



MAINE AFFORDABLE
HOUSING COALITION

Housing For Those Who Need It Most in Maine

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MISSION

MAHC advocates for the creation and preservation of affordable housing so all people in Maine have a place to call home.

VISION

Homes for all people in Maine.

STRATEGIC PILLARS

1. Advocacy
2. Member Engagement
3. Research

Maine Housing by Stories



Maine Housing by Numbers



\$17.74/hr
"Housing Wage"
to afford
1-bedroom

(\$12.75 min.
wage)

Source: Out of Reach 2022, National
Low Income Housing Coalition



25,000
Number of new
affordable
homes needed
to meet
economic needs
in Maine

Source: Underproduction Report, Up
For Growth, 2022

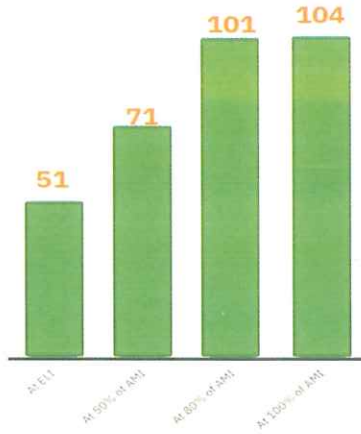


<1%
Rental Vacancy
Rate in Many
Service Centers
in Maine

Source: MAHC Interviews with
Landlord Associations, 2022

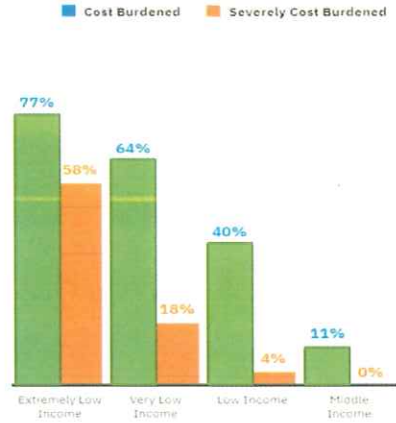
Demand is far greater than Supply

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2020 5-Year ACS PUMS

HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

Source: NLIHC tabulations of 2020 5-Year ACS PUMS

Who does the housing crisis impact in Maine?

All people in Maine deserve a home.

Outsized Impact on Extremely Low Income (ELI) Households



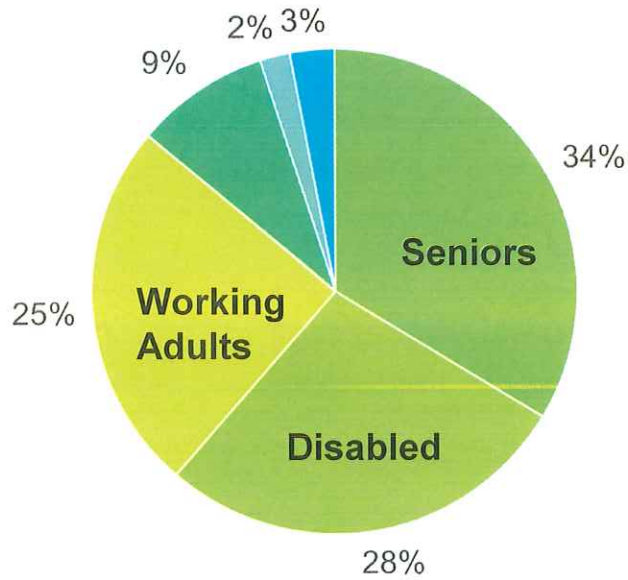
\$26,200
maximum
income of
4-person ELI
household

26%
of renter
households in
Maine
are ELI

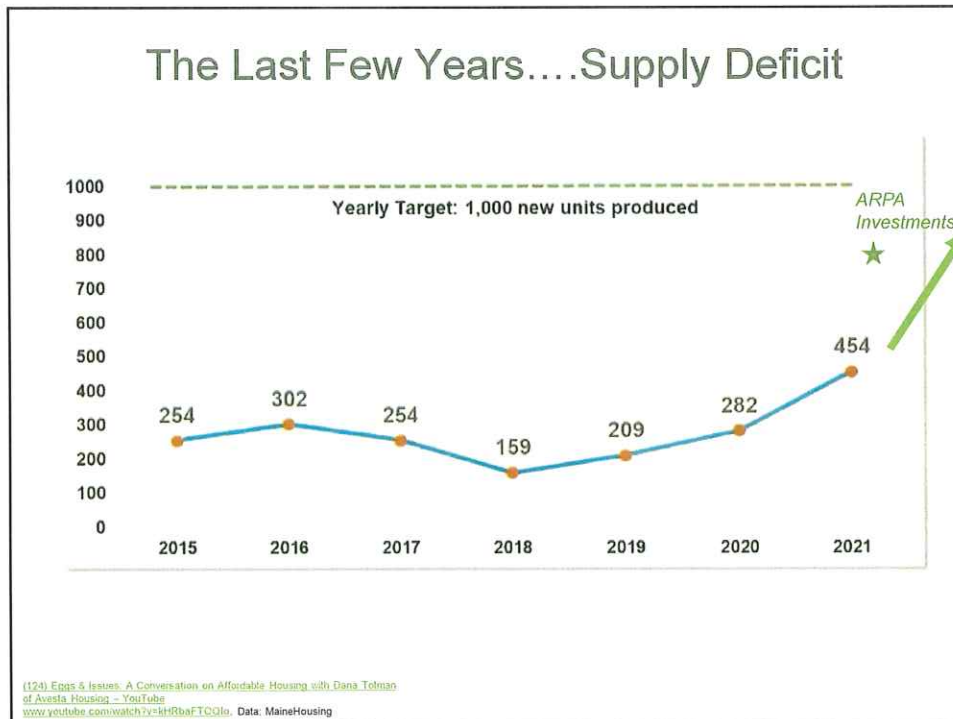
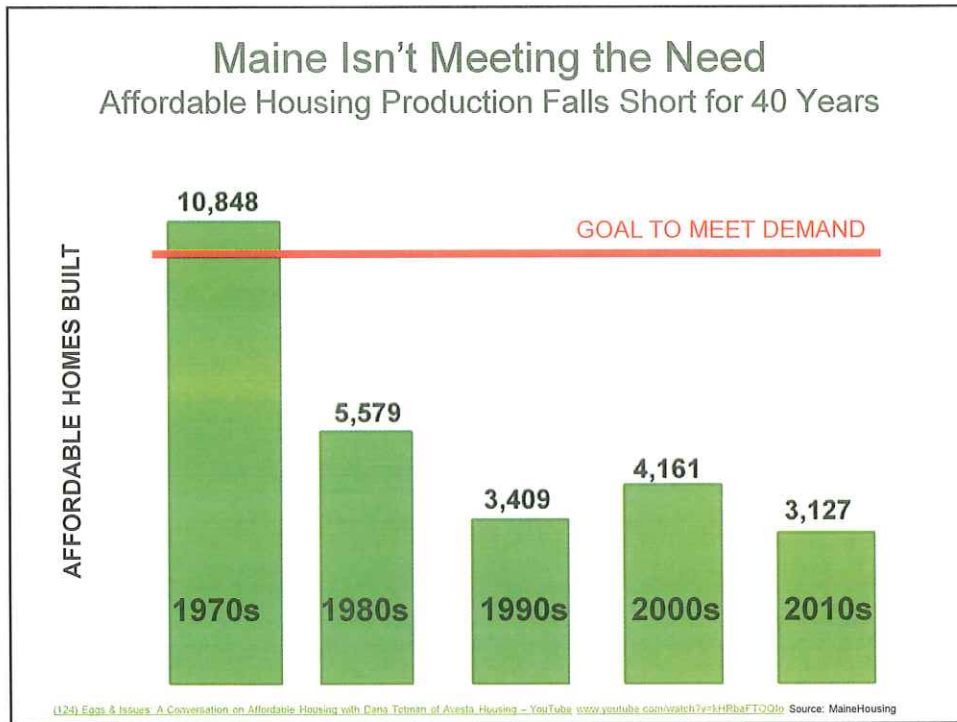
-19,264
shortage of
rental homes
affordable and
available for ELI
renters

Source: The Gap Maine Profile,
National Low Income Housing
Coalition

Who are Maine's ELI renters?



Source: The Gap Maine
Profile, National Low
Income Housing Coalition



Largest Barrier to Increase Supply?

Funding

To subsidize building affordable housing because there's a loss of >\$100,000 per unit without it.

There are projects around the state that are shovel ready, just waiting for funding. For example, in Cumberland, Bangor, Yarmouth and more.

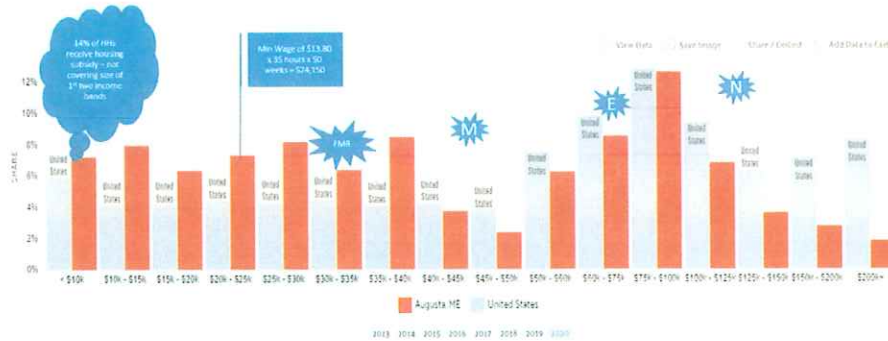
What about affordable workforce housing and Maine's economy?

(Maine State Economist, Amanda Rector, Nov. 2022)

1. Maine's population is aging and retiring (only age group growing is 65+)
2. We need ~5,000 new working age adults to move to Maine every year to sustain our workforce, let alone grow
3. Maine's annual Median Income (AMI) is \$59,489 (US Census, ACS)
4. Many people working full time qualify for some type of housing support (MaineHousing Rural Affordable Rental Program is up to 80% AMI)
5. Pre-pandemic Maine had ~45,000 unfilled jobs. In 2023 even with 16,300 people moving to Maine in the last few years, we still have ~44,000 open jobs (JOLTS employment data)
6. Housing costs have increased sharply as demand has far outstripped supply (limits availability for ongoing migration and workforce expansion)

Sarah Sturtevant – USM Shaw Fellow Data

Rental subsidies cover a fraction of those in greatest need and leave many out.

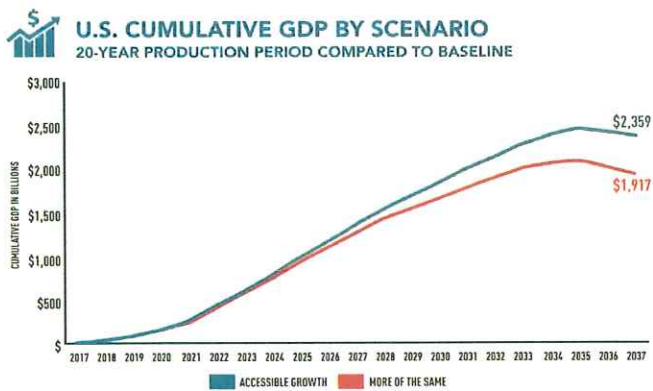


Source ACS – note: uneven income cohorts; FMR: Fair market rent of \$888 2bed; \$42 1bed; Purchase: M=modular single family cost; E=existing single family home at \$243K; N=New stick built single family at \$350K; For all owned homes 5% down; 6.025 APR; 30 yr fixed; \$300-500 in Ins+Taxes

Building Housing to Meet Demand Will Help The National (and Maine) Economy Grow

(Think of all those unfilled jobs in Maine that need workers to move here.)

Solving Housing Underproduction Can Drive Economic Recovery and Growth



Bipartisan Policy Center and J. Ronald Terwilliger Center for Housing Policy
Mike Kingella, Up For Growth, 2022: <https://www.youtube.com/watch?v=4R0VcFPp2M0>