



Executive Director



Diane Small

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Testimony for LD 399, "An Act to Allow Municipalities to Retain Excess Sale Proceeds from Tax-Acquired Property."

Dear Chair Grohoski, Representative Cloutier, and members of the Joint Standing Committee on Taxation,

I am writing to express my strong support for LD 399, "An Act to Allow Municipalities to Retain Excess Sale Proceeds from Tax-Acquired Property." As someone deeply invested in the housing needs of our community, I have witnessed firsthand the positive impact that municipal efforts can have in revitalizing neighborhoods and providing safe, affordable housing.

In Sanford, Maine, we have seen the transformative results of renovating properties acquired through the local Landbank program. These properties, often abandoned or neglected, were turned into workforce housing that serves local residents who might otherwise struggle to find affordable homes. The reinvestment of proceeds from tax-acquired properties into municipal projects is a critical tool for addressing our housing crisis. Sanford Housing has purchased and rebuilt one single family home ranch and renovated another single-family home that was then sold to a fire fighter and the other to a police officer. We were able to sell them for well under market value thereby making homeownership accessible to people that earn a moderate income.

By allowing municipalities to retain excess sale proceeds, LD 399 ensures that these funds can be directly reinvested into local housing initiatives. This not only strengthens neighborhoods but also reduces blight, improves property values, and fosters economic growth. In communities like Sanford, where the need for quality workforce housing remains high, these resources can make a substantial difference.

Furthermore, retaining these funds at the municipal level encourages accountability and efficient use of local resources. Municipal governments are uniquely positioned to understand and respond to their community's housing needs. Ensuring that funds remain within the community will empower cities and towns to continue their vital work in property rehabilitation and affordable housing development.

I respectfully urge the committee to support LD 399, empowering municipalities to continue their critical work in strengthening our neighborhoods and expanding housing opportunities.

Thank you for your consideration.

Sincerely,

Diane G. Small

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