



Raise-Op Housing Cooperative
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4/3/2025

Testimony in favor of LD 1082

An Act to Invest in Maine's Families and Workforce by Amending the Real Estate Transfer Tax

Hello, Senator Grohoski, Representative Cloutier, and Members of the Joint Standing Committee on Taxation,

My name is Craig Saddlemire, and I am the Development Organizer for the Raise-Op Housing Cooperative in Lewiston, Maine. Founded in 2008, we are Maine's oldest, urban, multi-unit housing cooperative. Today, we own 5 apartment buildings, home to 33 different households, and 90 residents.

We support LD 1082 because it meets the identified need and recommendation in the State's HR&A Housing Roadmap report to provide financial tools for housing development.

Building housing that is affordable for Maine people requires incentives and funding. Right now, the market is broken for building anything but luxury housing without this funding. The cost of materials and land, and the difficult and long regulatory process to permit housing has made housing out of reach for the majority of Maine people. This small change creates a long term funding source to incentivize building new housing.

While the State has made historic investments in housing over the last several years, these were one time investments and these funds have already been distributed to projects. Several housing programs are going to end without more funding. The Rural Rental and Affordable Home Ownership programs have projects in small towns across Maine that are shovel ready, but not funding to move them forward. Housing is the solution for Maine's economy and health, and we need to find long-term, sustainable sources of funding to invest in the housing solution.

Thank you for your consideration in support of LD1082.

Please be in touch with any questions.

A handwritten signature in black ink that reads "Craig Saddlemire". The signature is written in a cursive, flowing style.

Craig Saddlemire
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