

Richard Whiting  
Auburn  
LD 2106

Dear Senator Grohoski, Representative Perry & Members of the Taxation Committee, I write in support of L.D. 2106, An Act to Accelerate the Production of Affordable Housing & Strengthen the Historic Rehabilitation Tax Credit, which will help produce more affordable housing units in historic properties, such as old mills, factories & schools, which are typically well situated for conversion to housing. When I first went to work for Auburn Housing Authority in 1979, it had just completed the rehabilitation of Barker Mill Arms into senior housing, at a cost of approximately \$36,000. per unit. I remember the cries of outrage at this great cost being supported through the federal Section 8 Substantial Rehabilitation Program, and also remember how this program, as well as the Section 8 New Construction Program & the Public Housing Development Program were all eliminated during the Reagan administration.

Had the federal government continued these programs at a modest pace, we wouldn't be in the situation we face now, with construction costs perhaps 10 times what they were 45 years ago.

Your support of this legislation will help reverse 40 years of benign neglect in our nation's housing policy. I use the term "benign," because even though the low income housing tax credit program has generated many units of housing since the late '80's, the affordability of these units does not come close to the level of affordability provided through the deeper subsidy housing production programs that were curtailed in the '80's.

Sincerely,  
Rick Whiting