



Maine Housing
MAINE STATE HOUSING AUTHORITY

Independent, Quasi-Governmental Agency

(a \$3.1 Billion entity)

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”?



$30\% = \$12,000$

$\$1,000/\text{month}$



Our programs help Mainers



BUY



REPAIR



RENT

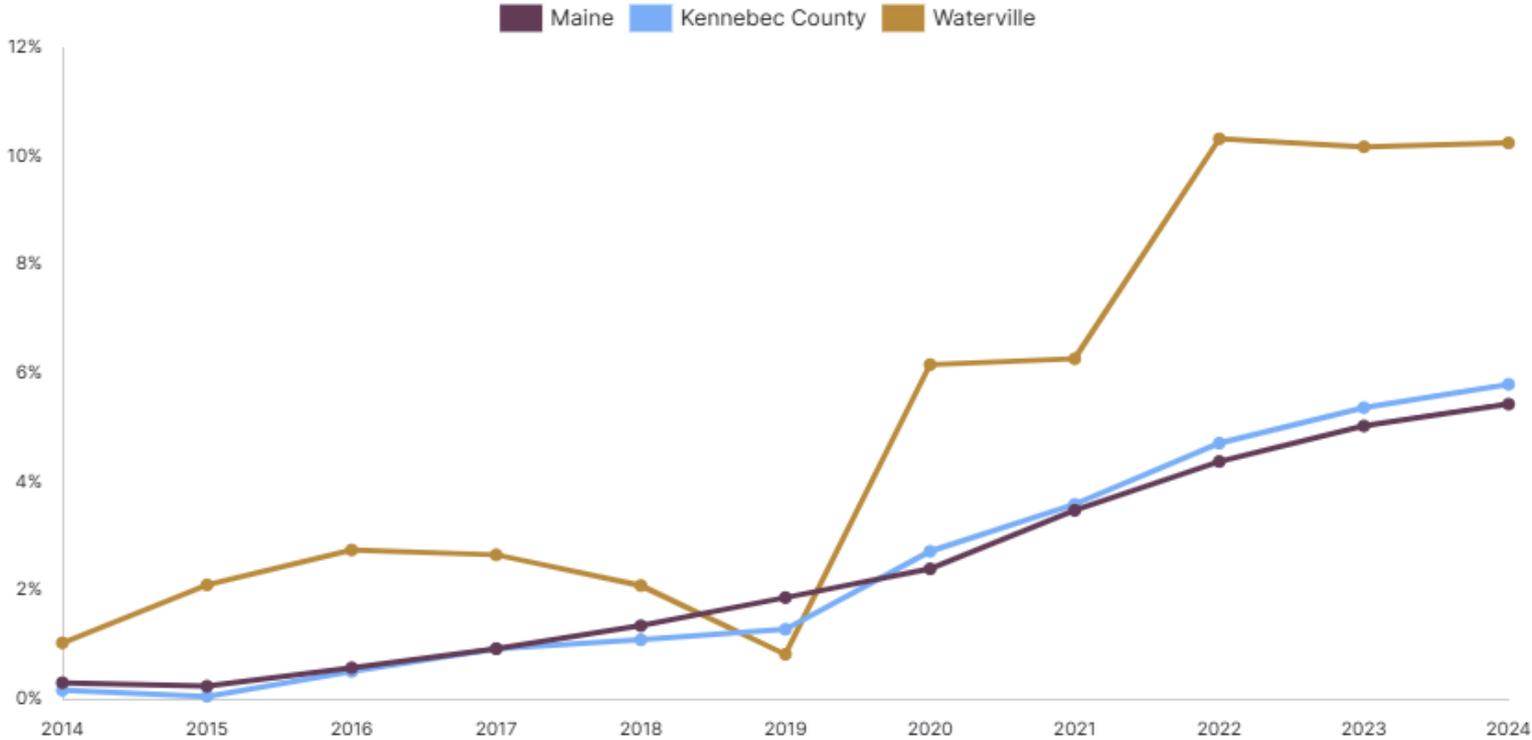


HEAT



WATERVILLE

Comparative Percent Change in Population Since 2013

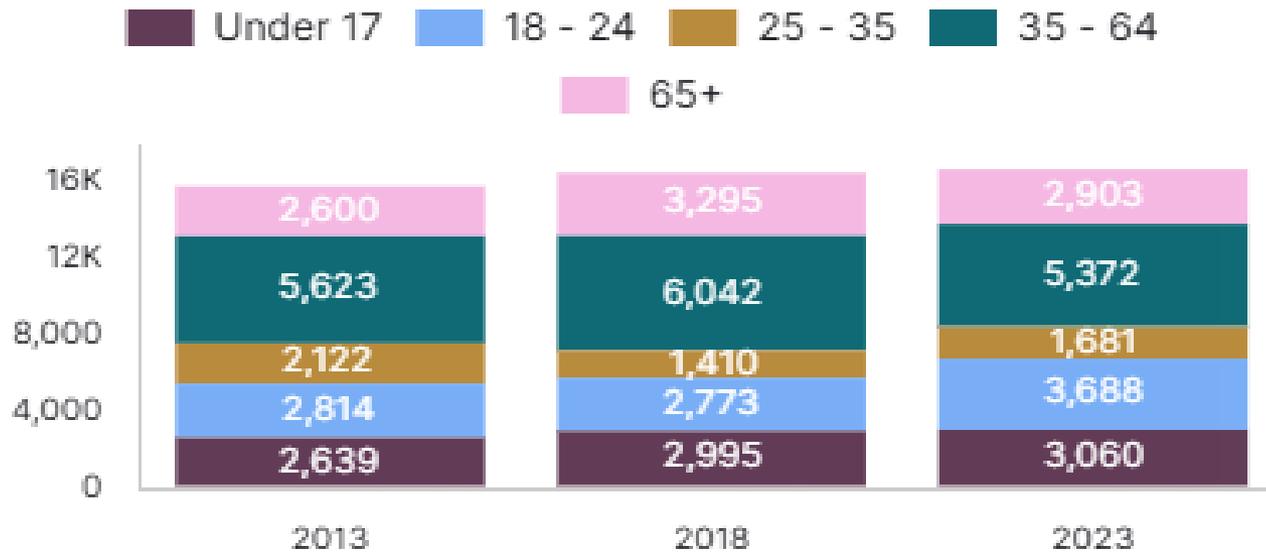


Source: Population Estimates Program (PEP), US Census Bureau



WATERVILLE

Share of Population by Age Group

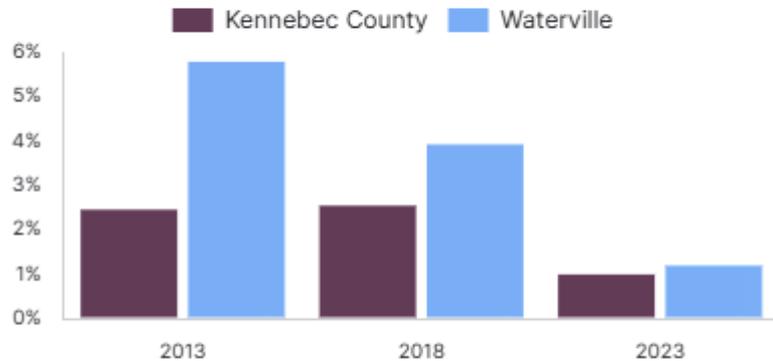


Source: American Community Survey (ACS), US Census Bureau



WATERVILLE

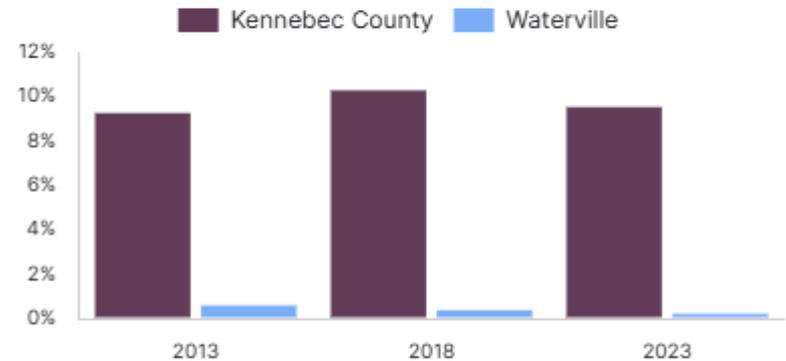
Share of Homes That Are Vacant and Available Over Time



Source: American Community Survey (ACS), US Census Bureau

Description: Homes are defined as Vacant and Available if they are currently not occupied and are for rent or for sale.

Share of Homes That Are Seasonally Vacant (2013-2023)



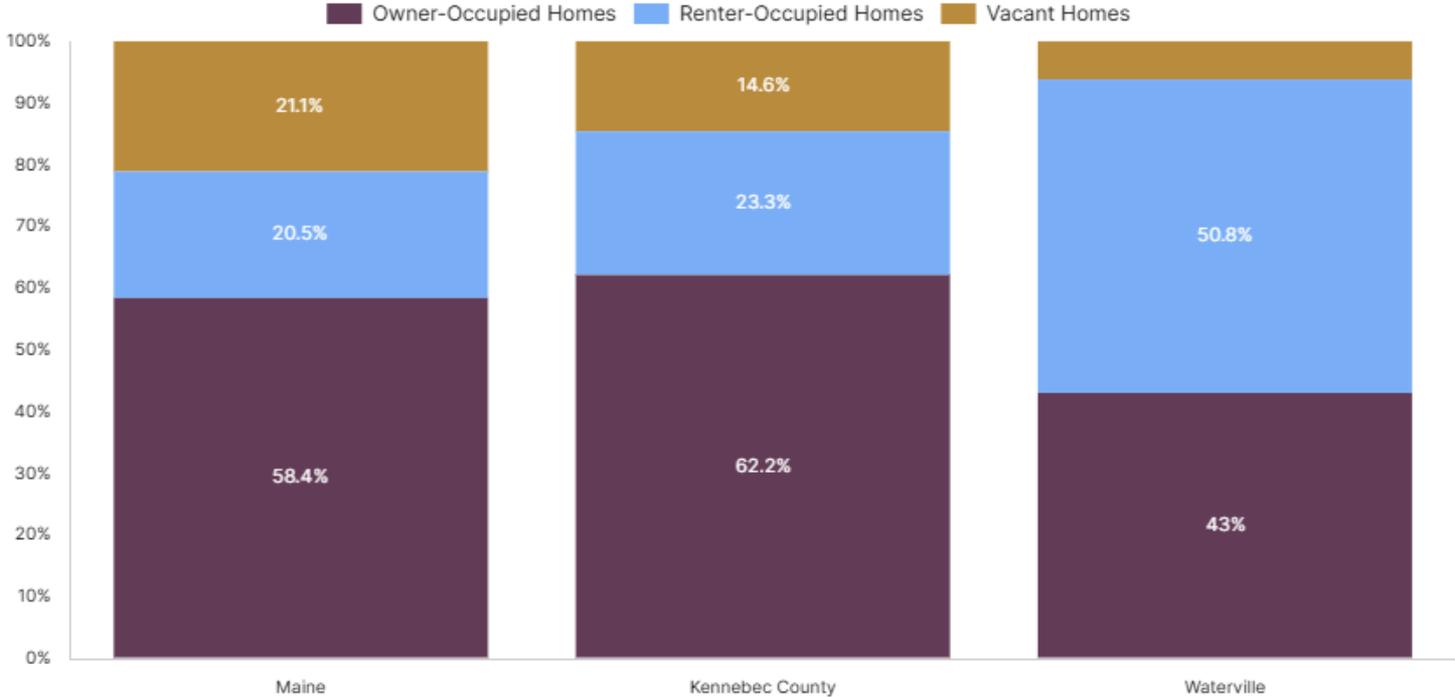
Source: American Community Survey (ACS), US Census Bureau

Description: Seasonal vacancies include homes that are used for seasonal, recreational, or occasional use and for migrant workers.



WATERVILLE

Comparative Occupancy Status of Housing Supply (2023)



Source: American Community Survey (ACS), US Census Bureau



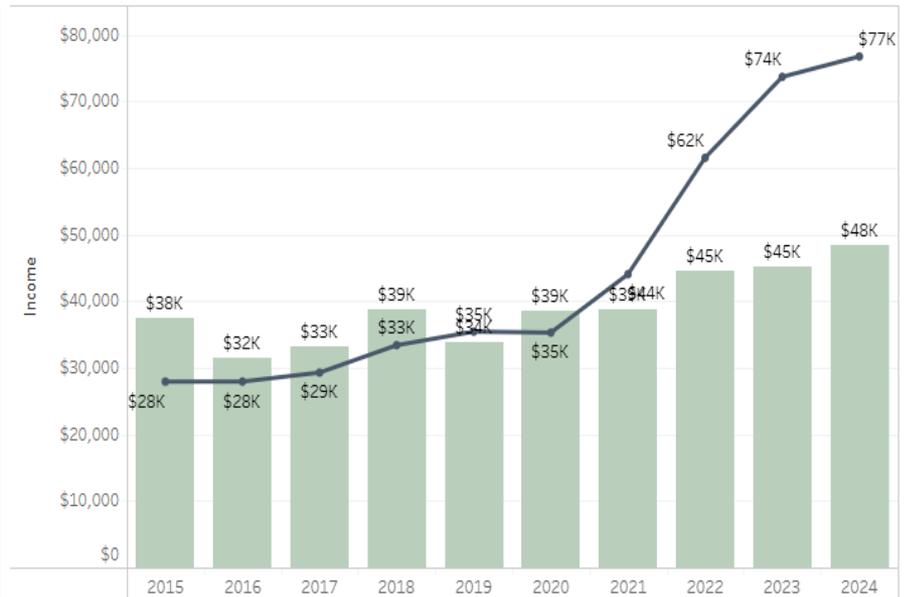
WATERVILLE: Affordable Home Prices

Local Median House Price vs. Affordable House Price



House Prices
 ■ Affordable House Price
 ■ Median House Price

Local Median Income vs Income Needed to Afford Median House Price



Incomes
 ■ Income Needed to Afford Median House
 ■ Median Income



MULTIFAMILY DEVELOPMENT



MORE MULTIFAMILY DEVELOPMENT



FRONT PERSPECTIVE



KING STREET APARTMENTS – Now Under Construction





RURAL AFFORDABLE RENTAL HOUSING PROGRAM

Project in Newcastle Maine – Ground Broken in Oct 2024

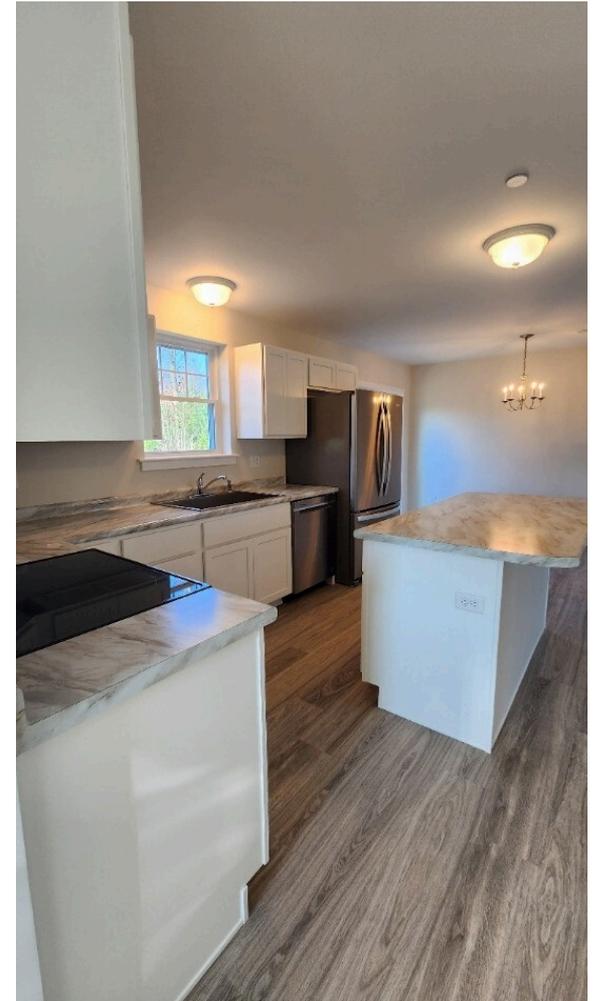


AFFORDABLE HOMEOWNERSHIP

North Waterboro

Traditional Cape Style Houses at \$284,000

SOLD OUT



MaineHousing's Development Pipeline

- Coming off an all time Record Activity Level
- Despite funding cuts still more than 3000 units in the pipeline
- 2-3 years to construct a typical project from concept to complete
- Biggest Factor Now: Costs and Labor



2026: Expect a Substantial Reduction
In the availability of subsidy.



First Home Loan



In addition to producing new units, another key to affordable unit availability is getting people out of apartments and into their own homes. This frees up units.

Done in conjunction with local banks

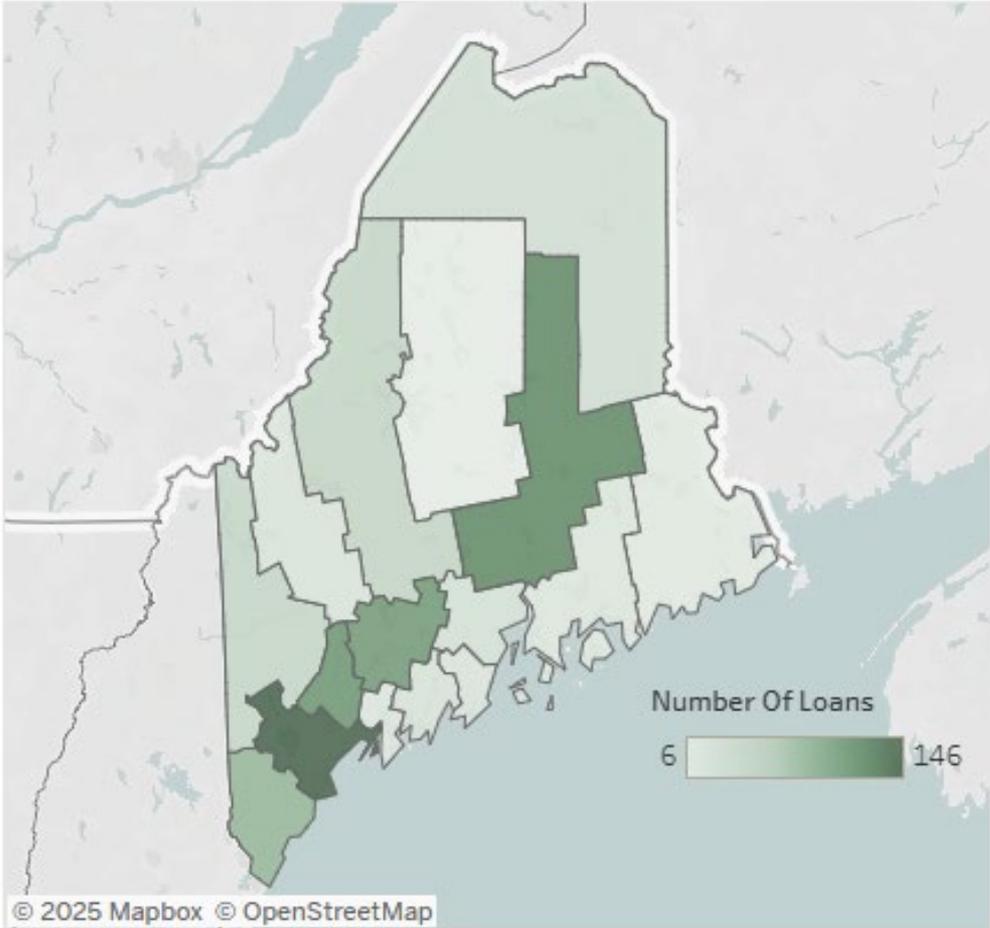
- Below Market Rate
- No Points
- Down Payment Assistance

- More assistance for first Generation Buyers & Vets

Jordan, Brunswick
First Time Homebuyer



FIRST HOME LOANS, 2025



Total Number of Loans
865

Total Amount of Loans
\$221,607,330

Average Unit Purchase Price
\$284,703

Average Borrower Gross Income
\$81,921



Mobile Home Replacement



Home Energy Assistance Program (HEAP)

Dear Maine State Housing Folks,

Thank you again for blessing me with an x-tra heating voucher for this year. As cold as this winter has been, and still is, this year I don't know what I would've done. So with all my heart I thank you again.

God bless you all





AN HISTORIC INVESTMENT: HOME FOR GOOD



Housing Choice Voucher Program

"I got a big raise and won't need the program anymore. I was hoping to give homeownership a try. As luck would have it, I got pre-approved and found a really nice mobile home in my price range. So I got myself a realtor, applied for financing and got formally approved this morning! The loan is through a MaineHousing first time homebuyer program that helps a little with down payment, and only requires 5% down. Which is awesome!

I am paying the whole rent now, and can officially leave the program."

MSHA offers a **Landlord Incentive Program** to incent new landlords to accept Section 8 Housing Choice Vouchers.



THANK YOU!

For More information on these or other MaineHousing
programs, please visit
[www.mainehousing .org](http://www.mainehousing.org)

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