

MaineHousing and Our Programs

Daniel Brennan, Director

February 2, 2024



MaineHousing
MAINE STATE HOUSING AUTHORITY

MaineHousing – Who We Are

- Independent, quasi-state agency
- MaineHousing’s mission is to assist Maine people in obtaining and maintaining quality affordable housing and services suitable to their housing needs



What is “Affordable”?



30%

or less of
income
on housing
costs



*

30% = \$12,0

\$1,000/mont



Tools to Create Affordable Housing



Multifamily Development

- Low-Income Housing Tax Credit
- MaineHousing allocates credits
- Developer then sells to investors for cash
- Cash (equity) = 30% to 70% total development costs
- Result = low/no mortgage = lower rents



Non-Tax Credit Development Programs



Rural Affordable Rental Housing Program

- For projects 5 to 18 units
- Rents restricted to 80% AMI
- Incomes limited to 80% AMI
- For new construction, acquisition rehabilitation and adaptive re-use
- Affordability covenants for 45 years



Short-Term Real Estate Acquisition Program

- For public housing authorities, community action agencies and non-profit housing developers
- To provide flexible, short-term capital to quickly purchase real estate; giving MaineHousing partners up to 24 months to close with permanent financing that will fully develop the property into affordable housing
- Short-term rate of 5% (as of December 28, 2022)



Single Family Programs



Affordable Homeownership Program

- For a minimum of 5 homes
- Up to \$70,000 per unit in York, Cumberland and Sagadahoc counties (max 20 homes); up to \$60,000 per unit in remaining 13 counties (max 23 homes); amounts to be reviewed if more funding received
- Maximum of \$1,400,000 per project
- Purchaser incomes governed by MaineHousing's First Home Loan Program (approximately 120% AMI)
- Maximum home price of \$325,000 in York, Cumberland and Sagadahoc counties
- Maximum home price of \$287,000 in remaining 13 counties
- Affordability covenants for 15 years



Single Family Programs 1

- First Home Loan Program
 - Advantage (down payment/closing costs)
- First Generation Program
 - Down payment and closing cost assistance
 - Low fixed interest rates
 - Financing for mobile homes



Single Family Programs 2

- Mobile Home Replacement Program
- Community Aging in Place
 - Delivered by 8 local public housing authorities, 2 community action agencies, 1 Habitat for Humanity
- Home Accessibility and Repair Program
 - Grants for more substantial repairs and emergency life/safety measures
 - Delivered by Maine's community action agencies



Subsidized Housing



Housing Choice Voucher (HCV) Program

- Section 8 federal program administered on behalf of HUD
- MaineHousing administers approximately 28% of Maine's housing choice vouchers - remainder are administered by Maine's 25 local public housing authorities
- 60% of MaineHousing's vouchers go to people who are homeless
- About 3,800 households currently served



HUD Section 8 Project Based Housing

- HUD Section 8 Project Based Housing (1974 – 1983)
 - 7,806 unit
 - 226 properties
- 40 year housing assistance payment contracts tied directly to property
- Vast majority of owners renew their contracts – Maine is lucky!



USDA Rural Development Housing

- USDA Rural Development Housing
 - 6,813 units
 - 290 properties
- Many coming up on end of 50 year 1% mortgage
- Definite risk of going “market” if not preserved



Supportive Housing

- Supportive Housing
 - 1,822 units
 - 277 properties
- Provides housing to Maine's most vulnerable citizens (mentally disabled, physically disabled, homeless)
- Mostly owned by non-profit service providers
- Attempting to encourage more development



Questions?

Contact Information

Daniel Brennan, Director
MaineHousing
26 Edison Drive
Augusta, ME 04330
(207) 626-4611
dbrennan@mainehousing.org

