MaineHousing
Federal Funds Report
2021
MaineHousing Administration

Board of Commissioners

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- Sonia Barrantes, CEO, Ripcord Engineering Inc.
- Henry Beck, Treasurer of the State of Maine
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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.
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

Second Congressional District
$279,980,298 in Federal Funds
38,167 Households Served
21 Homeless Shelters Assisted

First Congressional District
$277,147,740 in Federal Funds
21,880 Households Served
15 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.
Help Maine People Attain Housing Stability

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
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.
### Maine People in Need

<table>
<thead>
<tr>
<th>Households with Income:</th>
<th>1st District</th>
<th>2nd District</th>
<th>Maine</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;= 30% Area Median Income (AMI)</td>
<td>16,800 Owners</td>
<td>19,680 Renters</td>
<td>17,352 Owners</td>
</tr>
<tr>
<td>&gt; 30% to &lt;= 50% AMI</td>
<td>19,295 Owners</td>
<td>13,473 Renters</td>
<td>19,589 Owners</td>
</tr>
<tr>
<td>&gt; 50% to &lt;= 80% AMI</td>
<td>31,787 Owners</td>
<td>16,588 Renters</td>
<td>30,429 Owners</td>
</tr>
<tr>
<td>&gt; 80% to &lt;= 100% AMI</td>
<td>21,242 Owners</td>
<td>8,903 Renters</td>
<td>19,910 Owners</td>
</tr>
<tr>
<td>&gt; 100% AMI</td>
<td>119,512 Owners</td>
<td>28,385 Renters</td>
<td>115,623 Owners</td>
</tr>
<tr>
<td>Total</td>
<td>208,636 Owners</td>
<td>87,029 Renters</td>
<td>202,903 Owners</td>
</tr>
</tbody>
</table>

Source: Claritas 2021 Household Income

### Housing, Affordability Varies by Region

<table>
<thead>
<tr>
<th></th>
<th>1st District*</th>
<th>2nd District*</th>
<th>Maine*</th>
<th>United States**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Home Price</td>
<td>$378,350</td>
<td>$220,000</td>
<td>$295,000</td>
<td>$351,950 (value)</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$73,582</td>
<td>$52,689</td>
<td>$63,427</td>
<td>$61,021</td>
</tr>
<tr>
<td>Income Needed to Afford Median Home Price*</td>
<td>$99,823</td>
<td>$59,979</td>
<td>$79,201</td>
<td>$96,077</td>
</tr>
<tr>
<td>Households Unable to Afford Median Home Price</td>
<td>66%</td>
<td>56%</td>
<td>62%</td>
<td>68%</td>
</tr>
<tr>
<td>Average 2-Bedroom Rent</td>
<td>$1,438</td>
<td>$950</td>
<td>$1,088</td>
<td>$1,062 (median gross)(^1)</td>
</tr>
<tr>
<td>Renter Households Unable to Afford Average 2-Bedroom Rent</td>
<td>60%</td>
<td>57%</td>
<td>55%</td>
<td>52%</td>
</tr>
</tbody>
</table>

\(^1\)Median gross rent is the median contract rent, plus the average monthly cost of utilities.
Improving Incomes, Rising Home Prices and 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%.

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

<table>
<thead>
<tr>
<th>Program Area</th>
<th>Federal Funding Source(s)</th>
<th>Household / Units</th>
<th>Funding Amount</th>
<th>Household / Units</th>
<th>Funding Amount</th>
<th>Household / Units</th>
<th>Funding Amount</th>
<th>Income Eligibility Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Purchase</td>
<td>First Time Homebuyers Tax-Exempt Housing Bonds</td>
<td>209</td>
<td>$41,970,726</td>
<td>516</td>
<td>$71,648,264</td>
<td>725</td>
<td>$113,618,990</td>
<td>115% of AMI, or 100% of AMI for households &lt; 3 individuals</td>
</tr>
<tr>
<td>Rental Housing Development</td>
<td>Tax Credit Units Completed Low Income Housing Tax Credits, HOME Partnership Grant, and Housing Trust Fund</td>
<td>490</td>
<td>$47,078,524</td>
<td>115</td>
<td>$11,369,870</td>
<td>605</td>
<td>$58,448,394</td>
<td>&lt;40% - &lt;60% of AMI (Varies Based on Subsidy)</td>
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<tr>
<td></td>
<td>Tax Credit Units Financed / Under Construction Low Income Housing Tax Credits, HOME Partnership Grant, and Housing Trust Fund</td>
<td>495</td>
<td>$41,465,262</td>
<td>236</td>
<td>$42,751,423</td>
<td>731</td>
<td>$84,216,685</td>
<td>&lt;40% - &lt;60% of AMI (Varies Based on Subsidy)</td>
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<tr>
<td>Energy Assistance</td>
<td>Home Energy Assistance Program (HEAP) Funds</td>
<td>475</td>
<td>$1,316,728</td>
<td>1,183</td>
<td>$3,797,059</td>
<td>1,658</td>
<td>$5,113,787</td>
<td>&lt;200% of the Federal Poverty Guidelines</td>
</tr>
<tr>
<td></td>
<td>Home Energy Assistance Program (HEAP) Funds</td>
<td>6,526</td>
<td>$6,761,483</td>
<td>20,980</td>
<td>$20,721,354</td>
<td>27,506</td>
<td>$27,482,837</td>
<td>greater of &lt;170% of the Federal Poverty Guidelines or &lt;60% State Median Income</td>
</tr>
<tr>
<td></td>
<td>Home Energy Assistance Program (ESCP) Funds</td>
<td>$117,623</td>
<td>$490,582</td>
<td>$608,205</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Home Energy Assistance Program (HEAT &amp; EAT) Funds</td>
<td>$52,101</td>
<td>$83,622</td>
<td>$155,723</td>
<td></td>
<td></td>
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<tr>
<td>Fuel Assistance</td>
<td>Home Energy Assistance Program (HEAP) Funds</td>
<td>475</td>
<td>$1,316,728</td>
<td>1,183</td>
<td>$3,797,059</td>
<td>1,658</td>
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<td>&lt;200% of the Federal Poverty Guidelines</td>
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<td>$83,622</td>
<td>$155,723</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Home Weatherization</td>
<td>Department of Energy (HEAP and Weatherization Assistance Program (WAPI)) Funds</td>
<td>61</td>
<td>$921,105</td>
<td>255</td>
<td>$3,969,844</td>
<td>316</td>
<td>$4,890,949</td>
<td>&gt;200% of the Federal Poverty Guidelines</td>
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<tr>
<td>Supplemental Fuel Assistance</td>
<td>Home Energy Assistance Program (HEAP) Funds</td>
<td>$4,708,256</td>
<td>$16,550,544</td>
<td>$21,258,800</td>
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<td></td>
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<tr>
<td>Rental Assistance</td>
<td>Section 8 Rental Units Section 8 Project-Based Assistance</td>
<td>4,737</td>
<td>$48,235,888</td>
<td>3,289</td>
<td>$30,074,037</td>
<td>8,026</td>
<td>$78,307,925</td>
<td>&gt;50% of AMI</td>
</tr>
<tr>
<td></td>
<td>Section 8 Vouchers Section 8 Housing Choice Vouchers</td>
<td>1,575</td>
<td>$15,435,048</td>
<td>2,178</td>
<td>$15,437,405</td>
<td>3,753</td>
<td>$30,872,520</td>
<td>&gt;30% of AMI</td>
</tr>
<tr>
<td>Homeless Assistance</td>
<td>Funding Emergency Shelters &amp; Navigators Emergency Solutions Grant</td>
<td>15 Shelters</td>
<td>$904,048</td>
<td>21 Shelters</td>
<td>$486,744</td>
<td>36 Shelters</td>
<td>$1,390,783</td>
<td>NA</td>
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<tr>
<td></td>
<td>Stability Through Engagement Program (STEP) Federal HOME Grant and McKinney-Vento Grant Funds</td>
<td>94</td>
<td>$1,159,575</td>
<td>28</td>
<td>$345,405</td>
<td>122</td>
<td>$1,504,980</td>
<td>&gt;50% of AMI</td>
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<tr>
<td></td>
<td>Homeless Programs &amp; Projects Continuum of Care Grant</td>
<td>$185,595</td>
<td>$185,595</td>
<td>$371,950</td>
<td>NA</td>
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<td></td>
<td>Homeless Management Information System (HMIS) Grant</td>
<td>$172,444</td>
<td>$172,444</td>
<td>$344,888</td>
<td>NA</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Coordinated Entry Coordinated Entry Grant</td>
<td>$18,361</td>
<td>$18,361</td>
<td>$36,723</td>
<td>NA</td>
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<tr>
<td></td>
<td>Homeless Youth Youth Homeless Demonstration Program Grant</td>
<td>$1,600,000</td>
<td>$1,600,000</td>
<td>$3,200,000</td>
<td>NA</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Homeless Provider Grants Emergency Solutions Grant Coronavirus Allocation (ESG-CV)</td>
<td>15 shelters</td>
<td>$2,403,113</td>
<td>21 shelters</td>
<td>$888,271</td>
<td>36 shelters</td>
<td>$3,291,384</td>
<td>NA</td>
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<tr>
<td></td>
<td>Temporary Rapid Rehousing Program ESG-CV</td>
<td>5 shelters</td>
<td>$10,959,960</td>
<td>2 shelter</td>
<td>$56,193</td>
<td>7 shelters</td>
<td>$1,821,152</td>
<td>&gt;30% AMI with ability to approve up to 50% AMI</td>
</tr>
<tr>
<td></td>
<td>Street Outreach Services ESG-CV</td>
<td>1 shelter</td>
<td>$3,947</td>
<td>1 shelter</td>
<td>$3,947</td>
<td>30% AMI</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Shelter Renovations Program ESG-CV</td>
<td>8 Shelters</td>
<td>$59,605</td>
<td>17 shelters</td>
<td>$98,622</td>
<td>25 shelters</td>
<td>$158,231</td>
<td>30% AMI</td>
</tr>
<tr>
<td>COVID-19 Response Assistance</td>
<td>Hotels/Shelters Federal Emergency Management Agency (FEMA)</td>
<td>5 Hotels</td>
<td>$7,496,799</td>
<td>3 Hotels</td>
<td>$7,496,799</td>
<td>8 Hotels</td>
<td>$14,995,517</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>Rental Assistance Emergency Rental Assistance (ERA)</td>
<td>728</td>
<td>$54,047,591</td>
<td>9,387</td>
<td>$51,600,064</td>
<td>16,580</td>
<td>$105,647,655</td>
<td>NA</td>
</tr>
</tbody>
</table>

*Program 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.