

# Greater Portland Landmarks



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PO Box 17533, Portland, ME 04112

23 January 2024

Taxation Committee  
131<sup>st</sup> Maine Legislature  
100 State House Station  
Augusta, ME 04333

Dear Senator Grohoski, Representative Perry, and honorable members of the Joint Standing Committee on Taxation,

Greater Portland Landmarks is pleased to support LD 2106, an Act to Accelerate the Production of Affordable Housing and Strengthen the Historic Property Rehabilitation Tax Credit. Over 100 projects throughout Maine have used the Historic Property Rehabilitation Tax Credit for income-producing properties. Many of these projects have focused on the creation and preservation of housing units. Between 2009 and 2019, 1,911 housing units were created, 1,300 of which were deemed affordable.

The rehabilitation of older properties helps to meet the State's goals to expand affordable housing and to act sustainably in the face of climate change. In Greater Portland, rehabilitation projects like those at Westbrook's St. Hyacinth's School and Convent, at Scarborough's Bessey School, Falmouth's Plummer School, and at the Sisters of Mercy Motherhouse, Schlotterbeck & Foss Factory, and Mercy Hospital in Portland have provided much needed new housing for our region. In addition to housing production benefits, rehabilitation projects result in waste reduction. A 2023 study commissioned by the City of Portland assessing the impact of preservation on the city's sustainable development goals estimated that the effect of increased rehabilitation over new construction in the city's historic districts equals a carbon footprint reduction of 48,600 tons of carbon emissions and is diverting more than 11 million pounds of waste from our landfills.

LD2106 will increase the maximum tax credit allowed for certified Historic Property Rehabilitation projects. These changes will help incentivize development in greater Portland communities, increase the affordability of housing, and help achieve Maine's sustainability goals.

Thank you for considering our views,

Carol De Tine  
Vice President of the Board of Trustees  
Greater Portland Landmarks