



# MAINE AFFORDABLE HOUSING COALITION

## **Joint Standing Committee on Appropriations & Financial Affairs & the Joint Standing Committee on State and Local Government**

**Testimony of Laura Mitchell, Executive Director of the Maine Affordable Housing Coalition,  
March 1, 2024**

*in favor of the Supplemental Budget LD2214, Part DD, Office of Community Affairs*

Good afternoon, Senator Rotundo, Representative Sachs, and members of the Joint Standing Committee on Appropriations and Financial Affairs; and Senator Nangle, Representative Stover, and members of the Joint Standing Committee on State and Local Government.

My name is Laura Mitchell. I am the Executive Director of the Maine Affordable Housing Coalition. MAHC is a nonprofit organization with 140 member businesses and nonprofits working to design, develop, engineer, finance, and build affordable homes for all Maine people.

Our coalition supports Part DD in the proposed supplemental budget that creates the Office of Community Affairs. We see this reorganization as a vital step in aligning resources, technical assistance and expertise toward achieving shared goals across levels of government in Maine. This will support our economy, and help build the foundation our whole state relies on – housing for all people in Maine.

Maine’s land and people are under pressure. Maine has seen record population growth in the last few years, which our aging state desperately needs. But our state housing study shows we are short 38,000 homes right now, and needs another 40,000 by 2030. With that has come 4,000+ people experiencing homelessness, 25,000 people on waitlists for rental assistance, and a current pace of housing development that doesn’t meet the need.

There is a mismatch between state and local work to create a thriving state. Next week three towns are holding local referendums on whether to allow desperately needed development of affordable housing projects. Meanwhile, the state is investing record levels in building this housing, developing a housing production plan, and offering grants to communities to update land use codes to allow housing.

The new Office of Community Affairs will create one stop for coordinated and efficient planning, technical assistance, and financial support for municipalities to better plan for challenges, pursue solutions, and create stronger, more resilient Maine communities.

Municipalities need support and the state needs to be there in an easily accessible structure to plan for growth, pursue federal funding, fill their workforce, and meet the new challenges climate change are creating. This office can provide that support.

For these reasons, MAHC is excited to support the creation of the Office of Community Affairs as proposed in Part DD. Thank you for this opportunity to share our testimony today.

3i Housing of Maine  
55 Weston Avenue  
AARP Maine  
ABG Consulting, Gray  
Acorn Engineering, Inc.  
Allied Cook Construction, Portland  
Anew Development LLC, Portland  
Apartments for People LLC, Belfast  
Archetype Architects, Portland  
Associated General Contractors of Maine  
Auburn Housing Authority  
Augusta Housing Authority  
Avesta Housing, Portland  
Bangor Area Homeless Shelter  
Bangor Housing  
Bangor Savings Bank  
Bank of New Hampshire, Falmouth  
Bath Housing  
Bath Savings Institution  
Belwecher Enterprise  
Benchmark Construction, Westbrook  
Boston Financial Investment Management  
Bowman Constructors, Newport  
Brunswick Housing Authority  
Camden National Bank  
Carpenter Associates  
Catholic Charities of Maine  
CEI, Brunswick  
Chik Architects, Portland  
City of Portland Department of Housing  
Clark Insurance, Portland  
Community Concepts, Lewiston  
Community Housing of Maine, Portland  
Consigli Construction Co., Inc.  
Cooperative Development Institute, South Freeport  
Cooperative Fund of the Northeast  
CREA, LLC  
Credere Associates, Westbrook  
Cross Financial Corp., Portland  
Cumberland County  
Cumberland County  
CWS Architects, Portland  
Developers Collaborative, Portland  
Development Services of New England, Freeport  
Dovetail Consulting  
DrummondWoodsum, Portland  
Ducas Construction, Inc.  
Dunbar & Brawn Construction  
Eagle Point Development, LLC  
Eaton Peabody Consulting Group, Augusta  
Eric Burmeister  
Evernorth, Portland  
Falmouth, Town of  
Fort Fairfield Residential Development Corp.  
Four Directions Development Corporation, Orono  
Freeport Community Services  
Freeport Housing Trust  
Furniture Friends  
Garrison Construction, Augusta  
Garwon Turgeon Architects, Scarborough  
Genesis Community Loan Fund, Brunswick  
Gorham Savings Bank  
Great Falls Construction, Gorham  
Grommes Pulaski Consulting LLC, Portland  
GrowSmart Maine  
Habitat for Humanity of Greater Portland  
Habitat for Humanity York County  
Haskell Lumber, Casco  
Healthy Androscoquin, Lewiston  
Hebert Construction  
HomeStart, Peaks Island  
Homeless Voices for Justice, Portland  
Housing Foundation, Orono  
Housing Initiatives of New England, Portland  
Housing Partnership, Portsmouth, NH  
Hunt Capital Partners LLC, El Paso, TX  
Island Institute, Rockland  
Islesboro Affordable Property  
Jensen Baird Gardner & Henry, Portland  
John Anton, Consultant, Portland  
Kaplan Thompson Architects, Portland  
Kennebec Savings Bank, Augusta  
Kennebec Valley Community Action, Waterville  
Kennebunk Savings  
KeyBank  
Knox County Homeless Coalition  
Lake City Investments, LLC  
Landry/French Construction, Scarborough  
Lafayette Consulting, LLC, Augusta  
Lassel Architects, South Berwick  
LB Development Partners, Portland  
LeadingAge Maine & New Hampshire  
Lewiston Housing Authority  
M&T Bank  
Machias Savings Bank  
Maine Bureau of Veterans' Services  
Maine Community Action Partnership  
Maine Community Bank  
Maine Department of Health & Human Services  
Maine Equal Justice  
Maine Immigrants' Rights Coalition  
Maine Public Health Association  
Maine Real Estate Managers Association  
Maine State Building & Construction Trades  
Maine Workforce Housing LLC, Portland  
Mano en Mano, Millbridge  
Manx Development LLC, Yarmouth  
Masscoma Bank  
Midcoast Regional Housing Trust  
NBT Bank  
Nickerson & O'Day, Inc., Bangor  
North Haven Sustainable Housing  
Northeast Rental Housing  
Norway Savings Bank  
Old Town Housing Authority  
One Anew! C/As, South Portland  
Penobscot General Contractors  
Penguin, Bangor  
People's United Bank  
PM Construction  
Portland Builders  
Portland Housing Authority  
Preble Street, Portland  
Preservation Management, South Portland  
Preti Floherty, Portland  
Raise-Op Housing Cooperative, Lewiston  
Realty Resources Management  
Rental Housing Alliance of Southern Maine  
Rick Whiting  
Rumford, Town of  
Sanford Housing Authority  
Scott Simons Architects, Portland  
Sea Coast Management Company, Topsham  
Shalom House, Portland  
Silver Street Development Corporation, Portland  
South Portland Housing Authority  
Sparhawk Group, Yarmouth  
St. Germain  
Sunrise Opportunities, Machias  
S.W. Cole Engineering, Gray  
Szanton Company  
TD Bank  
Tenthousing, Brunswick  
The Caleb Group, Saco  
The Eagle Point Companies, South Portland  
The Housing Foundation  
The Park Danforth, Portland  
Thornton Tomasetti, Portland  
Through These Doors, Portland  
Total Construction Management, Winterport  
TPD Construction Co., Sanford  
United Way of Greater Portland  
Utile, Inc.  
Veterans Inc., Lewiston  
Volunteers of America of Northern NE  
Washington County Assoc for Ret. Citizens  
Westbrook Housing Authority  
Western Maine Community Action, E. Wilton  
Winton Scott Architects  
Wishcamper Companies, Portland  
WMC & Associates  
Wright-Ryan Construction, Portland  
Yarmouth Housing Collaborative  
Year-Round Housing Corp., Long Island  
York County Community Action, Sanford  
York Housing Authority  
Zachos Construction, Freeport  
Zero Energy Design  
Zoo Energy, Bangor

Laura Mitchell  
Maine Affordable Housing Coalition  
LD 2214

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