



April 2, 2025

Joint Standing Committee on Taxation
State House Rm 127
100 State House Station
Augusta, ME 04333

Re: Support for LD 1044; An Act to Clarify the Qualifying Use of Tax Increment Financing for Extension of a Development District

Senate Chair Nicole Grohoski, House Chair Kristen Cloutier and distinguished members of the Joint Standing Committee on Taxation:

I, Nathan Poore, Town Manager of the Town of Falmouth testify in support of LD 1044.

I am writing to express my strong support for the proposed bill that clarifies the language in the Tax Increment Financing (TIF) district regulations, which provide an extension of up to 20 years for districts that allocate at least 75% of their TIF revenue to affordable housing projects or transit-oriented development, or both. This important distinction will allow municipalities to maximize TIF revenues for both affordable housing and transit needs in the community. This change to the statute is a crucial step toward addressing the pressing needs of our communities in Maine, and I believe it will significantly contribute to the state's growth and sustainability.

Furthermore, the ability to use TIF revenues for Transit Oriented Development outside the TIF district is key for connecting housing to growth areas as well as other economic hubs in Town. This change will create more livable cities and towns, hence driving an increase in economic development.

I strongly urge the committee to support this bill, which provides Maine municipalities with the tools and flexibility they need to address the affordable housing crisis and promote sustainable, transit-friendly development.