



CITY OF BANGOR

Testimony in Support

LD 435, An Act to Expand the Historic Property Rehabilitation Tax Credit

March 5, 2025, 1:00 p.m. Taxation Committee

Chairwoman Grohoski, Chairwoman Cloutier, and Honorable Members of the Taxation Committee.

My name is Anne Krieg and I am writing in support of LD 435, An Act to Expand the Historic Property Rehabilitation Tax Credit. This bill represents the work of several years consideration of how best to continue to leverage Maine's historic tax credit program to advance housing, climate preparedness, and historic preservation in Maine.

This bill encourages preservation of historic buildings and the creation of small-scale housing, by creating a homeowner tax credit. Specifically, this bill would create a 25% tax credit for historic owner-occupied residences and ancillary structures with a minimum homeowner expense of \$5,000 and maximum \$250,000 for homeowners with an Adjusted Gross Income at or below \$120,000. Energy efficiency and resiliency upgrades are included in the qualified expenditures. An additional 5% could be obtained for properties that: include an affordable dwelling unit provided to a renter at or below 100% of Area Median Income; or have been vacant for more than five years.

The historic rehabilitation tax credit is a *proven* program to create housing, rehabilitate downtowns, and catalyze main street revivals. Bangor has seen our downtown flourish in part because of these investments in restoring historic buildings. We want this level of investment in our neighborhoods.

Thank you for your thoughtful consideration of this important policy initiative, and for all you do for the State of Maine.

Sincerely,

Anne M Krieg AICP
Director of Community & Economic Development
City of Bangor