MaineHousing Federal Funds Report

2024

MaineHousing
MAINE STATE HOUSING AUTHORITY

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2024 MaineHousing Administration

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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.

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MAINE STATE HOUSING AUTHORITY

Total 2024 Federal Housing Investment

$655.2 million

$211.2 million in Home Purchase Assistance

$256 million in Rental Housing Development

$131 million in Rental Assistance

$42.5 million in Energy Assistance

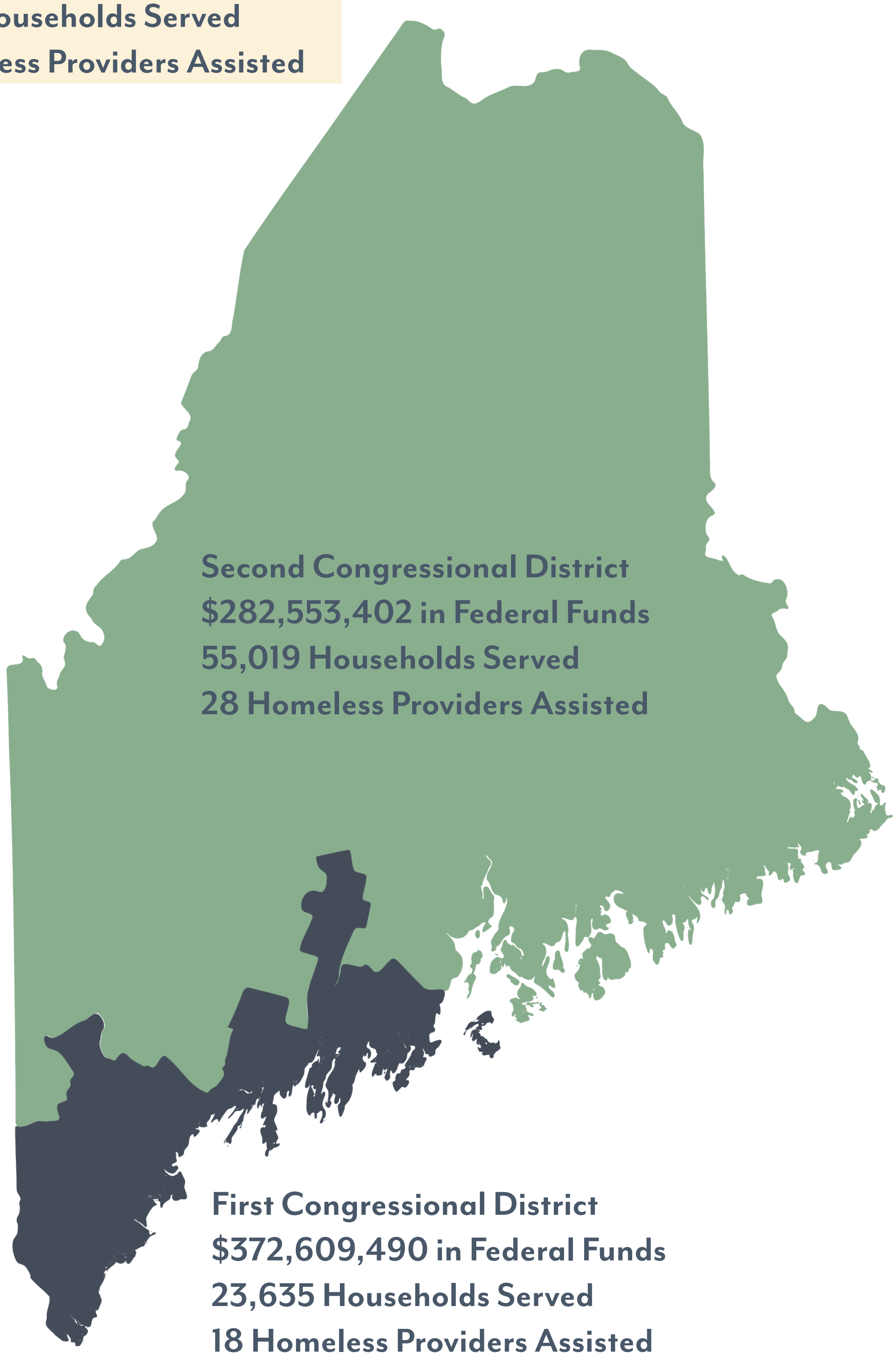
$84,000 in Home Improvement

$2.2 million in Homeless Assistance

$11.9 million in COVID-19 Response Assistance

Maine 2024 Federal Funds

$655,162,891 in Federal Funds
78,654 Households Served
46 Homeless Providers Assisted



Maine's 2024 Federal Funding Allocations

Expanding Affordable Housing Opportunities

Home Purchasing

Tax Exempt Bonds

$211,281,930 *925 households*

Sales of tax exempt bonds provide the funding to purchase the mortgage loans originated and closed by our lending 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 2024, a total of 925 Maine households utilized the First Home Loan program to purchase their first home.

Rental Housing Development

Low Income Housing Tax Credits, Home Investment Partnerships Program, and Housing Trust Fund

Completed: $111,405,907 *629 units completed*

Financed: $144,586,102 *858 units financed*

Low Income Housing Tax Credits, Home Investment Partnerships Program, and Housing Trust Fund are MaineHousing's primary sources of funding for new affordable rental housing. MaineHousing's competitive scoring process allocates tax credits among proposed affordable housing developments to ensure we serve areas with the greatest need. 629 affordable housing units completed in 2024 relied on more than $111 million in federal funds. Additionally, 858 new units were financed in 2024 using more than $144 million in federal funds.

Improving and Preserving the Quality of Housing

Energy Assistance

Central Heating Improvement Program (LIHEAP grant funded)

$4,336,530 *1,070 households*

The Central Heating Improvement Program (CHIP) provides grants for home heating systems repair and replacement. In 2024, MaineHousing improved heating in 1,070 households.

Home Energy Assistance Program (HEAP) - Fuel Assistance

$26,721,050 *59,792 households*

MaineHousing uses U.S. Department of Health and Human Services Low Income Home Energy Assistance Program (LIHEAP) funds to provide heating assistance to low-income households, including emergency funds for low-income households experiencing an energy emergency. In 2024, MaineHousing assisted approximately 52,000 homes with their energy expenses and addressed about 7,500 energy emergencies.

Weatherization Assistance Program

$9,175,504 *382 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. LIHEAP Weatherization funding is used in conjunction with the Department of Energy (DOE) Weatherization Assistance Program funding. In 2024, over $9.1 million of funding weatherized 382 Maine households.

Heat Pump Program

$3,895,047 *765 households*

MaineHousing's Heat Pump Program provides DOE grants to low-income homeowners for the purchase and installation of heat pumps to reduce energy costs by improving heating efficiency. In 2024, MaineHousing provided funding to install heat pumps in 765 Maine households.

Home Improvement

Lead Hazard Control Grant

$84,032 *4 households*

MaineHousing offers programs that provide grant opportunities to single-family households and owners of rental properties in Maine to help make their homes and rental properties lead safe. Priority for program funds is given to abatement projects for housing in which a child resides and who has been determined to have an elevated blood lead level. These grant funds were not released until late in 2024, which resulted in few remediations being completed prior to the end of the year. Further remediation work continues apace in 2025.

Helping Maine People Attain Housing Stability

Rental Assistance

Section 8 Project Based Rental Assistance (PBCA)

$90,555,105 *7,980 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 2023, MaineHousing administered rental assistance to 7,980 renter households statewide.

Section 8 Voucher Program

$38,468,307 *3,596 households*

MaineHousing provides rental assistance to individuals and families to 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, including 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 31% of Maine vouchers, and in 2024, provided 3,596 renters with vouchers.

Stability Through Engagement Program (STEP)

$2,130,252 in Federal Home Investment Partnerships Program Funds *192 households*

MaineHousing's STEP program uses vouchers to rapidly re-house individuals and families experiencing homelessness for up to 24 months. In 2024, the vouchers were allocated to shelters which served 192 households in Maine.

Homeless Assistance

Funding Emergency Shelters and Navigators

$1,391,803 *46 providers*

MaineHousing allocates HUD Emergency Solutions Grant funds to emergency homeless shelters and service providers in Maine. Providers 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 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 2024, MaineHousing provided funds to 46 homeless service providers.

Continuum of Care (CoC) Planning Grant

$505,575

MaineHousing applies for this funding on behalf of the Maine Continuum of Care (CoC) which supports and improves the CoC'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.

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 administration and software system that collects HUD-required data and helps inform our understanding of shelter use in Maine. In 2024, HMIS funds were used to record and report data on people sheltered through Emergency Shelter, Rapid Rehousing, Transitional Housing, 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. These data contribute to a range of information used to help make policy decisions that best serve Maine's homeless population.

COVID-19 Response Assistance

Emergency Rental Assistance (ERA)

$2,100,000 *1,001 renter households*

MaineHousing launched the Emergency Rental Assistance program in March 2021 with the receipt of an initial $200 million in stimulus funding and an additional $152 million later that year. These monies were combined with MaineHousing's StateHOME funds, CDBG funding, and the Coronavirus Relief Fund. This program came to an end during 2023 and final funding disbursements were issued in 2024.

Homeowner Assistance Fund (HAF)

$9,791,670 *1,460 households*

The Housing Assistance Fund was created to help Maine homeowners who found themselves facing a COVID-19-related financial hardship that caused them to fall behind on home-related expenses. In 2024, MaineHousing distributed $9.7 million in federal relief funds to 1,460 homeowners across the state to provide assistance with mortgage reinstatements and payments, utility bills, property taxes, and homeowner association fees.

Housing Demographics for Maine

Data sources: 2023 American Community Survey, 1-year Estimates*

Maine People in Need	1st District		2nd District		Maine	
Households with Income:	Owners	Renters	Owners	Renters	Owners	Renters
<= 30% Area Median Income (AMI)	23,600	10,691	25,625	10,332	50,315	22,105
> 30% to <= 50% AMI	24,462	8,373	23,703	10,775	48,663	18,446
> 50% to <= 80% AMI	41,400	12,518	39,824	11,757	80,775	22,943
> 80% to <= 100% AMI	23,861	7,194	25,985	6,718	47,919	14,692
> 100% AMI	114,469	40,275	115,516	39,009	230,772	79,455
Total	227,792	79,050	230,652	78,591	458,444	157,641

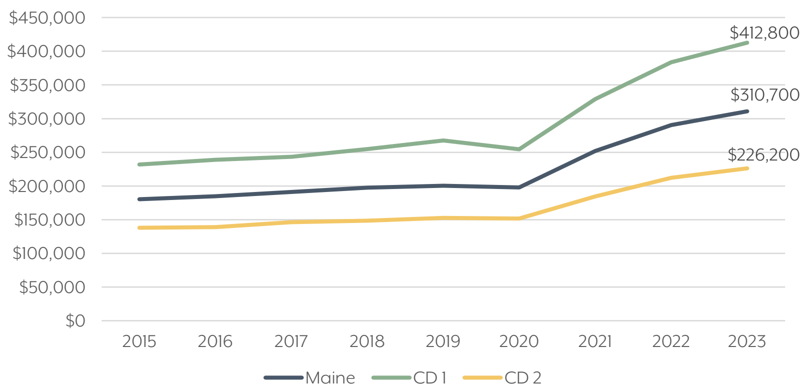
Housing, Affordability by Region	1st District	2nd District	Maine	United States
Median Home Price	$412,800	$226,200	$310,700	$340,200
Median Household Income	$86,981	$61,748	$73,733	$77,719
Income Needed to Afford Median Home Price	$130,897	$81,363	$102,986	$114,798
Households Unable to Afford Median Home Price	64%	56%	59%	58%
Median Gross Rent (2-Bedroom)	$1,612	$1,045	$1,271	$1,401
Renter Households Unable to Afford Median 2-Bedroom Rent	67%	67%	65%	66%

* As noted above, these figures are from the most recent American Community Survey, from 2023. More current data exists for some of the metrics on this page -- for example, Maine's 2024 median home price is available from the Maine Association of Realtors. For consistent comparison across all of the above metrics, both tables present data from a single source.

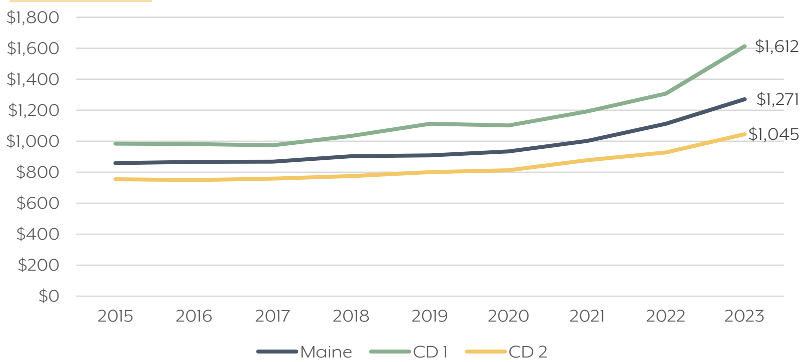
Rising Home Prices, Rents, and Incomes

Data sources: 2015 – 2023 American Community Surveys, 1-year Estimates

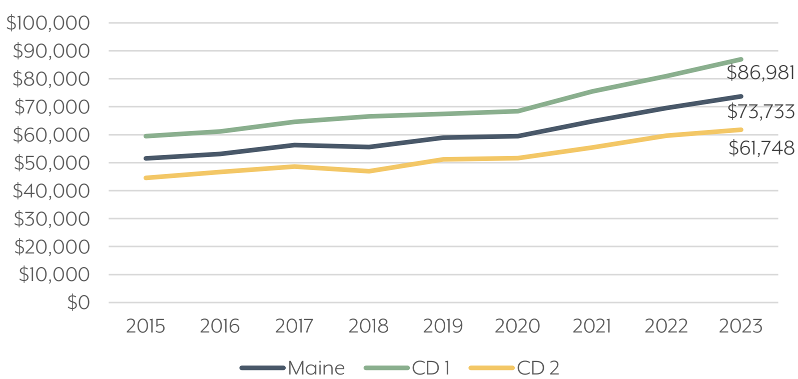
Median Home Price



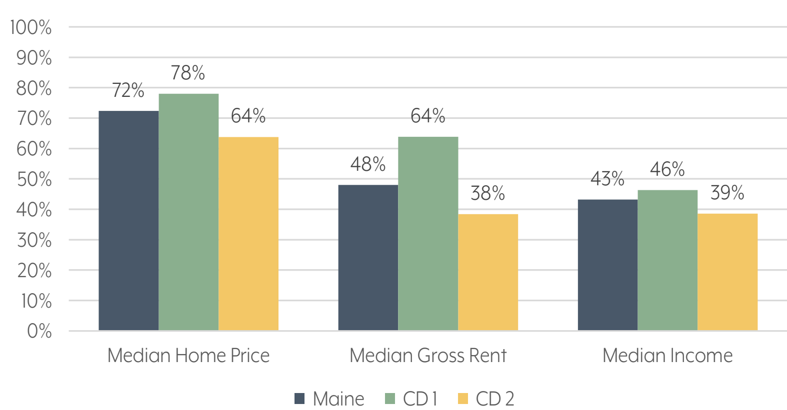
Median Rent



Median Income



Comparison of Percent Changes, 2015-2023



Maine's home prices, rents, and household incomes have all risen steadily since 2020. However, overall income growth has not kept pace with increasing home prices and rents. From 2015 through 2023, Maine's median household income increased by 43%. During that same period, median home price increased by 72% and rents increased by 48%. Whether renting or buying, housing has become less affordable for the median household in Maine.

The First Congressional District (CD1) saw the largest growth in all three areas, with the growth in home prices exceeding income growth by 32 percentage points and rent growth exceeding income growth by 18 percentage points.

In the Second Congressional District (CD2), rent and income growth were approximately the same over this time period. However, growth in home prices exceeded income growth by 25 percentage points.

2024 Funding and Federal Sources by Congressional District

Program Area	Federal Funding Source(s)	CD 1		CD 2		Maine		Income Eligibility Limit
		Households/Units	Funding Amount	Households/Units	Funding Amount	Households/Units	Funding Amount	
Home Purchase								
First Time Homebuyers	Tax-Exempt Housing Bonds	308	$84,203,159	617	$127,078,771	925	$211,281,930	115% of AMI or State Median Income, whichever is greater. 100% of AMI or State Median Income for households with fewer than three individuals.
Rental Housing Development								
Tax Credit Units Completed	Low Income Housing Tax Credits, HOME Partership Grant, & Housing Trust Fund	480	$78,814,123	149	$32,591,784	629	$111,405,907	30% of AMI, 50% of AMI, 60% of AMI, and market
Tax Credit Units Financed & Under Construction	Low Income Housing Tax Credits, HOME Partership Grant, & Housing Trust Fund	728	$110,489,795	130	$34,096,307	858	$144,586,102	30% of AMI, 50% of AMI, 60% of AMI, and market
Energy Assistance								
CHIP (Central Heating Improvement Program)	U.S. Department of Health and Human Services, LIHEAP Grant	259	$1,126,525	811	$3,210,005	1,070	$4,336,530	150% of FLP or 60% State Median Income
HEAP Fuel Assistance	U.S. Department of Health and Human Services, LIHEAP Grant	11,399	$5,121,465	40,811	$18,335,984	52,210	$23,457,449	150% of FLP or 60% State Median Income
ECIP (Energy Crisis Assistance Program)	U.S. Department of Health and Human Services, LIHEAP Program	2,112	$841,804	5,470	$2,179,691	7,582	$3,021,495	150% of FLP or 60% State Median Income
HEAP Assurance 16 Program	U.S. Department of Health and Human Services, LIHEAP Grant		$344		$241,762	0	$242,106	150% of FLP or 60% State Median Income
Weatherization Assistance	U.S. Department of Energy, Weatherization Assistance Program & U.S. DHHS LIHEAP Program	145	$1,601,683	507	$5,963,011	652	$7,564,694	200% of FLP
Heat Pump Program	Department of Energy, SERC Grant for Heat Pumps	257	$1,372,459	508	$2,522,588	765	$3,895,047	150% of FLP or 60% State Median Income
Home Improvement								
Lead Hazard Control Grant	HUD - Lead Hazard Abatement	4	$84,032			4	$84,032	80% AMI
Rental Assistance								
Section 8 Rental Units	Section 8 Project-Based Assistance	4,697	$58,267,739	3,283	$32,287,366	7,980	$90,555,105	30% of AMI
Section 8 Vouchers	Section 8 Housing Choice Vouchers, Mod Rehab, Portable Vouchers	1,593	$20,712,343	2,003	$17,755,964	3,596	$38,468,307	30% of AMI
Stability Through Engagement Program (STEP)	Federal HOME Grant	102	$1,675,428	90	$454,824	192	$2,130,252	50% of AMI (10% can be 80% of AMI)
Homeless Assistance								
Funding Emergency Shelters & Navigators	Emergency Solutions Grant	18 Providers	$821,668	28 Providers	$570,135	46 Providers	$1,391,803	N/A
Homeless Programs & Projects	Continuum of Care Planning Grant		$252,788		$252,788	0	$505,575	N/A
Homeless Management Information System (HMIS) Grant	HMIS Grant		$172,444		$172,444	0	$344,888	N/A
COVID-19 Response Assistance								
Rental Assistance	Emergency Rental Assistance (ERA)	1,001	$2,100,000			1,001	$2,100,000	N/A
Homeowner Assistance Fund	American Rescue Plan Act	620	$4,951,692	840	$4,839,979	1,460	$9,791,670	N/A

AMI is Area Median Income. FPL is Federal Poverty Level