

# The Future of Housing in Maine



**MaineHousing**  
MAINE STATE HOUSING AUTHORITY

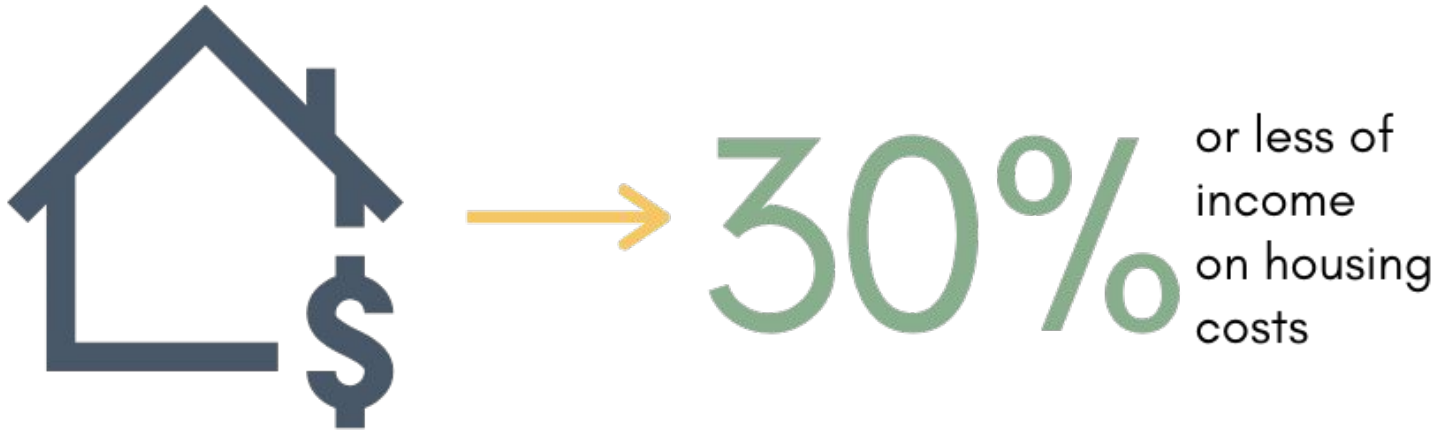
# MaineHousing – Who We Are

## Quasi-Independent 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% = \$12,000  
\$1,000/month



# New Units for Older Mainers

## Low Income Housing Tax Credit Program

- Recently completed:
  - 2019 – Two projects, 30 units
  - 2020 – Four projects, 120 units
  - 2021 (YTD) – Four projects, 192 units
- Currently under construction
  - Four projects, 134 units (2021 completion)
  - Four projects, 111 units (2022 completion)
- Currently in underwriting pipeline
  - 12 projects, 505 units
- Total – 30 projects, 1092 units!



# How is This Growth Possible?

## New Tools

- 2019 Senior Housing Bond
- 2019 State Low Income Housing Tax Credit
- HOME Fund – Full funding last 2 budget cycles
- 2021 LIHTC program improvements (Congress)
- Strong advocacy – Thank you!



# What We Learned from the Pandemic

- How important it is to be connected
- How we connect with one another and how to build connectivity into housing, both independent and supportive housing
- We must expand broadband access!
- Underscored the importance of services in the community and in housing developments
- Resident Service Coordinators – not only safely housed, but well housed



# How Do We Create More Housing for Older Mainers Beyond LIHTC?

- LIHTC tends to favor more urban areas
- Be open to and utilize different housing models
  - manufactured housing, accessible dwelling units
  - small scale housing
  - mixed use, mixed age, and intergenerational housing
- These options support housing solutions in rural communities as well as urban



# Additional Strategies to Create More Housing

- Partner with the health care industry to create affordable workforce housing in the vicinity of workers in nursing homes and assisted living facilities
- Integrate developments into communities to meet the needs of residents with infrastructure to support them
- Zoning and land use support from communities, and the State (Speaker Fecteau's commission)
- Embrace Best Practice - AARP Livable Community Approach





# Keeping People Safe in Their Homes is One of Our Primary Areas of Focus



Increased dignity



Increased quality of life



Remain members of their community



Potential decreases in medical and emergency services



# Community Aging in Place Program

- Since 2017
- Modeled after John Hopkins CAPABLE program (Bath Housing)
- Low cost/high impact modifications
- Goal - keep seniors safe in their homes
- 8 Public Housing Authorities, 2 Community Action Agencies, 1 Habitat for Humanity
- 200 homes served annually



# Community Aging in Place Program

## Areas of Focus

- Accessibility Modifications
- Minor Repairs
- Safety Checks



# Community Aging in Place Program

## 2021 Partners

- Augusta Housing Authority
- Bath Housing Development Corporation
- Downeast Community Partners
- Fort Fairfield Housing Authority
- Lewiston Housing Authority
- Habitat for Humanity York County
- Mount Desert Island and Ellsworth Housing
- The Housing Authority of the City of Old Town
- South Portland Housing Authority
- Western Maine Community Action



# Home Assistance Repair Program



Mainers have a deeply held value in homeownership



Helping Mainers stay in their homes and communities by helping keep them safe



Grants for more substantial repairs and emergency life/safety measures



Delivered by Maine's Community Action Agencies



\$4.5 million investment each year (State HOME)  
284 projects – 2020



# Questions?

## Contact Information

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