



April 2, 2025

Senator Nicole Grohoski,
Representative Kristen Cloutier
Representative Shelley Rudnicki
Committee on Taxation
c/o Legislative Information Office
100 State House Station
Augusta, ME 04333

RE: Testimony in favor of LD 1082, An Act to Invest in Maine's Families and Workforce by Amending the Real Estate Transfer Tax.

Dear Senator Grohoski, Representative Cloutier, Representative Rudnicki, and honorary members of the Joint Standing Committee on Taxation:

My name is Richard A. Hooks Wayman, and I am a resident of Portland, Maine. I have the honor of serving as the President & CEO for VOA Northern New England which is headquartered in Brunswick. VOA Northern New England is a faith-based, community nonprofit that works with households experiencing deep poverty, disabilities, and homelessness.

As an affordable housing developer and social service provider in the state of Maine, VOA supports LD1082 because it creates a long-term investment and dedicated resources to build new affordable housing. Maine is facing a housing crisis, and VOA has hundreds of low-income older adults on waiting lists for our current supply of housing. VOA is currently seeking capital financing to expand affordable and supportive housing in Waldoboro and Augusta. Additionally, we are working to preserve affordable housing units in Thomaston and Damariscotta and focused on rehabilitating housing in Bangor. LD 1082 would expand public funding to allow more community nonprofits to construct critically needed units across all of Maine – housing units identified in the State's HR&A Housing Roadmap report.

We are grateful for housing funding supported by the Governor and bipartisan leadership in the state legislature over the past several years. However, these on-time funding initiatives need to be replaced with a sustainable and consistent public investment model. The economic well-being of our state requires a focus and prioritization on funding for new construction. VOA is ready to partner with the state to bring people home!

Thank you for considering my testimony. I am grateful for your public service and leadership.

Sincerely,

Richard A. Hooks Wayman

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