

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

Date: (Filing No. H- )

**HOUSING AND ECONOMIC DEVELOPMENT**

Reproduced and distributed under the direction of the Clerk of the House.

**STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
132ND LEGISLATURE  
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 581, L.D. 916, “An Act to Promote Investment in Housing”

Amend the bill by striking out everything after the enacting clause and inserting the following:

**Sec. 1. 30-A MRSA §4722, sub-§1, ¶GG,** as amended by PL 2021, c. 322, §2, is further amended by amending subparagraph (3) to read:

(3) Perform other functions and duties necessary for the proper administration of the credit, including providing any necessary certifications and notices to taxpayers and to the Department of Administrative and Financial Services, Bureau of Revenue Services containing information required by the State Tax Assessor necessary for determining eligibility and the amount of the credit for each taxable year; ~~and.~~

**Sec. 2. 30-A MRSA §4722, sub-§1, ¶GG,** as amended by PL 2021, c. 322, §2, is further amended by amending the first blocked paragraph to read:

Rules adopted under this paragraph are routine technical rules;

**Sec. 3. 30-A MRSA §4722, sub-§1, ¶HH,** as enacted by PL 2021, c. 322, §3, is amended to read:

HH. Provide the joint standing committee of the Legislature having jurisdiction over housing matters copies of any reports required to be submitted to the United States Department of the Treasury or the Governor regarding the administration of the emergency rental assistance programs established by Section 501 of Division N of the federal Consolidated Appropriations Act, 2021 and Section 3201(a) of the federal American Rescue Plan Act of 2021. Copies of any reports required to be submitted to the United States Department of the Treasury or the Governor must be submitted to the joint standing committee of the Legislature having jurisdiction over housing matters no later than 7 days after the reports are submitted to the United States Department of the Treasury or the Governor. If no such reports are required to be submitted to the

**COMMITTEE AMENDMENT**

1 United States Department of the Treasury or the Governor, the Maine State Housing  
2 Authority shall submit, beginning January 15, 2022 and annually thereafter, to the joint  
3 standing committee of the Legislature having jurisdiction over housing matters a report  
4 on any rental assistance distributed by the Maine State Housing Authority; and

5 **Sec. 4. 30-A MRSA §4722, sub-§1, ¶II** is enacted to read:

6 II. Administer the Middle-income Housing Support Program and Middle-income  
7 Housing Support Fund established in subchapter 10-B.

8 **Sec. 5. 30-A MRSA c. 201, sub-c. 10-B** is enacted to read:

9 **SUBCHAPTER 10-B**

10 **MIDDLE-INCOME HOUSING SUPPORT PROGRAM**

11 **§4946. Middle-income Housing Support Program**

12 **1. Definitions.** For the purposes of this section, unless the context otherwise indicates,  
13 the following terms have the following meanings.

14 A. "Authority" means the Maine State Housing Authority.

15 B. "Fund" means the Middle-income Housing Support Fund established in subsection  
16 3.

17 C. "Middle income" means income of an individual or household that does not exceed  
18 200% of the area median income, as defined by the United States Department of  
19 Housing and Urban Development, for the area in which the individual or household is  
20 located as published by the United States Department of Housing and Urban  
21 Development.

22 D. "Program" means the Middle-income Housing Support Program established in  
23 subsection 2.

24 **2. Middle-income Housing Support Program established.** The Middle-income  
25 Housing Support Program is established within and administered by the authority.

26 **3. Middle-income Housing Support Fund established.** The Middle-income  
27 Housing Support Fund is established within and administered by the authority as a  
28 revolving, nonlapsing fund. The fund may receive money from any available state, federal  
29 or private source.

30 **4. Purpose of program and fund.** The authority shall administer the program and  
31 the fund to provide financial assistance in the form of loans or grants to cover the capital  
32 costs to construct new dwelling units or rehabilitate existing dwelling units that will provide  
33 to middle-income individuals and households who meet the criteria described in paragraphs  
34 A and B the following:

35 A. Rental housing for individuals and households whose incomes are at or below 120%  
36 of the area median income based on income limits published by the United States  
37 Department of Housing and Urban Development; and

1            B. Homeownership options for individuals and households whose incomes are at or  
2            below 180% of the area median income based on income limits published by the United  
3            States Department of Housing and Urban Development.

4            **5. Revolving loan fund; sliding scale.** Whenever possible, the authority shall provide  
5            financial assistance in the form of short-term loans to establish and maintain the fund as a  
6            revolving loan fund. The authority shall develop a sliding scale of financial assistance  
7            available per dwelling unit based on the income level of the intended occupant of the  
8            dwelling unit.

9            **6. Reporting.** By January 15th of each year, beginning in 2027, the authority shall  
10           submit a report to the joint standing committee of the Legislature having jurisdiction over  
11           housing matters. The report must include details on program activity during the preceding  
12           year and the use of funds received pursuant to subsection 3. The committee may report out  
13           legislation in response to the report to any session in the year the report was due.

14           **7. Guidance; rules.** The authority shall develop written guidance and may adopt rules  
15           to implement the program and the fund. Rules adopted pursuant to this subsection are  
16           routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

17           **Sec. 6. Appropriations and allocations.** The following appropriations and  
18           allocations are made.

19           **HOUSING AUTHORITY, MAINE STATE**

20           **Middle-income Housing Support Fund N572**

21           Initiative: Establishes base allocations to authorize expenditures of funds received from  
22           public or private sources.

23 <b>OTHER SPECIAL REVENUE FUNDS</b>	<b>2025-26</b>	<b>2026-27</b>
24           All Other	\$0	\$500
25		
26           OTHER SPECIAL REVENUE FUNDS TOTAL	\$0	\$500

27  
28           Amend the bill by relettering or renumbering any nonconsecutive Part letter or section  
29           number to read consecutively.

30           **SUMMARY**

31           This amendment replaces the bill, which is a concept draft. It establishes the Middle-  
32           income Housing Support Program and Middle-income Housing Support Fund in the Maine  
33           State Housing Authority. The program and fund provide loans or grants to cover the capital  
34           costs to construct new dwelling units or rehabilitate existing dwelling units for rent by  
35           individuals and households whose incomes are at or below 120% of the area median income  
36           based on income limits published by the United States Department of Housing and Urban  
37           Development and for homeownership by individuals and households whose incomes are at  
38           or below 180% of the area median income.

39           **FISCAL NOTE REQUIRED**

40           (See attached)