



HOUSE OF REPRESENTATIVES

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Testimony of Rep. Kristen Cloutier in support of
LD 2106, An Act to Accelerate the Production of Affordable Housing and Strengthen the Historic Property Rehabilitation Tax Credit
Before the Joint Standing Committee on Taxation

Good afternoon, Senator Grohoski, Representative Perry and honorable members of the Joint Standing Committee on Taxation. My name is Kristen Cloutier, and I represent House District 94, which includes part of my hometown of Lewiston. I am pleased to cosponsor **LD 2106, An Act to Accelerate the Production of Affordable Housing and Strengthen the Historic Property Rehabilitation Tax Credit**.

According to [Maine Preservation](#), between 2009 and 2019, 106 projects used the Historic Property Rehabilitation Tax Credit for income-producing properties. The result of these projects is the generation of \$525 million in construction investments, the creation/preservation of 1,911 housing units (1,300 of which were deemed affordable) and the creation of 700 new, full-time jobs.

Further, Maine Preservation, Coastal Enterprises, Inc., Greater Portland Landmarks, GrowSmart Maine and the Maine Real Estate & Development Association published a 2020 [report](#) that found that the Historic Property Rehabilitation Tax Credit has more than paid for itself through its generation of \$166 million to local property tax rolls in host communities, \$19 million in new income and sales tax revenues and at least \$3 million in state and local tax revenues.

Part of expanding affordable housing in our state must include the rehabilitation of older properties, and my community of Lewiston is utilizing these tax credits to assist developers in doing just that. The Szanton Company is currently renovating the Continental Mill, which would otherwise have remained vacant and blighted, turning the empty space into 72 mixed-income apartments. The Picker House Lofts will allow more community members to secure housing close to where they work, at a more affordable price than what is currently available in the rental market.

LD 2106 will increase the maximum tax credit allowed for certified Historic Property Rehabilitation projects and allows non-profit organizations that claim the Historic Property Rehabilitation Tax Credit or the Affordable Housing Tax Credit to file their refund claims on a calendar year basis. These changes will help incentivize development in communities like mine, and increase the accessibility and affordability of housing across the state.

Thank you for your time and consideration.

[District 94: Part of Lewiston](#)