



Housing Opportunities for Maine (HOME) Fund

A Report to the Maine State Legislature on the Uses of the HOME Fund in 2025
March 2026



About the HOME Fund

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

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

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

In 2025, LD 1082 brought significant changes to the real estate transfer tax. The addition of a new surtax on property transactions valued above \$1 million created additional revenue, while changes to how real estate transfer tax proceeds are allocated also occurred. In addition, the Legislature, as part of the biennial budget process, reduced the HOME fund by a total of \$10 million over two years. All of these changes were just starting to take effect at the end of 2025, and will be detailed in next year's report.

Sturgeon Landing, a 32 unit family housing project on the former site of the American Tissue Mill at 18 Park Street in Augusta, Maine.



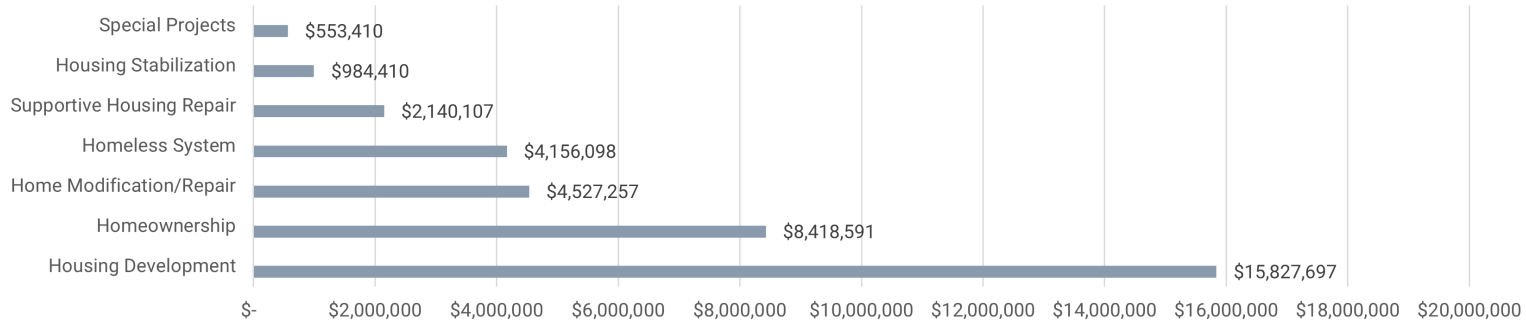
Following is MaineHousing's annual report to the joint standing committee of the Legislature having jurisdiction over housing, providing data and information on MaineHousing's use of the HOME Fund in 2025.

By the Numbers

A SNAPSHOT OF EXPENDITURES FROM THE HOME FUND

In 2025, MaineHousing expended \$36,607,570 of HOME Funds to serve low- and moderate-income homeowners, homebuyers, and renters across Maine.

Assistance Amounts by Program Area, 2025

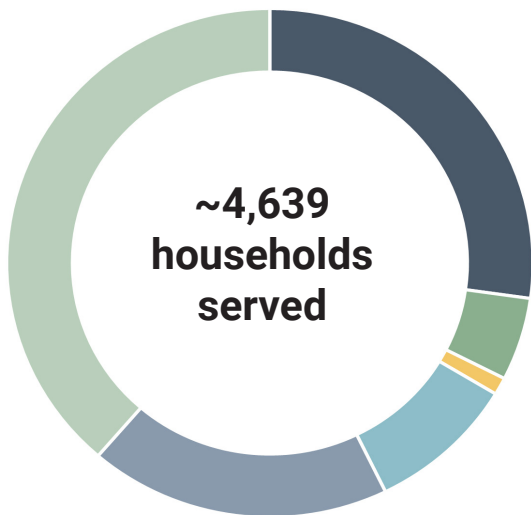


Top four 2025 Home Fund expenditures:

- Housing Development (44.5%)
- Homeownership (23%),
- Home Modification/Repair (12.4%)
- Homeless System (11.4%)

Households Assisted with HOME Funds

The entirety of the HOME Fund is allocated each year, but Housing Development takes multiple years. HOME Funds allocated in 2023, 2024, and 2025 were expended in 2025.



- Homeownership - 1,271 households (27%)
- Housing Development - 244 households (5%)
- Supportive Housing Repair - 51 households (1%)
- Home Modification/Repair - 424 households (9%)
- Homeless System - 859 households (19%)
- Housing Stabilization - 1,790 households (39%)

Homeownership households served are comprised of the sum of those that benefited from down payment assistance (1,251), Mobile Home Replacement (13), or mortgage payment protection (7) in 2025.

Helping Maine Expand Affordable Housing Opportunities

Housing in 2025



1,251 Down Payment Assistance Grants Provided
\$7.8 million from the HOME Fund

MH Loans with Down Payment and Closing Cost Assistance	Average Loan with Closing Cost Assistance	Average Age of Homeowner with Closing Cost Assistance	Average Household Size with Closing Cost Assistance
98%	\$253,747	34	2.1

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



Leveraging HOME Funds

More than 1/3 of affordable units completed in 2025 included HOME funds.

- ◇ Out of the 656 units created or preserved in 2025, 234 used HOME funds.

State HOME funds that were newly allocated to development projects leveraged more than 25 times the amount of additional public funds.

- ◇ \$1.45 million in State HOME funds newly allocated, leveraging an additional \$36.4 million in federal funds

MaineHousing programs encourage private development of affordable rental housing for families, seniors, and persons with special needs. Low income housing tax credits, development loans, direct development subsidies, tax increment financing, and debt restructuring are all available for projects that commit to affordability criteria for the associated housing units. MaineHousing leverages HOME funds to maximize the public impact of other sources of funding.

Working to Improve and Preserve the Quality of Housing

Home Improvements 2025 *Warm, Safe, and Dry Housing*



\$14,035/home
(236 homes)

MaineHousing’s home repair programs provide help to low-income homeowners who cannot afford necessary home repairs. MaineHousing spent \$3.3 million in HOME funds providing home repairs to Mainers in need.

\$4,098/home
(169 homes)

Older adults value their independence and a fall can significantly reduce their ability to remain self-sufficient. MaineHousing spent \$692,523 in HOME funds for high-impact home safety modifications for older adults in Maine.



100% State HOME funds: 4 homes | State HOME + federal funds: 73 homes

Lead exposure causes serious health consequences and cognitive disorders. HOME funds are used to leverage federal funds or to fill gaps in delivery of Lead Hazard Reduction. In 2025, MaineHousing spend \$377,083 in HOME funds for abatement assistance, helping to leverage more than \$1 million of federal abatement funds and completing abatement in an additional four households when federal funds were unavailable.

\$36,000/home
(13 homes)

Mainers who own and occupy mobile homes built prior to 1976 may be spending too much money on inefficient upkeep and energy expenses. MaineHousing spent \$468,000 in HOME funds to assist with the replacement of pre-1976 mobile homes.



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

Maine’s housing stock is aging, which is associated with less efficient heating systems and a variety of safety concerns. Many of Maine’s homeowners are unable to afford necessary updates and repairs to their homes. Several MaineHousing programs designed to address these issues are primarily supported by the HOME Fund.

Innovative Efforts to Reduce Homelessness

In January 2025, at least 2,413 people were currently experiencing homelessness in Maine.*

What is MaineHousing doing?

MaineHousing used \$1.7 million of State HOME funds through the Emergency Shelter and Housing Assistance Program (ESHAP) in 2025 to assist in the operation of 46 shelter and service programs providing aid to more than 5,000 individuals experiencing homelessness.

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

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

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

* State of Maine's 2025 Point-In-Time Count

HOME Fund Expenditures: 2025

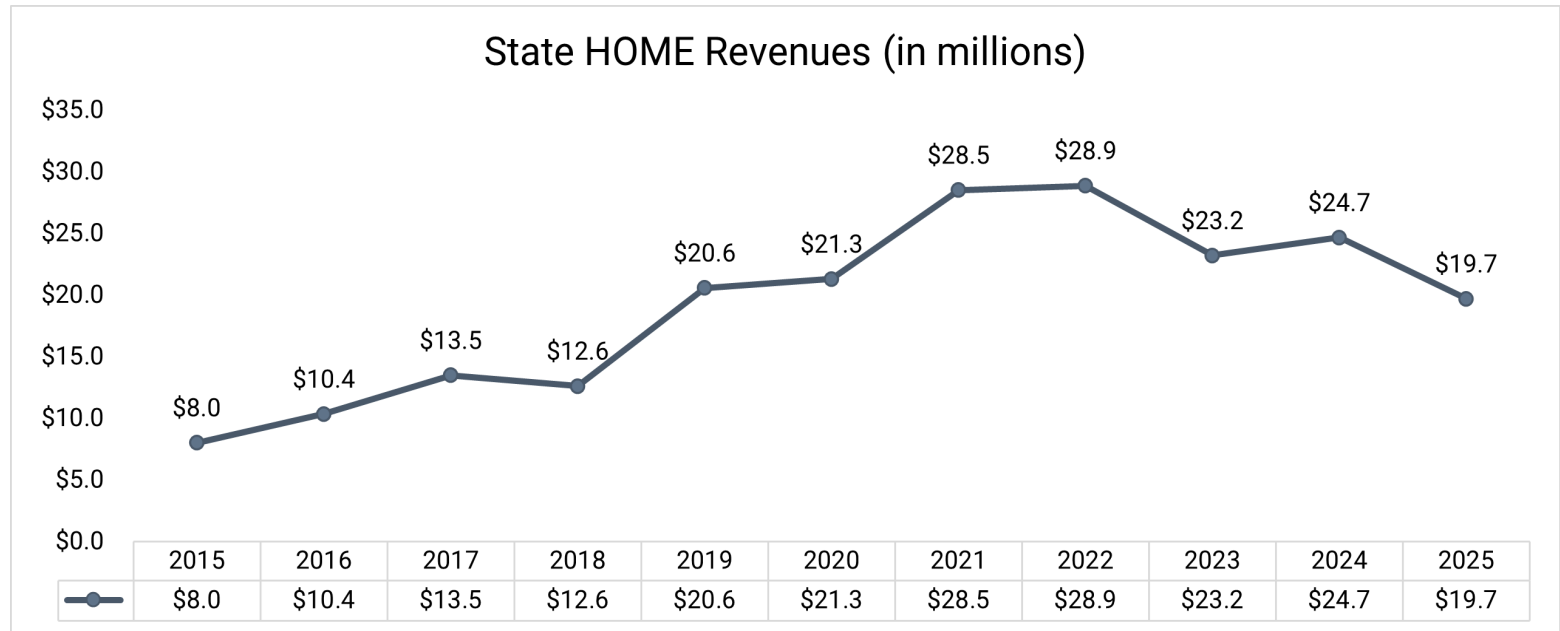
HOME Fund Program Area	2025 Investment	Households/Individuals Served	Programs
Homeownership	\$8,418,591	1,271	Single Family Advantage Program Multi Unit Advantage Program First Generation Program Mobile Home Replacement Program Financial Literacy Classes HomeOwnership Protection for unEmployment (HOPE) Program Home Affordable Modification Program (HAMP)
Housing Development*	\$15,827,697	244	LIHTC Developments Supportive Housing Recovery Housing Multifamily Loan Workouts/Preservation
Supportive Housing Repair	\$2,140,107	51	Supportive Housing Repair Program
Home Modification/Repair	\$4,527,267	424	Home Repair Program Lead Hazard Program Well Water Abatement Landlord Repair Program Central Heating and Improvement Program Comfortably Home Community Aging in Place
Homeless System	\$4,156,098	859	Emergency Shelter and Housing Assistance Program Homeless System Hub Coordinators Rapid Re-Housing Program Housing Problem Solving
Housing Stabilization	\$984,410	1,790	Security Deposit Assistance Family Development Accounts Landlord Incentive Programs
Special Projects	\$553,410	-	Tenant Legal Support Maine's Homeshare Pilot Program
Totals	\$36,607,570	4,639	

* HOME Funds are allocated yearly, but portions designated for Housing Development are expended over multiple following years.

Historical Look: State HOME Fund Revenues and Expenditures 2015-2025

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

State HOME revenues in 2025 were less than in any of the previous six years.



State HOME Expenditures (in millions)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Special Projects						\$3.7	\$0.2	\$1.1	\$1.3	\$0.8	\$0.6
Housing Stabilization					\$0.1	\$0.5	\$0.5	\$1.7	\$2.4	\$1.6	\$1.0
Homeless System	\$2.7	\$2.8	\$2.4	\$2.4	\$2.4	\$3.0	\$3.0	\$5.8	\$6.4	\$5.8	\$4.2
Home Modification/Repair	\$2.0	\$1.7	\$2.6	\$3.9	\$4.4	\$4.6	\$4.3	\$5.0	\$8.2	\$6.6	\$4.5
Supportive Housing Repair		\$0.1	\$0.4	\$0.2	\$0.6	\$1.7	\$1.4	\$2.3	\$1.4	\$1.9	\$2.1
Housing Development	\$0.6	\$0.2	\$0.8	\$1.0	\$2.4	\$3.3	\$3.0	\$6.3	\$9.2	\$20.9	\$15.8
Homeownership	\$2.3	\$3.5	\$3.8	\$4.2	\$4.7	\$3.1	\$2.8	\$4.6	\$5.1	\$6.2	\$8.4

Historical Look: State HOME Fund Expenditures 2015-2025

The entirety of the HOME Fund is allocated each year, but Rental Housing Development takes multiple years. HOME Funds allocated in 2023, 2024, and 2025 were expended in 2025.

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Homeownership											
Maine HOPE Program	\$28,639	\$13,791	\$6,837	\$17,115	\$19,208	\$165,468	\$40,678	\$14,733	\$36,146	\$51,202	\$77,215
H.A.M.P. Program	\$5,654	\$9,223	\$9,540	\$331	\$380	\$21,278	\$15,771	\$61,362	\$74,599	\$109,128	\$230,573
Single Family Advantage Program	\$4,665,000	\$3,290,000	\$3,398,500	\$3,572,500	\$2,360,500	\$2,643,000	\$3,752,000	\$4,053,000	\$3,703,000	\$3,297,000	\$2,012,500
First Generation Program	\$2,581,000	\$1,931,000	\$746,000								
Mobile Home Program	\$468,000	\$497,500	\$495,000	\$557,750	\$430,500	\$276,750	\$861,000	\$30,750			
Multi Unit Advantage	\$574,000	\$471,000	\$379,000	\$413,500							
Housing Counseling/ Financial Literacy Classes	\$82,611	\$36,554	\$30,599	\$1,389	\$9,059	\$21,259	\$30,145	\$25,917	\$23,271		
Recapture Tax Reimbursement Program	\$13,687		\$20,214	\$4,408	\$4,540	\$9,413					
	\$8,418,591	\$6,249,068	\$5,085,690	\$4,566,993	\$2,824,187	\$3,137,168	\$4,699,594	\$4,185,762	\$3,837,016	\$3,457,330	\$2,320,288
Housing Development											
9% Tax Credit	\$887,569	\$1,619,973	\$1,923,757	\$2,377,251	\$503,362	\$1,169,401	\$1,292,902	\$655,394			
4% Tax Credit	\$14,206,628	\$19,047,432	\$6,759,843	\$2,189,861	\$1,027,387	\$664,500					
New Housing Models Demo				\$300,000		\$200,000					
Subdivision Program					\$585,000	\$112,500					
Supportive Housing		\$118,027	\$68,250	\$1,176,068	\$694,769						
Recovery Housing Program	\$133,500		\$69,925								
HOUSE - Pilot Recovery Housing			\$211,934		\$173,920						
TA Consultant	\$100,000	\$100,000	\$100,000								
MF Workouts		\$23,202	\$93,818	\$210,720		\$1,108,435	\$1,111,860	\$327,000	\$800,000	\$194,747	\$630,486
UMaine Printer Program	\$500,000										
	\$15,827,697	\$20,908,634	\$9,227,527	\$6,253,900	\$2,984,438	\$3,254,836	\$2,404,762	\$982,394	\$800,000	\$194,747	\$630,486

Historical Look: State HOME Fund Expenditures 2015-2025 (continued)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Supportive Housing Repair											
SHP - Repair Program	\$2,140,107	\$1,853,185	\$1,422,158	\$2,260,971	\$1,401,581	\$1,697,258	\$562,959	\$160,420	\$429,152	\$65,000	
	\$2,140,107	\$1,853,185	\$1,422,158	\$2,260,971	\$1,401,581	\$1,697,258	\$562,959	\$160,420	\$429,152	\$65,000	
Home Modification/Repair											
Home Repair Program (HARP)	\$3,312,330	\$3,568,442	\$3,453,148	\$3,473,266	\$3,632,102	\$3,796,423	\$3,598,728	\$2,771,670	\$1,915,843	\$844,360	\$1,619,818
Well Water Abatement	\$7,850		\$250	\$26,331							
Drought Relief Program									\$278,631	\$223,080	
Elderly Hardship Grants/ Community Aging in Place	\$692,523	\$797,776	\$768,469	\$628,377	\$150,277	\$340,438	\$340,288		\$257,500		\$15,198
HomeRetro Program									\$14,536	\$120,328	\$55,328
Weatherization Supplemental Repair Program										\$464,520	
Lead Program	\$377,083	\$142,490	\$1,077,873	\$640,196	\$112,858	\$119,674	\$273,784	\$198,175	\$84,508	\$20,473	\$328,158
LIHEAP		\$417,827									
Home Replacement Program					\$3,550	\$76,100	\$76,280	\$461,293			
Central Heating Improvement Program		\$1,481,575	\$2,628,342								
Comfortably Home				\$20,000	\$365,089			\$349,000			
Landlord Repair	\$137,471	\$217,051	\$222,613	\$198,277	\$59,724	\$293,174	\$131,555	\$110,182			
	\$4,527,257	\$6,625,161	\$8,150,695	\$4,986,447	\$4,323,600	\$4,625,809	\$4,420,635	\$3,890,320	\$2,551,018	\$1,672,761	\$2,018,502
Housing Stabilization											
Security Deposit Assistance	\$122,610	\$175,000	\$411,461	\$238,216	\$20,994	\$197,145	\$134,508				
Maine TBRA Assistance/ Landlord Incentive STEP/TBRA	\$4,700	\$73,500	\$68,950	\$36,800	\$52,112		\$12,876				
Asylum Families Rental Assistance					\$303,735	\$205,050					
Family Development Accounts			\$50,000	\$50,000		\$50,000					
Landlord Incentive Fees	\$857,100	\$1,300,000	\$1,878,250	\$1,373,500	\$80,015						
Navigator Program		\$7,113									
	\$984,410	\$1,555,613	\$2,408,661	\$1,698,516	\$456,856	\$452,195	\$147,384				

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Historical Look: State HOME Fund Expenditures 2015-2025 (continued)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Homeless System											
Shelter Operating	\$1,728,126	\$3,500,000	\$3,500,000	\$3,500,000	\$3,000,000	\$3,000,000	\$2,400,000	\$2,407,196	\$2,400,000	\$2,000,000	\$2,085,214
Shelter Operating - Incentive										\$825,005	\$624,995
Youth Homeless Demo					\$14,490	\$13,072	\$7,439				
Family and Children Together							\$9,807				
Homeless System Hub Coordinators	\$720,991	\$753,332	\$590,509	\$726,188							
Expanded Rapid Re-housing Program	\$918,353	\$807,062	\$1,416,081	\$585,442							
Supplemental to ARP Navigator Program		\$7,113		\$750,000							
Community Solutions (Blt For Zero Consultant)			\$87,000								
Partial Year Funding Preble Street			\$46,853								
Diversion Flexible Program	\$788,628	\$780,603	\$731,878	\$208,777							
	\$4,156,098	\$5,848,110	\$6,372,321	\$5,770,407	\$3,014,490	\$3,013,072	\$2,417,246	\$2,407,196	\$2,400,000	\$2,825,005	\$2,710,209
Special Projects											
Blding Community Together						\$75,000					
Community Solutions		\$114,085	\$500,000	\$410,000	\$211,000						
Tenant Legal Assistance	\$480,000	\$480,000	\$780,000	\$654,560							
C-19 Provider Hotel/Shelter			\$3,444			\$53,200					
C-19 Rent Relief						\$3,578,360					
Homesharing	\$73,410	\$199,870									
	\$553,410	\$793,955	\$1,283,444	\$1,064,560	\$211,000	\$3,631,560					
Total Expenditures	\$36,607,570	\$43,826,613	\$33,950,496	\$26,601,794	\$15,216,152	\$19,886,898	\$14,652,580	\$11,626,092	\$10,017,186	\$8,214,843	\$7,679,485



Contact MaineHousing

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Mission

Empowering staff and partners in helping Maine people afford safe, high-quality housing as a foundation for healthy communities.

Vision of Success

All Maine people have the opportunity to live in quality housing that is affordable.

Maine State Housing Authority (“MaineHousing”) does not discriminate on the basis of protected classes under the applicable federal and state nondiscrimination laws, in the admission or access to, or treatment in, its programs and activities and in employment. 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: Kelley Stonebraker, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04330, Telephone Number 1-800-452-4668 (voice in state only), (207) 626-4600 (voice), or Maine Relay 711, Email EqualAccess@mainehousing.org.

