



**Testimony of Marge Kilkelly on Behalf of  
the Maine Council on Aging to the  
Committee on Taxation**

In Favor of LD 1082 - An Act to Invest in Maine's Families and  
Workforce by Amending the Real Estate Transfer Tax

Submitted April 2, 2025

Senator Grohoski, Representative Cloutier, and Members of the Committee on Taxation.

My name is Marge Kilkelly, and I am a Policy Consultant for the Maine Council on Aging (MCOA) which is a broad, multidisciplinary network of over 140 organizations, businesses, municipalities, and older community members working to ensure we can all live healthy, engaged, and secure lives with choices and opportunities as we age at home and in community settings. The MCOA is a unifying force across sectors that is creating a new narrative about aging and older people in Maine with the goal of building local, statewide, and national support for the systemic changes needed to support our new longevity.

**I am testifying in favor of LD 1082 An Act to Invest in Maine's Families and Workforce by Amending the Real Estate Transfer Tax.**

We applaud the various efforts to develop additional housing and believe that increasing revenue is essential to meet the demand. As you deliberate this bill we want to particularly bring your attention to the needs of older Mainers and assure that they are front and center.

Safe, affordable housing is one of the most complex and critical challenges facing older Mainers is the lack of affordable housing. While we have invested in new housing units, expanded development of accessory dwelling units, and supported home sharing programs – we still do not have even enough affordable housing units to meet current demand. Thus, we must continue to explore creative and intentional solutions to our housing shortage. LD 1082 is one of those solutions.

The housing issue is of particular concern to MCOA because we know the ramifications of the lack of housing stock are creating some deeply concerning trends for older people. According to a 2023 federal Department of Health & Human Services Report entitled *Addressing Homelessness Among Older Adults: Final Report*, older adults are the fastest-growing homeless population in the nation. As of 2022, the number of homeless people over the age of 62 has doubled and the number of older adults who are unhoused is expected to triple by 2030.

Not all older adults are equally at risk. Older women, BIPOC, and LGBTQ+ people who experienced economic disparities and injustices throughout their lifetimes have significantly fewer resources and lower incomes than people who did not experience economic injustices. Older Maine women are at a particular disadvantage when compared to older men. Following a lifetime of fewer economic opportunities than their male counterparts, older women are twice as likely to live alone *and* to have incomes below 100% of the FPL.

This means that factors like inflation and the rising costs of food, interest rates, and utilities are pushing many older Maine people to the point of having to decide whether to pay the electric bill, the heating bill, or mortgage or rent, and the repercussions of making those decisions is leaving older adults out in the cold, literally. Though Maine is grappling with a housing shortage similar to what is being experienced throughout the country, our state's demographics ensure that older people, who have no ability to change their economic status, will be among those who are squeezed the hardest.

According to the 2023 *State of Maine Housing Production Needs Study*, Maine will need to add just under 40,000 homes to account for the current need and will then need to add an estimated 37,900 to 45,800 more homes to meet demand by 2030.

Increasing the transfer tax on real estate sales over \$1,000,000 is a very reasonable way to increase revenue that can then be applied to address the need for housing. Maine's general economic health depends on workers, families, and older people being able to live in and support our communities.

I urge you to act in support of LD 1082.

Thank you for your consideration.