



**Building Opportunity through  
Quality Affordable Housing**

# **MaineHousing Federal Funds Report**

# **2023**

MaineHousing

26 Edison Drive, Augusta, Maine 04330

1-800-452-4668, Maine Relay 711

[mainehousing.org](http://mainehousing.org)

For more information, contact

Erik Jorgensen, Senior Director of Government Relations & Communications

207-626-4640

# 2023 MaineHousing Administration

## Board of Commissioners

- ⇒ Chair Frank O’Hara, independent public policy consultant
- ⇒ Henry Beck, Treasurer of the State of Maine
- ⇒ Daniel Brennan, Director of MaineHousing
- ⇒ Noël Bonam, AARP Maine’s State Director
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- ⇒ Elizabeth Dietz, former Finance Manager for the Bangor Area Homeless Shelter
- ⇒ Nancy Harrison, Vice President and Regional Sales Manager for Bangor Savings Bank
- ⇒ Deb Ibonwa, attorney and a housing and legal advocate for Maine Equal Justice
- ⇒ Renee Lewis, Principal and Managing Partner of Bloomfield Capital
- ⇒ Paul Shepherd, co-owner of Penobscot Home Performance

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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.

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





**MaineHousing**  
MAINE STATE HOUSING AUTHORITY

## Total 2023 Federal Housing Investment

# \$673 million

\$172.7 million in Home Purchase Assistance

\$272.9 million in Rental Housing Development

\$115.8 million in Rental Assistance

\$64.2 million in Energy Assistance

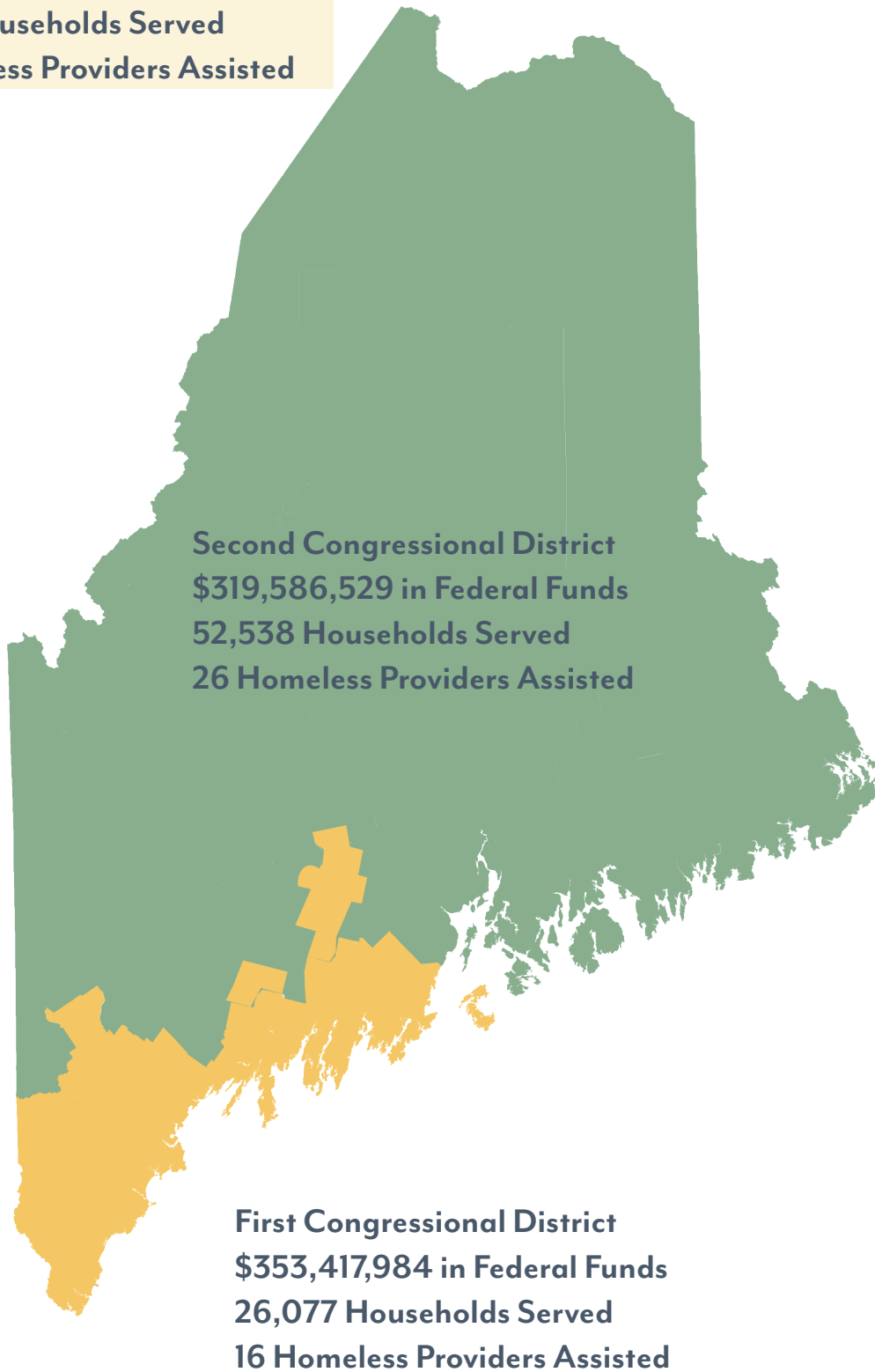
\$4.1 million in Home Improvement

\$3.8 million in Homeless Assistance

\$39.5 million in COVID-19 Response Assistance

## Maine 2023 Federal Funds

**\$673,004,513 in Federal Funds**  
**78,615 Households Served**  
**42 Homeless Providers Assisted**



## How MaineHousing Uses Federal Resources

*(2023 federal funding amounts and outcomes in italics)*

### Expand Affordable Housing Opportunities

#### Home Purchase

##### Tax Exempt Bonds

\$172,700,721

820 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 2023, 820 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: \$107,658,617; Financed: \$165,221,549

751 units completed; 1,334 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 2023, these funding sources provided over \$107 million for the construction of 751 new units, and over \$165 million for the financing of 1,334 units.

### Improve and Preserve the Quality of Housing

#### Energy Assistance

##### Central Heating Improvement Program (HEAP grant funded)

\$4,794,784

1,401 households

The Central Heating Improvement Program (CHIP) provides grants for home heating systems repair and replacement. In 2023, MaineHousing improved heating in 1,401 households.

##### Home Energy Assistance Program (HEAP)

\$49,104,614

44,543 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 2023, MaineHousing assisted 44,543 homes with their energy expenses.

##### Weatherization Assistance Program

\$5,586,463

283 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 2023, over \$5.5 million of DOE funding weatherized 283 Maine households.

##### Heat Pump Program

\$4,753,233

968 households

MaineHousing's Heat Pump Program provides grants to low-income homeowners for the purchase and installation of heat pumps to reduce energy costs by improving heating efficiency. In 2023, MaineHousing provided funding to install heat pumps in 968 Maine households.

## Home Improvement

### Lead Hazard Control Grant

\$1,135,318

66 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 are granted to abatement projects for housing in which a child resides and who has been determined to have an elevated blood lead level. In 2023, MaineHousing remediated lead problems in 66 Maine homes.

### Water Assistance Program

\$2,915,740

1,914 households

The Maine Water Assistance Program assisted Maine residents who may have fallen behind or had difficulty paying their drinking water and wastewater bills. In 2023, MaineHousing assisted 1,914 households with their water costs.

## Help Maine People Attain Housing Stability

### Rental Assistance

#### Section 8 Project Based Rental Assistance (PBCA)

\$80,629,250

8,001 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 8,001 renter households statewide.

#### Section 8 Voucher Program

\$35,185,872

3,539 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 32% of Maine vouchers, and in 2023, we provided 3,539 renters with vouchers.

### Homeless Assistance

#### Funding Emergency Shelters and Navigators

\$1,394,300

42 providers

MaineHousing allocates these funds to 42 of Maine's emergency homeless shelters and service providers. 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 2023, MaineHousing provided funds to 42 homeless service providers.

#### Stability Through Engagement Program (STEP)

\$1,346,483 in Federal HOME Funds and McKinney-Vento Grant Funds

105 households

MaineHousing's STEP program uses vouchers to rapidly re-housed individuals and families experiencing homelessness for up to 24 months. In 2023, the vouchers were allocated to Maine's shelters who served 105 households in Maine.

### Continuum of Care (CoC) Planning Grant

\$426,680

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.

### 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 2023, 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. This data is part of a range of information used to help us making policy decisions to best serve Maine's homeless population.

### ESG-CV (Emergency Solutions Grant Coronavirus Allocation)

\$326,262

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. Funds were primarily spent in previous years, however, 2023 saw a spend down of the allocation in a few programs that either ended or were continued on with state funding.

## **COVID-19 Response Assistance**

### Federal Emergency Management Agency (FEMA)

\$17,975,284

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)

\$13,533,783

8,262 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. This was combined with MaineHousing's StateHOME funds, CDBG funding, and the Coronavirus Relief Fund. This program came to an end during 2023.

### Homeowner Assistance Fund (HAF)

\$25,945,956

1,875 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 2023, MaineHousing distributed almost \$26 million in federal relief funds to 1,875 homeowners in all 16 Maine counties, helping with mortgage reinstatements and payments, utility bills, property taxes, and homeowner association fees.

## Housing Demographics for Maine

Maine People in Need	1st District		2nd District		Maine	
	Owners	Renters	Owners	Renters	Owners	Renters
Households with Income:						
<= 30% Area Median Income (AMI)	17,189	17,956	17,487	17,306	34,677	35,262
> 30% to <= 50% AMI	19,986	12,220	20,880	13,188	40,866	25,408
> 50% to <= 80% AMI	33,352	15,430	33,329	15,812	66,681	31,242
> 80% to <= 100% AMI	22,779	8,694	21,118	8,043	43,897	16,738
> 100% AMI	121,455	26,228	122,293	25,043	243,748	51,270
Total	214,762	80,528	215,107	79,392	429,869	159,920

Source: Claritas 2023 Household Income

Housing, Affordability Varies by Region	1st District*	2nd District*	Maine*	United States**
Median Home Price	\$470,000	\$272,000	\$360,000	\$394,100 (value)
Median Household Income	\$79,923	\$61,371	\$70,652	\$75,149
Income Needed to Afford Median Home Price*	\$165,003	\$98,171	\$128,390	\$141,220
Households Unable to Afford Median Home Price	84%	72%	79%	77%
Average 2-Bedroom Rent	\$1,438	\$950	\$1,088	\$1,268 (median gross) <sup>1</sup>
Renter Households Unable to Afford Average 2-Bedroom Rent	60%	57%	55%	51%

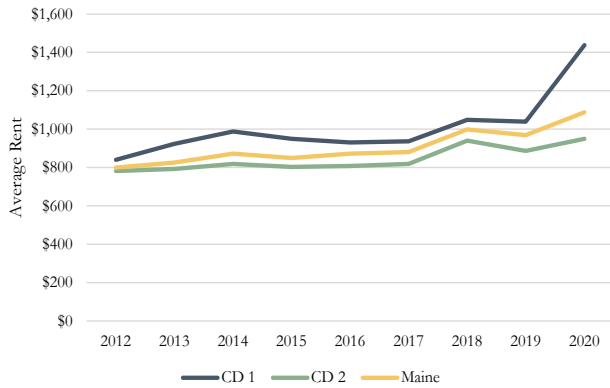
Source: \*2023 Maine Housing Facts (rental data from 2020 Maine Housing Facts), \*\*National Association of Realtors, 2022 American Community Survey (5 Year Estimates) Tables DP-03,04, & B25118

<sup>1</sup>Median gross rent is the median contract rent, plus the average monthly cost of utilities.



# Improving Incomes, Rising Home Prices and Rent

## Average Rent

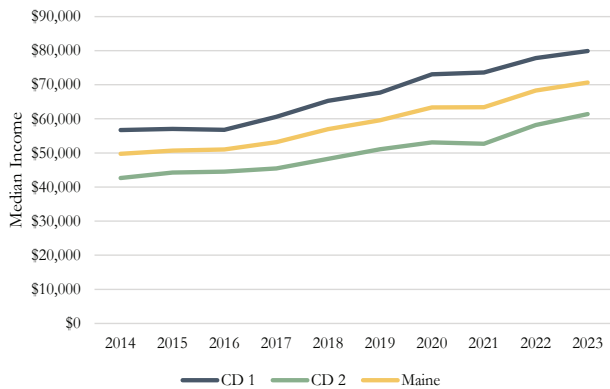


Although we do not currently have access to rental data for 2021-2023, we are aware that rental rates have continued to increase. In 2020, Congressional District (CD) 1 saw the greatest increase at 67%. The CD 2 increase was 23%; the statewide increase was 34%.

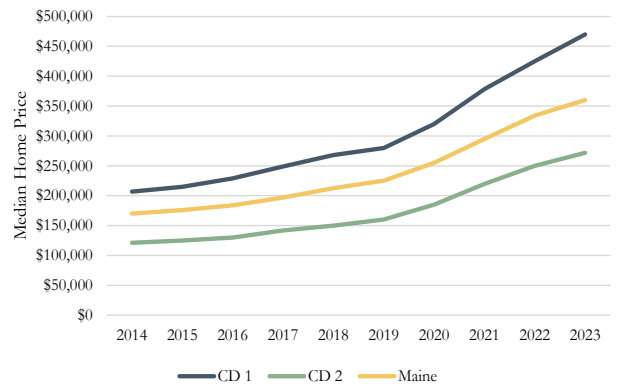
Median income increased statewide and in both CDs. The median incomes in CD 1 improved by 41%; the median incomes in CD 2 improved by 44%. The state's increase in median income was 42%.

Median home prices have more than doubled in the last 10 years. CD 1 increased by 127%; CD 2 by 125%. Statewide median home prices increased by 112%.

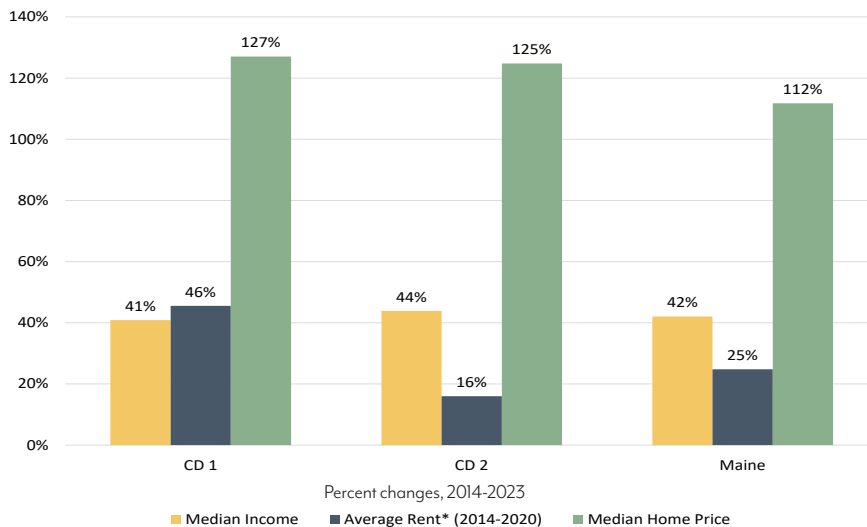
## Median Income



## Median Home Price



## Percent Change in Rents, Home Prices, and Incomes 2014 -2023 for Maine and the two Congressional Districts



CD 1 median home price increases outpaced median income by 86 percentage points from 2014-2023; CD 2 outpaced by 81%. Both are higher than the state (70 percentage points). Buying a home in CD 1 is less affordable than CD 2 and the state as a whole.

Although we do not currently have access to rental data for 2021-2023, we know that rental rates have continued to rise and rental affordability is a persistent challenge 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. 2021-2023 rental data is not available.

# 2023 Funding and Federal Sources by Congressional District

Program Area	CD 1*		CD 2*		Maine		Income Eligibility Limit <sup>1</sup>
	Households/Units	Funding Amount	Households/Units	Funding Amount	Households/Units	Funding Amount	
<b>Home Purchase</b>							
First Time Homebuyers	249	\$64,108,167	571	\$108,592,554	820	\$172,700,721	115% of AMI, or 100% of AMI for households < 3 individuals
<b>Rental Housing Development</b>							
Tax Credit Units Completed	536	\$67,766,105	215	\$39,892,512	751	\$107,658,617	<40% - <60% of AMI (Varies Based on Subsidy)
Tax Credit Units Financed/Under Construction	892	\$117,653,083	442	\$47,568,466	1334	\$165,221,549	<40% - <60% of AMI (Varies Based on Subsidy)
<b>Energy Assistance</b>							
CHIP (Central Heating Improvement Program)	303	\$1,153,595	1,098	\$3,641,189	1,401	\$4,794,784	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
Fuel Assistance	10,384	\$10,852,248	34,159	\$34,778,657	44,543	\$45,630,904	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
HEAP Assurance 16 Program	748	\$436,814	3,168	\$2,066,597	3,916	\$2,503,411	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
Home Weatherization	243	\$161,045	699	\$809,254	942	\$970,298	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
Heat Pump Program	62	\$1,368,608	221	\$4,217,855	283	\$5,586,463	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
<b>Home Improvement</b>							
Lead Hazard Control Grant	28	\$477,576	38	\$657,942	66	\$1,135,318	greater of <170% of the Federal Poverty Guidelines or <60% State Median Income
Water Assistance Program	427	\$540,312	1,487	\$2,375,428	1,914	\$2,915,740	<= 80% AMI
<b>Rental Assistance</b>							
Section 8 Rental Units	4,718	\$50,491,935	3,283	\$30,137,315	8,001	\$80,629,250	<50% of AMI
Section 8 Vouchers	1,410	\$12,811,056	2,129	\$22,374,816	3,539	\$35,185,872	<30% of AMI
<b>Homeless Assistance</b>							
Stability Through Engagement Program (STEP)	71	\$1,008,453	34	\$338,030	105	\$1,346,483	<50% of AMI
Funding Emergency Shelters & Navigators	16 providers	\$867,555	26 providers	\$526,745	42 providers	\$1,394,300	NA
Homeless Programs & Projects	Continuum of Care Grant	\$213,340	Maine Continuum	\$426,680	Maine Continuum	\$344,888	NA
Homeless Management Information System (HMIS) Grant	HMIS Grant	\$172,444	Maine Continuum	\$172,444	Maine Continuum	\$344,888	NA
Temporary Rapid Rehousing Program	1 provider	\$198,130	1 provider	\$40,167	2 providers	\$238,297	30% AMI with ability to approve up to 50% AMI
Shelter Renovations Program	none	\$8,887	1 provider	\$58,099	1 provider	\$58,099	NA
Housing Problem Solving Program	1 provider	\$8,887	1 provider	\$20,979	2 providers	\$29,866	NA
<b>COVID-19 Response Assistance</b>							
Hotels/Shelters	2 Hotels	\$4,441,501	3,391	\$4,784,433	2 Hotels	\$4,441,501	NA
Rental Assistance	4,871	\$8,749,350	935	\$12,938,684	8,262	\$13,533,783	NA
Homeowner Assistance Fund	940	\$13,007,271	935	\$12,938,684	1,875	\$25,945,956	NA

\*Some Congressional District breakdowns are estimates.

<sup>1</sup>Program eligibility depends on household size, income, and other criteria. Program eligibility details available at [www.mainehousing.org](http://www.mainehousing.org). AMI is Area Median Income.