

# Housing Opportunities for Maine (HOME) Fund



A Report to the Maine Legislature on HOME Fund uses  
For Years 2021 and 2022

MaineHousing

April, 2023

***The HOME Fund is Key***

## About the HOME Fund

This report provides data and information on MaineHousing's use of the Housing Opportunities for Maine (HOME) Fund. These dedicated revenue funds are derived from the Real Estate Transfer Tax to meet the purpose of the Housing Opportunities for Maine (HOME) Fund. Maine's HOME Fund was created in 1982 to provide MaineHousing with a flexible financial resource to address the state's affordable housing needs. MaineHousing applies these funds directly to Maine's affordable housing challenges. The agency does not use money from the HOME Fund for salaries or the administrative costs of the agency. Title 36, Section 4641-N of the Maine Revised Statutes requires MaineHousing to submit a report every two years to the joint standing committee of the Legislature having jurisdiction over housing.

The key characteristic of the fund is its flexibility. MaineHousing can use the revenues for a wide variety of housing initiatives that might not otherwise have adequate funding. Funds are also used to meet emergency housing needs such as the numerous housing problems resulting from the COVID-19 pandemic.



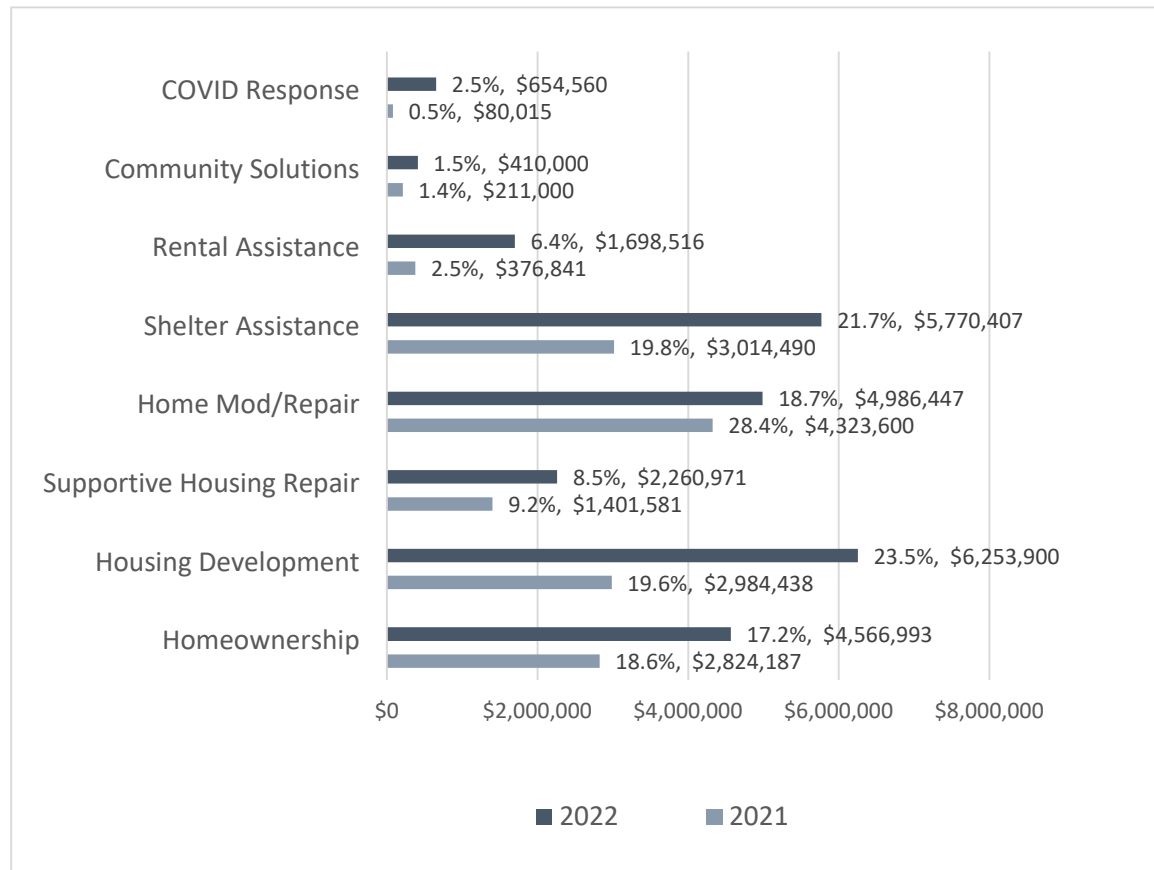
*Lewis H. Emery Apartments in Westbrook, 30 new construction units for older adults, funded in part by the State HOME Fund.*

BY THE NUMBERS:

# A SNAPSHOT OF MAINEHOUSING'S USE OF THE HOME FUND

In 2021 and 2022, MaineHousing invested \$41,817,946 of HOME Funds to serve low and moderate income homeowners, homebuyers, and renters across Maine.

Assistance by Type of Program Area

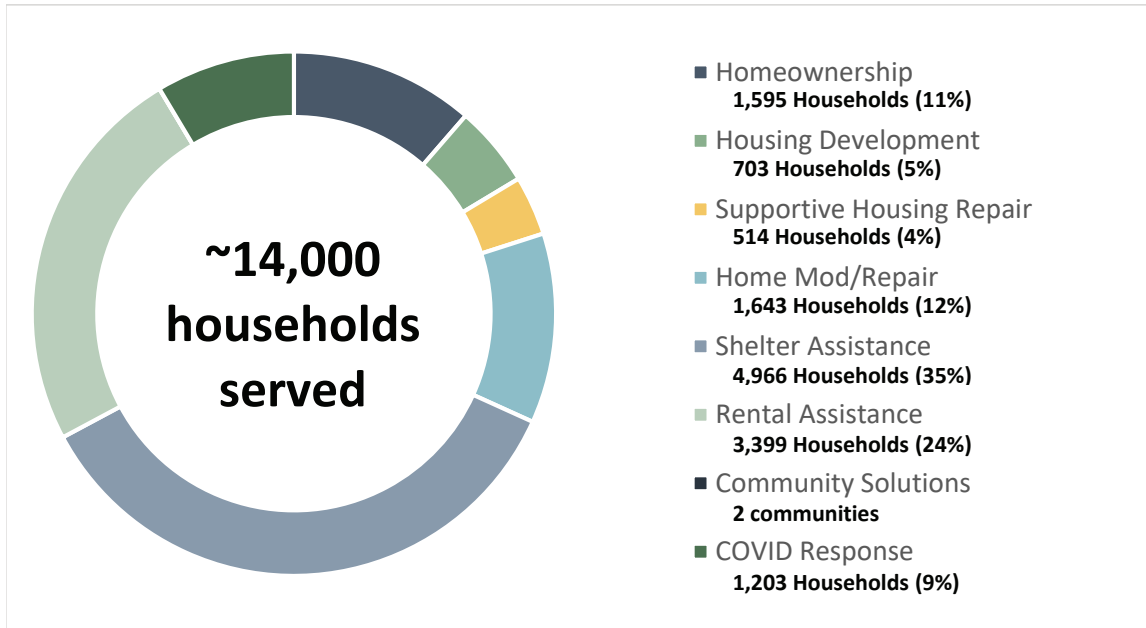


**First home mortgage loans**  
1,589

**Home improvements**  
1,643

**Rental units created/preserved**  
703

**Shelter assistance to clients**  
4,966



Median homeowner income*	
Lowest	Highest
\$51,905	\$96,386

Median renter income*	
Lowest	Highest
\$21,998	\$48,667

\*by county


# Helping Maine Expand Affordable Housing Opportunities

**2021**

**703 First Home Loans**  
**340 Rental Units Created/Preserved**

**2022**


**886 First Home Loans**  
**363 Rental Units Created/Preserved**



**1,589 First Homes Financed in Maine**  
*\$7.3 million from the HOME Fund*

Loans with Down Payment and Closing Cost Assistance	Average Loan	Average Age of Homeowner	Average Household Size
<b>97%</b>	<b>\$179,131</b>	<b>34</b>	<b>2</b>

MaineHousing offers mortgage products that meet the needs of first-time homebuyers. Through its First Home Loan Advantage option, MaineHousing has helped Maine households purchase their first home by providing them with down payment and closing cost assistance funded by State HOME Funds. The Advantage option currently offers \$5,000 (increased from \$3,500 in April 2022) to MaineHousing borrowers with the only requirement being proof of completion of a hoMEworks-approved homebuyer education class.



**703 Rental Units Created/Preserved in Maine**  
*\$9.1 million from the HOME Fund*

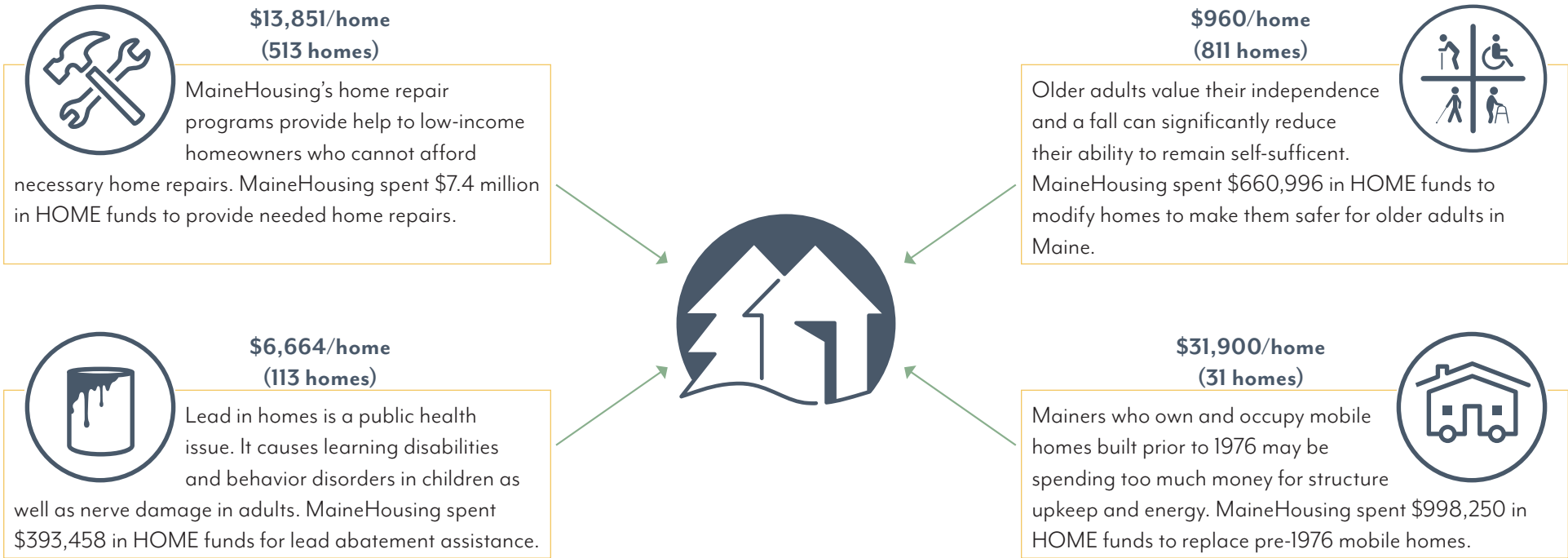
Total Units Created/Preserved*	Total Funding*
<b>786</b>	<b>\$81 million</b>

\*All Funding Sources

MaineHousing offers several programs to 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, affordable housing tax increment financing, and options to restructure debt are available. Developers are required to ensure that housing developed with MaineHousing financing remains affordable.

# Working to Improve and Preserve the Quality of Housing

## Home Improvements 2021 – 2022 *Safe, Dry, and Warm Housing*



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

Maine has an older, less energy efficient, and often unsafe housing stock. Many Maine homes have significant repair needs and low income residents are not able to afford necessary repairs. To address these issues, MaineHousing has implemented several programs funded through the HOME Fund. These programs are offered to low income homeowners by Community Action Agencies and local Public Housing Authorities to improve and preserve the quality of housing in Maine.

## Innovative Efforts to Reduce Homelessness

As of January 2022 Maine had an estimated 4,411 people experiencing homelessness on any given day<sup>1</sup>.

### What is MaineHousing doing?

Through the Emergency Shelter and Housing Assistance Program (ESHAP), MaineHousing has spent \$6.5 million in 2021–2022 to assist 39 Maine homeless shelters operate and assist an estimated 4,966 homeless individuals.

**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.

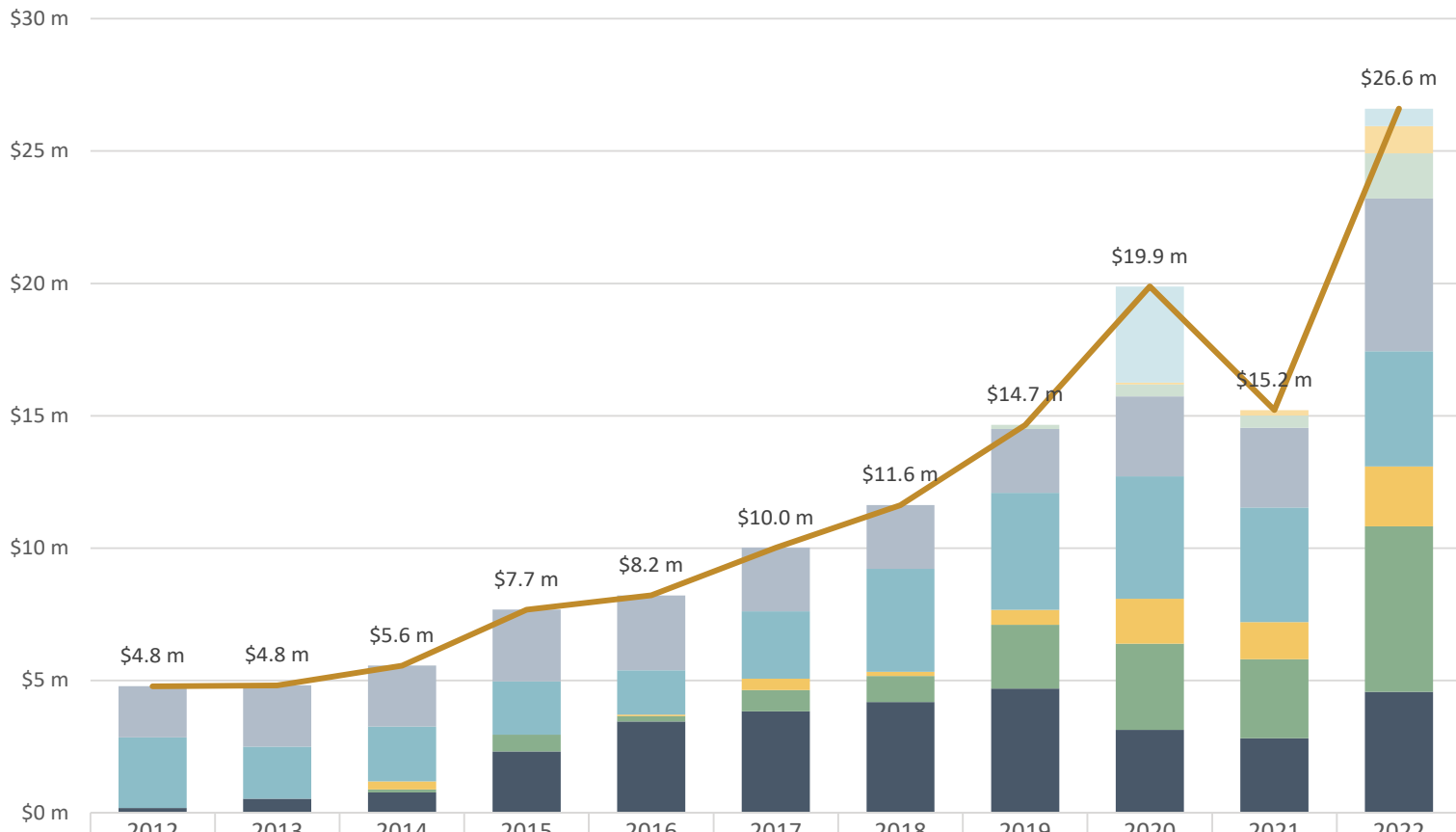
<sup>1</sup>Homeless in Maine Statistics 2018. Homeless Estimation by State | US Interagency Council on Homelessness.

# HOME Fund Investments: 2021 – 2022

HOME Fund Program Area	2021 Investment	2022 Investment	Households/Individuals Served	Programs
Homeownership	\$2,824,187	\$4,566,993	1,595	Single Family Advantage Program Multi Unit Advantage Program Mobile Home Replacement Program HomeOwnership Protection for unEmployment (HOPE) Program Home Affordable Modification Program (HAMP) Housing Counseling
Housing Development	\$2,984,438	\$6,253,900	703	LIHTC Program Subsidy Supportive Housing HOUSE - Pilot Recovery Housing New Housing Models Demonstration Subdivision Program Multifamily Loan Workouts/Preservation
Supportive Housing Repair	\$1,401,581	\$2,260,971	514	Supportive Housing Repair Program
Home Mod/Repair	\$4,323,600	\$4,986,447	1,643	Home Repair Program Lead Hazard Program Arsenic Abatement Landlord Repair Program Home Replacement Program Comfortably Home Community Aging in Place
Shelter Assistance	\$3,014,490	\$5,770,407	4,966	Emergency Shelter and Housing Assistance Program Youth Homeless Demonstration Eviction Protection
Rental Assistance	\$376,841	\$1,698,516	3,399	Rental Assistance Security Deposit Program TBRA Assistance Family Development Accounts Landlord Incentive Programs Asylum Families Rental Assistance
Community Solutions	\$211,000	\$410,000	2 communities	Building Community Together
COVID Response	\$80,015	\$654,560	1,203	Landlord Incentive Fees Eviction Protection
<b>Totals</b>	<b>\$15,216,152</b>	<b>\$26,601,794</b>	<b>14,023</b>	



# Historical Look: State HOME Fund Expenditures 2012-2022



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
COVID Response									\$3.6 m		\$0.7 m
Community Solutions									\$0.1 m	\$0.2 m	\$1.0 m
Rental Assistance								\$0.1 m	\$0.5 m	\$0.5 m	\$1.7 m
Shelter Assistance	\$1.9 m	\$2.3 m	\$2.3 m	\$2.7 m	\$2.8 m	\$2.4 m	\$2.4 m	\$2.4 m	\$3.0 m	\$3.0 m	\$5.8 m
Home Mod/Repair	\$2.7 m	\$2.0 m	\$2.1 m	\$2.0 m	\$1.7 m	\$2.6 m	\$3.9 m	\$4.4 m	\$4.6 m	\$4.3 m	\$4.4 m
Supportive Housing Repair			\$0.3 m		\$0.1 m	\$0.4 m	\$0.2 m	\$0.6 m	\$1.7 m	\$1.4 m	\$2.3 m
Housing Development			\$0.1 m	\$0.6 m	\$0.2 m	\$0.8 m	\$1.0 m	\$2.4 m	\$3.3 m	\$3.0 m	\$6.3 m
Homeownership	\$0.2 m	\$0.5 m	\$0.8 m	\$2.3 m	\$3.5 m	\$3.8 m	\$4.2 m	\$4.7 m	\$3.1 m	\$2.8 m	\$4.6 m
<b>Total</b>	<b>\$4.8 m</b>	<b>\$4.8 m</b>	<b>\$5.6 m</b>	<b>\$7.7 m</b>	<b>\$8.2 m</b>	<b>\$10.0 m</b>	<b>\$11.6 m</b>	<b>\$14.7 m</b>	<b>\$19.9 m</b>	<b>\$15.2 m</b>	<b>\$26.6 m</b>

# Historical Look: State HOME Fund Expenditures 2012-2022

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Homeownership</b>											
Maine HOPE Program	\$17,115	\$19,208	\$165,468	\$40,678	\$14,733	\$36,146	\$51,202	\$77,215	\$167,131	\$166,239	\$181,591
H.A.M.P. Program	\$331	\$380	\$21,278	\$15,771	\$61,362	\$74,599	\$109,128	\$230,573	\$238,972		
Single Family Advantage Program	\$3,572,500	\$2,360,500	\$2,643,000	\$3,752,000	\$4,053,000	\$3,703,000	\$3,297,000	\$2,012,500	\$368,000	\$356,953	
Foreclosure Prevention										\$14,410	\$8,005
Mobile Home Program	\$557,750	\$430,500	\$276,750	\$861,000	\$30,750						
Multi Unit Advantage Program	\$413,500										
Housing Counseling Program	\$1,389	\$9,059	\$21,259	\$30,145	\$25,917	\$23,271					
Recapture Tax Reimbursement Program	\$4,408	\$4,540	\$9,413								
	<b>\$4,566,993</b>	<b>\$2,824,187</b>	<b>\$3,137,168</b>	<b>\$4,699,594</b>	<b>\$4,185,762</b>	<b>\$3,837,016</b>	<b>\$3,457,330</b>	<b>\$2,320,288</b>	<b>\$774,103</b>	<b>\$537,602</b>	<b>\$189,596</b>
<b>Housing Development</b>											
9% Tax Credit	\$2,377,251	\$503,362	\$1,169,401	\$1,292,902	\$655,394						
4% Tax Credit	\$2,189,861	\$1,027,387	\$664,500								
New Housing Models demo	\$300,000		\$200,000								
Subdivision Program		\$585,000	\$112,500								
Supportive Housing	\$1,176,068	\$694,769									
HOUSE - Pilot Recovery Housing		\$173,920									
MF Workouts	\$210,720		\$1,108,435	\$1,111,860	\$327,000	\$800,000	\$194,747	\$630,486	\$113,435		
	<b>\$6,253,900</b>	<b>\$2,984,438</b>	<b>\$3,254,836</b>	<b>\$2,404,762</b>	<b>\$982,394</b>	<b>\$800,000</b>	<b>\$194,747</b>	<b>\$630,486</b>	<b>\$113,435</b>		
<b>Supportive Housing Repair</b>											
SHP - Repair Program	\$2,260,971	\$1,401,581	\$1,697,258	\$562,959	\$160,420	\$429,152	\$65,000		\$306,679		
	<b>\$2,260,971</b>	<b>\$1,401,581</b>	<b>\$1,697,258</b>	<b>\$562,959</b>	<b>\$160,420</b>	<b>\$429,152</b>	<b>\$65,000</b>		<b>\$306,679</b>		

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## Historical Look: State HOME Fund Expenditures 2012-2022 *(continued)*

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Home Mod/Repair</b>											
Home Repair Program (HARP)	\$3,473,266	\$3,632,102	\$3,796,423	\$3,598,728	\$2,771,670	\$1,915,843	\$844,360	\$1,619,818	\$76,666	\$75,049	\$70,721
Arsenic Abatement	\$26,331										
Drought Relief Program						\$278,631	\$223,080				
Elderly Hardship Grants/ Aging in Place		\$150,277	\$340,438	\$340,288		\$257,500		\$15,198	\$293,854	\$284,534	\$229,625
HomeRetro Program						\$14,536	\$120,328	\$55,328	\$232,679	\$245,495	\$146,632
Weatherization Supplemental Repair Program							\$464,520		\$1,219,108	\$1,199,542	\$1,996,237
Lead Program	\$640,196	\$112,858	\$119,674	\$273,784	\$198,175	\$84,508	\$20,473	\$328,158	\$243,519	\$158,178	\$221,293
Home Replacement Program		\$3,550	\$76,100	\$76,280	\$461,293						
Comfortably Home	\$20,000	\$365,089			\$349,000						
Landlord Repair	\$198,277	\$59,724	\$293,174	\$131,555	\$110,182						
	<b>\$4,358,070</b>	<b>\$4,323,600</b>	<b>\$4,625,809</b>	<b>\$4,420,635</b>	<b>\$3,890,320</b>	<b>\$2,551,018</b>	<b>\$1,672,761</b>	<b>\$2,018,502</b>	<b>\$2,065,826</b>	<b>\$1,962,798</b>	<b>\$2,664,508</b>
<b>Shelter Assistance</b>											
Shelter Operating	\$3,500,000	\$3,000,000	\$3,000,000	\$2,400,000	\$2,407,196	\$2,400,000	\$2,000,000	\$2,085,214	\$2,004,262	\$2,274,568	\$1,900,000
Shelter Operating - Incentive Homeless Advocacy Program							\$825,005	\$624,995	\$300,000		
Youth Homeless Demo		\$14,490	\$13,072	\$7,439						\$45,000	\$30,000
Family and Children Together				\$9,807							
Homeless System Hub Coordinators	\$726,188										
Expanded Rapid Re-Housing Program	\$585,442										
Supplemental to ARP Navigator Prog.	\$750,000										
Diversion Flexible Program	\$208,777										
	<b>\$5,770,407</b>	<b>\$3,014,490</b>	<b>\$3,013,072</b>	<b>\$2,417,246</b>	<b>\$2,407,196</b>	<b>\$2,400,000</b>	<b>\$2,825,005</b>	<b>\$2,710,209</b>	<b>\$2,304,262</b>	<b>\$2,319,568</b>	<b>\$1,930,000</b>

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## Historical Look: State HOME Fund Expenditures 2012-2022 *(continued)*

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Rental Assistance</b>											
Security Deposit	\$238,216	\$20,994	\$197,145	\$134,508							
Maine TBRA Assistance/ Landlord Incentive STEP/TBRA	\$36,800	\$52,112		\$12,876							
Asylum Families Rental Assistance		\$303,735	\$205,050								
Family Development Accounts	\$50,000		\$50,000								
Landlord Incentive Fees	\$1,373,500	\$80,015									
	<b>\$1,698,516</b>	<b>\$456,856</b>	<b>\$452,195</b>	<b>\$147,384</b>							
<b>Community Solutions</b>											
Building Community Together			\$75,000								
Community Solutions/ Community Aging In Place	\$1,038,377	\$211,000									
	<b>\$1,038,377</b>	<b>\$211,000</b>	<b>\$75,000</b>								
<b>COVID Response</b>											
Eviction Protection	\$654,560										
C-19 Provider Hotel/shelter			\$53,200								
C-19 Rent relief			\$3,578,360								
	<b>\$654,560</b>		<b>\$3,631,560</b>								
<b>Total Expenditures</b>	<b>\$26,601,794</b>	<b>\$15,216,152</b>	<b>\$19,886,898</b>	<b>\$14,652,580</b>	<b>\$11,626,092</b>	<b>\$10,017,186</b>	<b>\$8,214,843</b>	<b>\$7,679,485</b>	<b>\$5,564,305</b>	<b>\$4,819,968</b>	<b>\$4,784,104</b>



## Contact MaineHousing

26 Edison Drive, Augusta, Maine 04330

207-626-4600, 1-800-452-4668, Maine Relay 711

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

## MaineHousing Administration

- ◆ Daniel Brennan, Director  
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- ◆ Jamie Johnson, Senior Director of Operations  
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- ◆ Erik Jorgensen, Senior Director of Government Relations & Communications  
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- ◆ Adam Krea, Senior Director of Finance & Lending  
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## Board of Commissioners 2022

- ◆ **Henry Beck**, Treasurer of the State of Maine
- ◆ **Noël Bonam**, AARP Maine’s State Director
- ◆ **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
- ◆ **Deb Ibonwa**, Attorney and a housing and legal advocate for Maine Equal Justice
- ◆ **Renee Lewis**, Principal and Managing Partner of Bloomfield Capital
- ◆ **Frank O’Hara**, Chair, Independent public policy consultant
- ◆ **Paul Shepherd**, co-owner of Penobscot Home Performance

### 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.*

