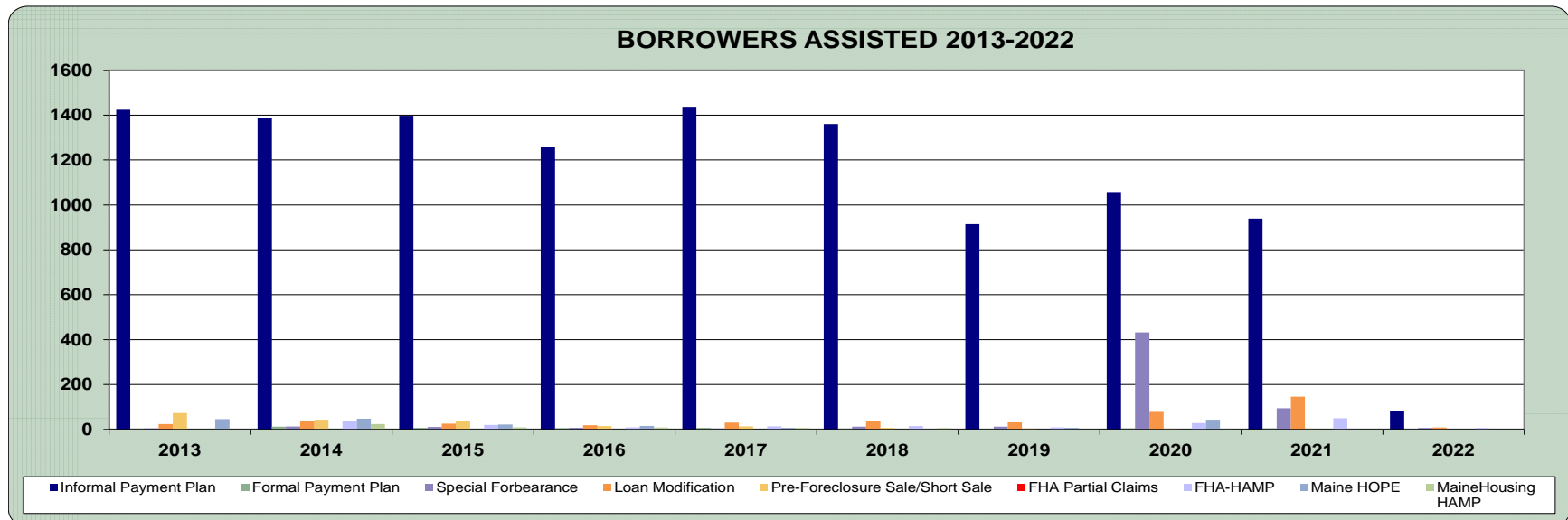


Single-Family Delinquencies by Mortgage Insurer

The following charts show the composition of MaineHousing loans by mortgage insurer. Self insured loans are mainly mobile homes. Uninsured loans are those not needing mortgage insurance (i.e. for loans under 80% property value). The following charts are in dollar amounts.



Single-Family Foreclosure Prevention Activities



Number of Borrowers Approved for Assistance

	Informal Payment Plan	Formal Payment Plan	Special Forbearance	Loan Modification	Pre-Foreclosure Sale/Short Sale	FHA Partial Claims	FHA-HAMP	Maine HOPE	MaineHousing HAMP	Total Workouts
Jan-22	83	2	7	9	0		7	0	0	108
Dec-21	939	5	94	146	2		50	2	0	1238
Dec-20	1058	5	432	79	3		29	44	2	1652
Dec-19	914	3	12	32	4		10	8	0	983
Dec-18	1361	4	12	39	8		15	3	6	1448
Dec-17	1437	8	4	31	14		14	8	7	1523
Dec-16	1259	6	8	19	15		10	16	9	1342
Dec-15	1397	8	11	26	40		21	22	10	1535
Dec-14	1388	12	13	38	44		38	48	24	1605
Dec-13	1424	4	5	24	73			46		1576

Actual Foreclosures

	Number of Foreclosures	Number of Loans in Portfolio	Percentage of Portfolio
Jan-22	1	9,729	0.01%
Dec-21	14	9,750	0.14%
Dec-20	38	10,668	0.36%
Dec-19	86	10,904	0.79%
Dec-18	57	10,673	0.53%
Dec-17	97	10,332	0.94%
Dec-16	258	10,097	2.56%
Dec-15	233	10,258	2.27%
Dec-14	162	10,526	1.54%
Dec-13	146	10,952	1.33%



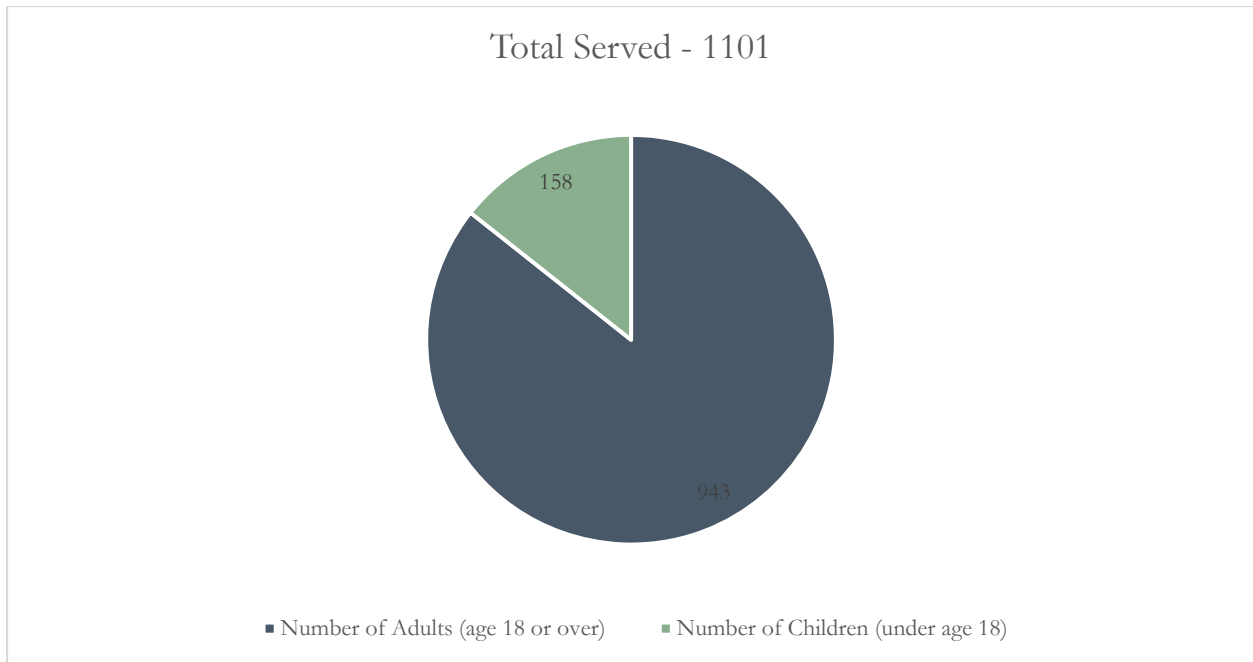
Homeless Initiatives Department Memorandum

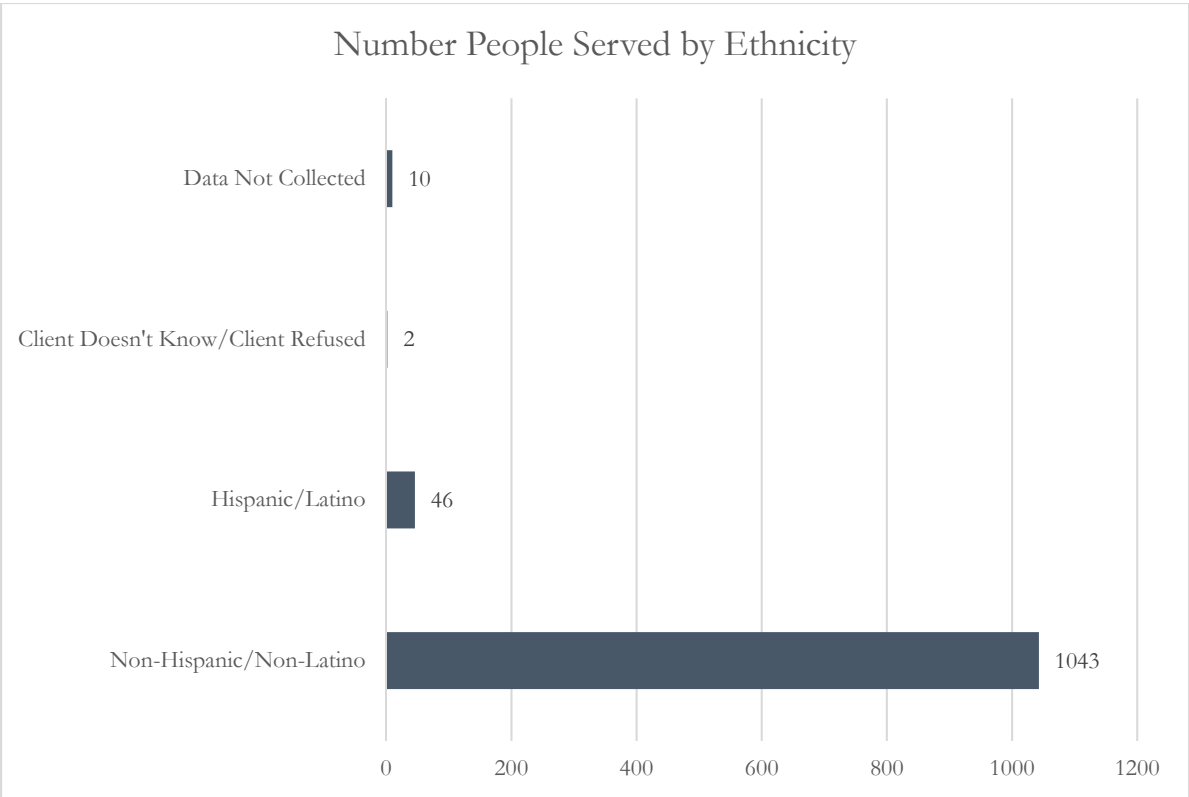
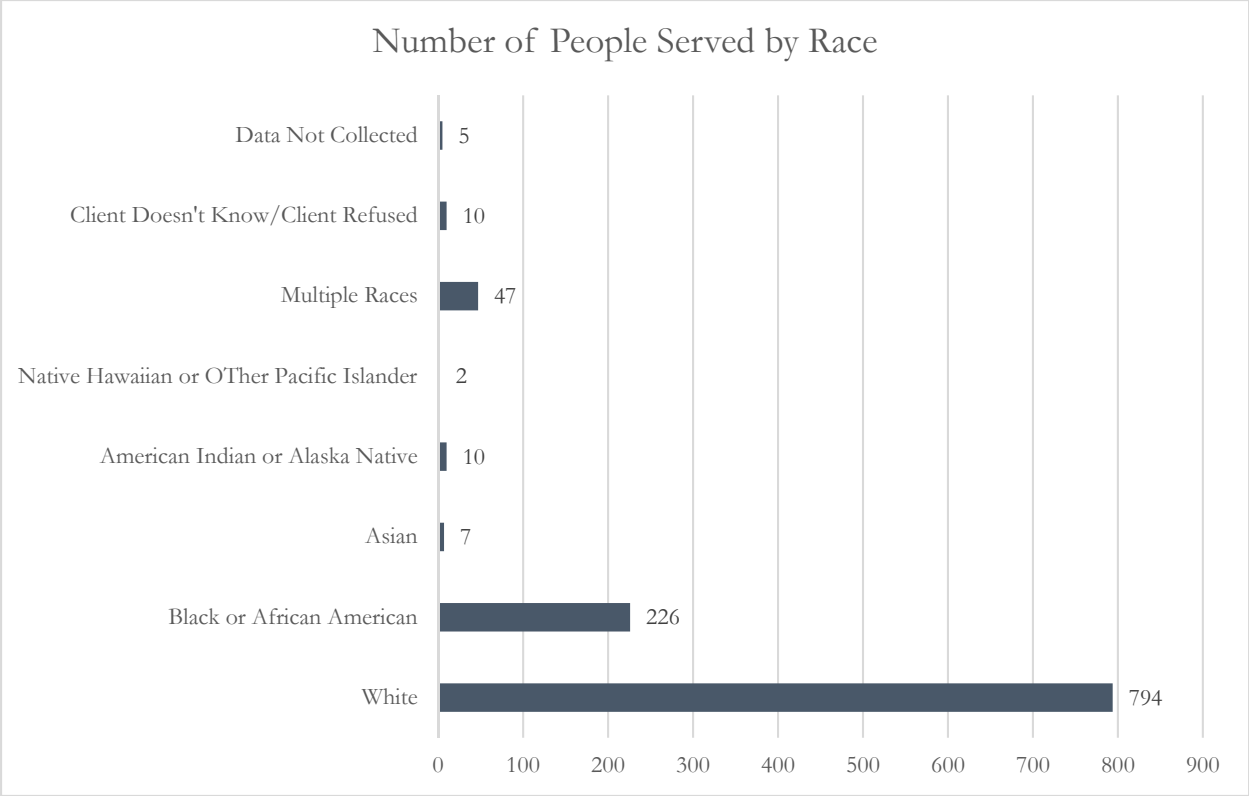
To: Board of Commissioners
From: Lauren Bustard, Senior Director of Homeless Initiatives
Date: March 15, 2022
Subject: Homeless Initiatives Report

Homeless Data – February 2022

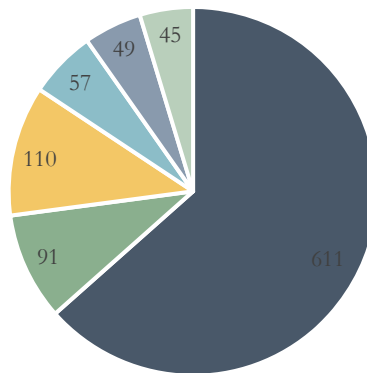
The following are the monthly statistics for February:

1. Total number of people served (1101) has remained fairly stable from last month – plus 4.
2. Racial equity – the percentage of people of color served remains at 27%.
3. The number of individuals entering the homeless system from institutional settings decreased by 28 in February to 91. This is the most significant decrease in many months – no further data to explain why.
4. Our exits to permanent living situations decreased again – from 60 in January to 53 in February. Our Temporary Rapid ReHousing Program has now successfully leased up a total of 136 households.



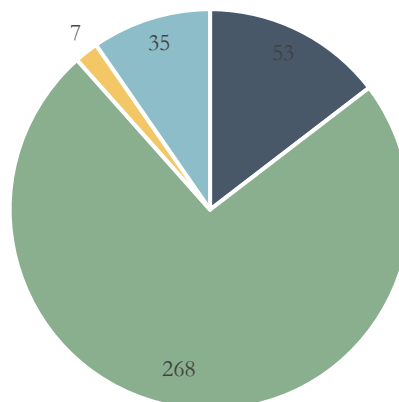


Residence of Clients Prior to Entry



- Homeless Situations
- Institutional Settings
- Staying or living in a friend's room, apartment or house
- Staying or living in a family member's room, apartment or house
- Hotel or motel paid for without ES voucher
- Other Locations

Residence of Clients after Entry



- Permanent Destinations
- Temporary Destinations
- Institutional Settings
- Other Destinations

Use of Hotels

As of March 31st, two of the three Quarantine and Isolation hotels (Scarborough and Bangor) will be decommissioned due to a very significant decrease in utilization. In conversations with Maine CDC the decision was made to keep the 20 rooms in Lewiston until the end of May.

The two homeless overflow hotels in South Portland will continue until the end of May, when the owner has chosen to end his agreement with the City of Portland to house individuals experiencing homelessness. We are still negotiating with the homeless overflow hotel in Augusta, but expect that will continue through the end of May as well.

Homeownership Department Memorandum

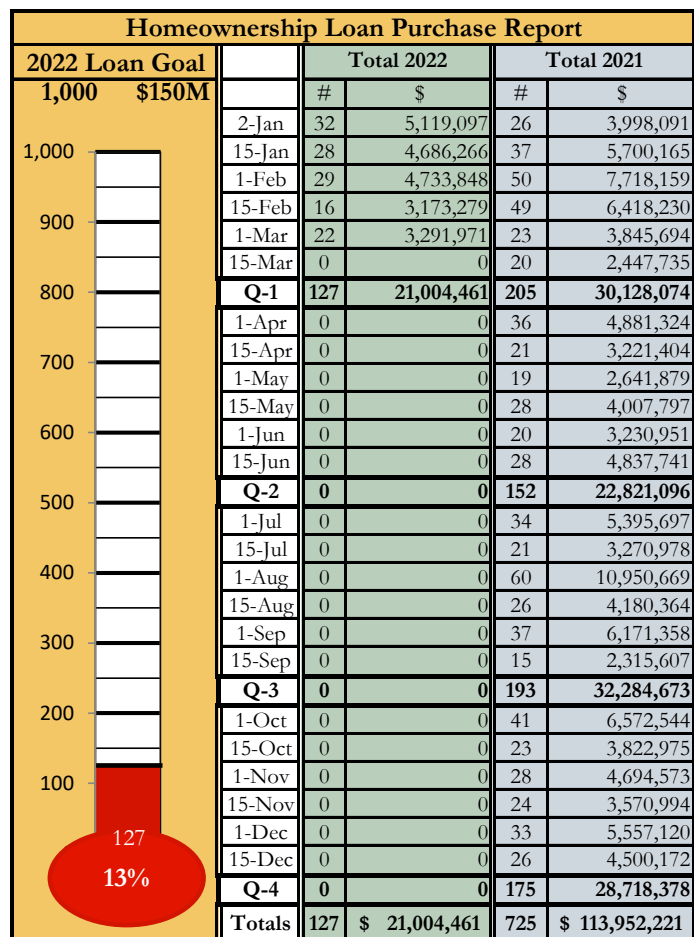
To: MaineHousing Board of Commissioners

From: Craig Reynolds, Director of Homeownership

Date: March 14, 2022

Subject: Monthly Report – Homeownership Department

PRODUCTION UPDATE



Monthly Loan Reservations: 03/01/22	
#	\$ Volume
79	\$ 15,007,173

Loan Pipeline as of: 03/01/22	
#	\$ Volume
184	\$ 31,770,648

YTD Loan Reservation Comparison					
February 2021		February 2022		2021 vs 2022	
#	\$ Volume	#	\$ Volume	#	\$ Volume
193	\$27,000,506	184	\$ 31,770,648	-5%	18%

PROGRAM HIGHLIGHTS

Production Update & Market Status

The pace of new loan reservations has stayed quite stable for the first two months of 2022 despite some challenging winter weather, which tends to slow real estate activity for real estate licensees and homebuyers alike. Home sellers are also reluctant to put their property on the market in the depths of winter if they have the choice to wait until weather conditions improve enough to allow spruce ups and any needed repairs to enhance property curb appeal.

The 2022 YTD loan reservations are just under that of 2021, but the dollar volume represented by those loans exceeds 2021 by 18% or \$4.7M as shown in the production update chart above. There appears to be no slowdown in buyer demand, or any drop in the record sales prices experienced over the past two years, in the foreseeable future as reinforced in the Maine Association of REALTORS® press release excerpt below. However, the lack of homes for-sale inventory continues to be a challenge that is holding back higher sales numbers from occurring in the current market.

The following is an excerpt from the Maine Association of REALTORS® monthly press release in February regarding Maine's real estate market activity and related regional and national statistics provided by the National Association of REALTORS®.

AUGUSTA (Feb. 18, 2022)—Maine Realtors experienced the second-best January sales month on record for single-family existing homes last month. According to Maine Listings, while the statistics technically indicate a decline of 7.2 percent in sales compared to January 2021, overall numbers are still affected by the COVID-19 pandemic years. Madeline Hill, 2022 President of the Maine Association of REALTORS® and Designated Broker at Roxanne York Real Estate on Bailey Island, explains.

“Buyer demand remains strong for residential real estate in Maine. Home sales in January 2022 are above the pre-pandemic January 2020 sales volume by nearly 10% but are 7.2% lower than January a year ago. Markets remain strong statewide but are constrained due to the low availability of for-sale inventory.

“Over the past two years, the pandemic has altered the way that households live and work. Remote employment arrangements and increasing sales prices have expanded home search areas, and we're seeing Maine's more rural counties rejuvenated by this demand.”

The Maine median sales price (MSP) for single-family existing homes rose 14.47 percent to \$292,250 comparing January 2022 to January 2021. The MSP indicates that half of the homes were sold for more and half sold for less.

According to the National Association of Realtors, sales of single-family existing homes across the country decreased 2.4 percent in the past year, while the national MSP jumped 15.9 percent to \$357,100 comparing January 2022 to January 2021.

Regionally, sales in the Northeast eased 8.2 percent, and the regional MSP of \$382,800 represents a 6.0 percent rise in prices over that same time period.

Added Hill, “Opportunities are available in the marketplace for buyers, and nearly 1,200 households closed on their homes in January—the second-best January since record-keeping began 24 years ago.”

The strong level of real estate activity reported thus far in 2022 is encouraging, however market and economic challenges are taking shape that could result in changes to the trends of the past few years.

Mortgage interest rates are slowly on the rise from previous record lows and are now approaching an average of 4% among Maine lenders. Rising interest rates impact housing affordability for many would-be homebuyers and especially so for first time buyers. The long-term trend for interest rates remains unclear, but it appears unlikely that they will return to recent historic lows anytime soon.

The dramatic increase in inflation is another issue impacting the ability of homebuyers to enter the market as prices of food, gas and other basic commodities have sharply increased which makes budgeting and saving money much more difficult. Particularly in Maine, where the majority of homeowners rely on fuel oil to heat their homes, its high cost along with that of increases for electricity and other energy resources is becoming a major concern. If this trend continues, the added expense of heating and utilities could become as much of a financial concern or obstacle as the ability to afford the mortgage payment for many potential homebuyers.

Homebuyer Education Update

Homebuyer Education is an important component of the home buying process especially for first time buyers. MaineHousing not only supports the efforts of Maine’s hoMEworks organization which oversees the classroom educators and approves the content of the course offered, it also funds many of the 8 hour classes conducted statewide throughout the year. Additional MaineHousing support is provided by holding a seat on the hoMEworks Board of Directors. Recently, Homeownership was pleased to announce that Consumer Education Coordinator, Jessica Gurney was elected to the board and will serve as its secretary. Congratulations Jessica!

The results for 2021 homebuyer education efforts were recently reported showing that a total of 139 (virtual) classes were held with a total of 3,241 “students” completing them. MaineHousing’s First Home Loan Advantage down payment and closing cost assistance option, is a \$3500 grant offered to all borrowers, with the only requirement being their completion of a hoMEworks approved class prior to closing. In 2021, 97% of all First Home Loan borrowers completed a homebuyer education class and received the Advantage grant.

Housing Choice Vouchers Department Memorandum

To: MaineHousing Board of Commissioners

From: Allison Gallagher - Director of HCV Programs

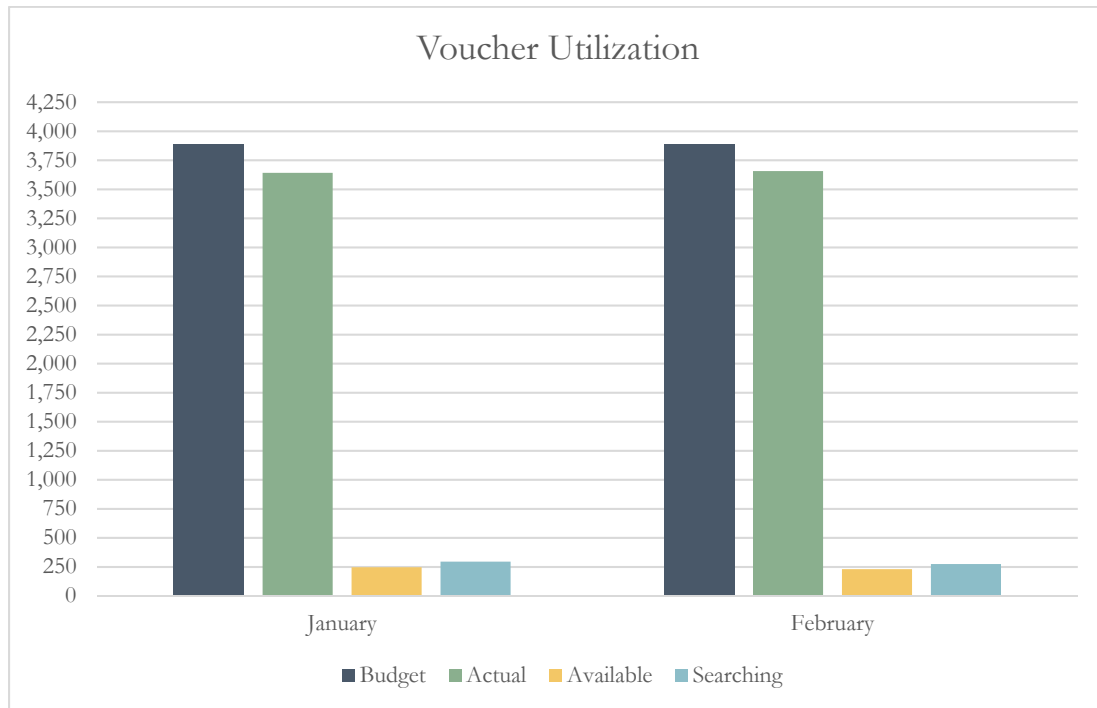
Date: March 22, 2022

Subject: Monthly Report – Housing Choice Voucher Program

Program Updates:

Received High Performer for 2020/2021 Section 8 Management Assessment Program (SEMAP). A program that evaluates HCV program performance. MaineHousing was able to carry over 2020 score to 2021 with a COVID waiver approved by HUD.

February Lease Incentives-\$24,750 (33)



HCV (homeless initiatives)

STEP, Home to Stay, Homeless priority, EHV

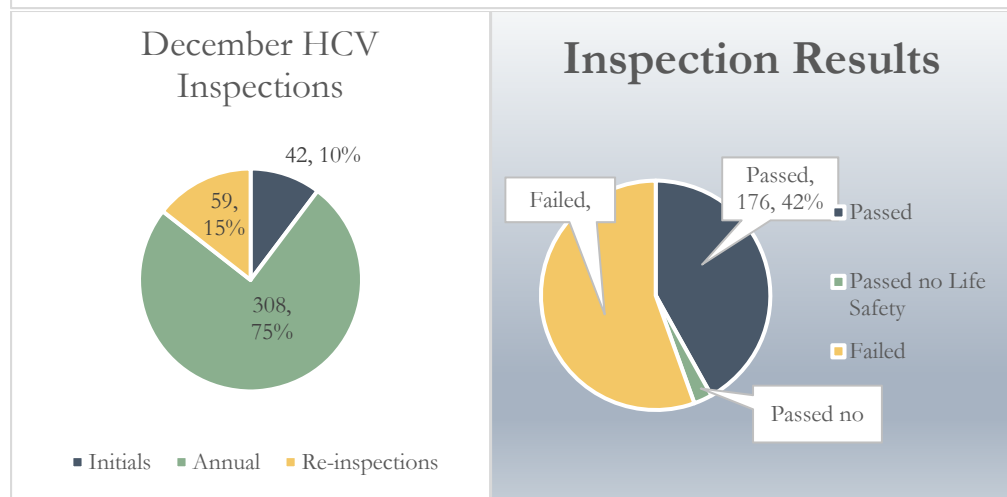
	Leased	Searching
STEP	127	37
Home to Stay	178	75
Homeless Priority	238	64
EHV	24	96

LEAN Update:

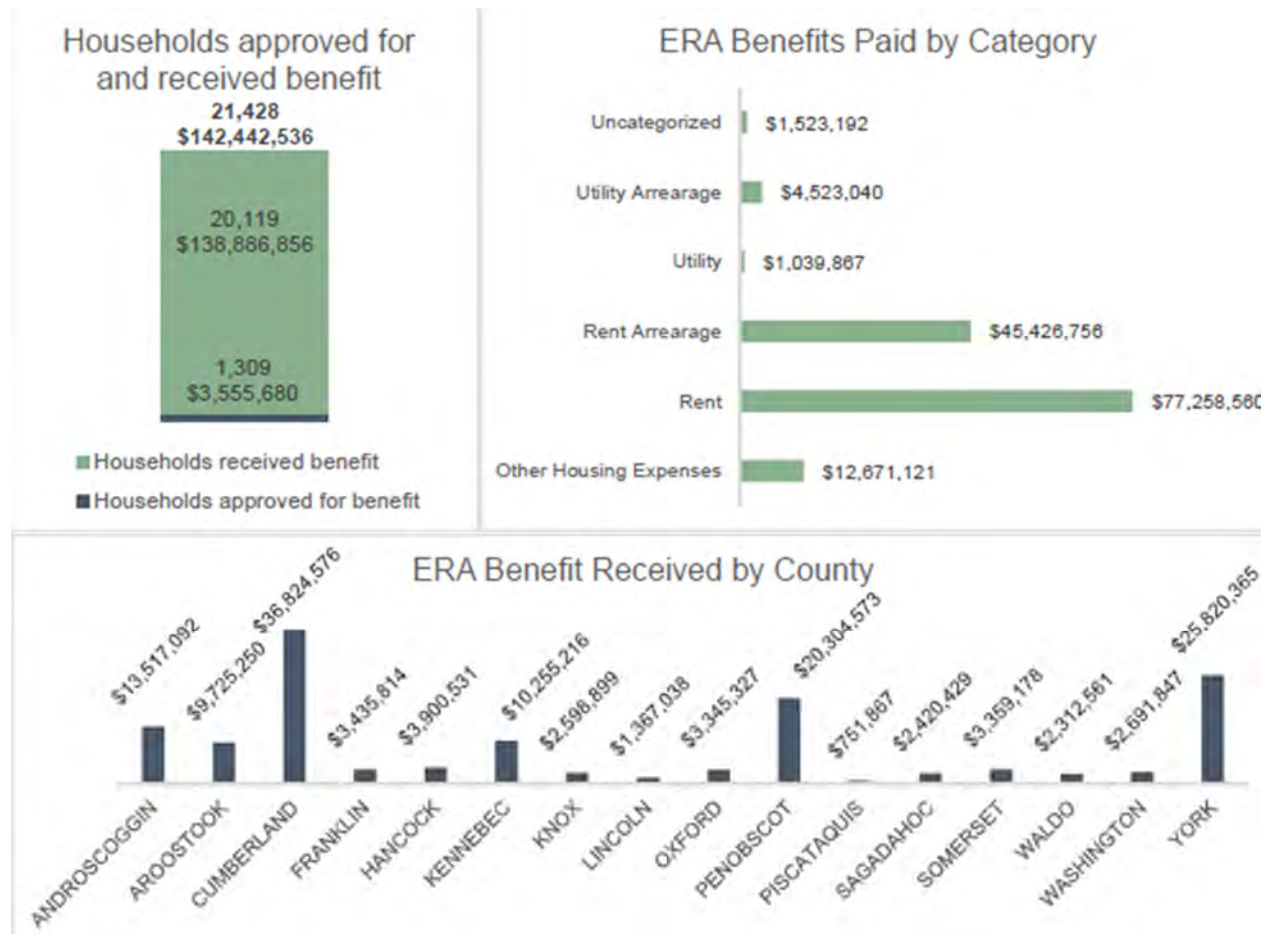
HCV staff are working on scanning all physical tenant files as a 2021/2022 LEAN initiative. We have scanned 48% of our tenant files to date.

Inspection Updates:

Landlord Repair Program: \$16,829.98/Damage Reimbursement Program: \$5,308



Emergency Rental Assistance:



As of March 9, 2022

Human Resources and Facilities Department Memorandum

To: Board of Commissioners

From: Jane Whitley, Director of Human Resources & Facilities

Date: March 2022

Subject: Board Report

Human Resources Stats as of March 8



Human Resources Updates

STAFF ANNOUNCEMENTS

Welcome to our new colleagues who started between February 15 and March 14, we are thrilled to have you here!

- ✓ John Malkow, HQS Inspector, HCV Department
- ✓ Kaitlyn Berube, Multifamily Loan Officer, Development Department

We are currently advertising and/or interviewing for the following positions:

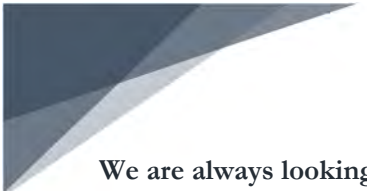
- Asset Manager – PBCA
- Asset Manager – Supportive Housing
- Director of IT
- Chief Counsel
- Administrative Assistant, Development
- Application Specialist
- Compliance Officer I
- HCV Occupancy Specialist
- Multifamily Loan Officer

Congratulations to staff who have been recently promoted:

- Ty Heaward, Multifamily Loan Officer, Development Department

Happy retirement and thank you for your many years of service!

- ✓ Linda Uhl, Chief Counsel, 25 years of service, retiring April 15
- ✓ Danny Towle, Senior Asset Manager, 29 years of service, retiring April 22



We are always looking for great people to fill our positions!

Please encourage your family and friends to visit our website at www.mainehousing.org/careers.

We also advertise on Indeed and Jobsinme.com.

Learning & Development Updates

Chris Massaro, Learning & Development Coordinator, will be offering the following trainings courses for staff:

Understanding Group Dynamics - Thursday, March 24

Have you ever been part of a great team? A group of people that seem to connect and perform at the highest level. To understand how these teams communicate, interact, and achieve goals you need to understand how groups function. This course will introduce you to the foundations of group dynamics. An examination of team communication, interaction, diversity, and decision-making.

Improving Personal Productivity - Wednesday, March 30

Why are there so many different organizational systems and time management methods out there? As with any other personal challenge, such as weight loss or money management. There is no simple, one size fits all answer. You must build a solution that works for you. When you think about how you approach each day, can you already identify some things that are more efficient than others? Are you able to get up and out the door before work and feel like you are making good use of your time?

In other news: Our virtual All Staff Day will be held on Tuesday, March 29 from 9:00 to 11:00am. Frank O'Hara, Board Chair, will be our guest speaker. If you would like to join us, please reach out to me, and I will send you the Ring Central link.

Facilities Updates

✓ Spring clean-up will be begin soon.

Information Technology Department Memorandum

To: Board of Commissioners

From: Sheila Nielsen, Director of IT

Date: March 15, 2022

Subject: Monthly Report

The IT Department has been working on the following efforts over the last month.

- Multifamily Affordable Housing Software vendor, Prolink has conducted the project kickoff. Project implementation efforts have begun. The complete software implementation is expected to be an 8 – 12 month long project.
- Complete HDS Software upgrade in production.
- Initiated RingCentral meeting platform transition to new video solution. Worked with vendor to resolve meeting quality issues.
- Assisted EHS with review and streamlining the HEAP application bundle of documents.
- Completed preparations to host second annual Lean White Belt training for interested internal staff.
- Completed set up of remaining “Hot Desks” at 26 Edison Drive for hybrid workers without an assigned desk so they have a spot to work when in the office.
- Finalized plan to securely support Key Bank change to new multifactor authentication device.

Board Calendar 2022

JANUARY 18 <ul style="list-style-type: none"> Legislative Preview <p>NCSHA HFA Institute (Jan. 10-Jan. 14 and Jan. 24-Jan. 28) Virtual</p>	FEBRUARY 15 <ul style="list-style-type: none"> Introduce HEAP
MARCH 22 <u>Board Business:</u> <ul style="list-style-type: none"> Home Energy Assistance Program discussion Qualified Allocation Plan discussion Legislation update <u>Program Presentations:</u> <ul style="list-style-type: none"> Use of hotels during pandemic 	APRIL 19 <u>Board Business:</u> <ul style="list-style-type: none"> Rulemaking Commencement: <ul style="list-style-type: none"> Home Energy Assistance Program (VOTE) Qualified Allocation Plan (VOTE) State Low Income Housing Tax Credit Rule (VOTE) 2021 Year-end Financials Legislation update <u>Program Presentations:</u> <ul style="list-style-type: none"> Non LIHTC Multi-Family programs
MAY 17 <u>Board Business:</u> <ul style="list-style-type: none"> Rulemaking Public Hearings: <ul style="list-style-type: none"> Home Energy Assistance Program Qualified Allocation Plan State Low Income Housing Tax Credit Rule Legislation final report <u>Program Presentations:</u> <ul style="list-style-type: none"> Fair Housing / DEI efforts 	JUNE 21 <u>Board Business:</u> <ul style="list-style-type: none"> Rulemaking Adoption <ul style="list-style-type: none"> Home Energy Assistance Program (VOTE) Qualified Allocation Plan (VOTE) State Low Income Housing Tax Credit Rule (VOTE) HCV Annual Plan Draft Review/Timeline <u>Program Presentations:</u> <ul style="list-style-type: none"> Homeownership programs
JULY 19 <p style="text-align: center;">If necessary</p>	AUGUST 16 <u>Board Business:</u> <p style="text-align: center;">GOAL SETTING EXERCISE</p>
SEPTEMBER 20 <u>Board Business:</u> <ul style="list-style-type: none"> HCV Annual Plan Public Hearing <u>Program Presentations:</u> <ul style="list-style-type: none"> HARP and Community Aging in Place <p>NCSHA Annual Conference & Showcase (Oct. 22-25)</p>	OCTOBER 18 <u>Board Business:</u> <ul style="list-style-type: none"> Introduce DOE Weatherization State Plan Adopt HCV Annual Plan (VOTE) <u>Program Presentations:</u> <ul style="list-style-type: none"> Homeless Rule/ESHAP Program
NOVEMBER 15 <u>Board Business:</u> <ul style="list-style-type: none"> Review Preliminary 2023 Budget DOE Weatherization State Plan Public Hearing <u>Program Presentations:</u> <ul style="list-style-type: none"> TBD 	DECEMBER 20 <u>Board Business:</u> <ul style="list-style-type: none"> Approve 2023 Budget (VOTE) Elect Officers (VOTE) MPP Series Resolution (VOTE) Adopt DOE Weatherization State Plan (VOTE)

Future Rulemaking: Transfer of Ownership Interests
Project Labor Agreement Rule