



MAINE AFFORDABLE HOUSING COALITION

Joint Standing Committee on Appropriations and Financial Affairs

Testimony of Laura Mitchell, Executive Director, Maine Affordable Housing Coalition 4.8.25

in favor of LD1184 - An Act to Require Municipal Reporting on Residential Building Permits, Dwelling Units Permitted and Demolished and Certificates of Occupancy Issued - *Rep. Traci Gere*

Hello, Senator Curry, Representative Gere and members of the Joint Standing Committee on Housing and Economic Development. As executive director, I am testifying in favor of LD1184 on behalf of the **Maine Affordable Housing Coalition, a nonprofit with 140 member businesses and more than 500 individual members.**

This effort aligns with HR&A's 2025 recommendations in the Roadmap for Housing Production, lays the necessary groundwork for other actions in the report, and provides the baseline for implementation of LD2003 passed several years ago that seeks to support communities that are working toward housing production goals.

Standardized data collection and reporting is an important foundation to tracking and addressing Maine's broader barriers to housing production. Maine invested in the 2023 housing study that showed we need 80,000 new homes by 2030. We can't track progress toward that without this data. Current building permit data used to track housing production is shown nationally to be 15% off what is actually opened for occupancy; and doesn't account for loss of units to demolition or change of use.

There is a Maine pilot in place that can serve as a model for this statewide data collection and management. The Greater Portland Council of Governments (GPCOG) "Great Maine Neighborhoods" Housing Data Dashboard compiles data from small and large communities - despite size and staff capacity differences.

LD 1184 would take this regional success and scale it statewide. By running this work through the the Maine Office of Community Affairs, and leveraging the Housing Opportunity Program's technical assistance grants along with regional Council of Government's, implementation of LD1184 will be manageable.

As a housing advocacy organization, we can look to national examples of local and state policies that are effective, but without real data from Maine communities, we can't effectively assess the impact of policies.

We urge you to vote in favor of LD1184.

3i Housing of Maine
35 Weston Avenue
AARP Maine
ABG Consulting, Gray
Acorn Engineering, Inc.
Allied Cook Construction, Portland
Anew Development LLC, Portland
Apartments for People LLC, Belfast
Archetype Architects, Portland
Associated General Contractors of Maine
Auburn Housing Authority
Augusta Housing Authority
Avesta Housing, Portland
Bangor Area Homeless Shelter
Bangor Housing
Bangor Savings Bank
Bank of New Hampshire, Falmouth
Bath Housing
Bath Savings Institution
Bellwether Enterprise
Benchmark Construction, Westbrook
Boston Financial Investment Management
Bowman Constructors, Newport
Brunswick Housing Authority
Camden National Bank
Carpenter Associates
Catholic Charities of Maine
CEI, Brunswick
CHK Architecture, Portland
City of Portland Department of Housing
Clark Insurance, Portland
Community Concepts, Lewiston
Community Housing of Maine, Portland
Consigli Construction Co., Inc.
Cooperative Development Institute, South Freeport
Cooperative Fund of the Northeast
CREA, LLC
Credere Associates, Westbrook
Cross Financial Corp., Portland
Cumberland County
Curtis Thaxter, Portland
CWS Architects, Portland
Developers Collaborative, Portland
Development Services of New England, Freeport
Dovetail Consulting
DrummondWoodsum, Portland
Ducas Construction, Inc.
Dunbar & Brown Construction
Eagle Point Development, LLC
Eaton Peabody Consulting Group, Augusta
Eric Burmeister
Evernorth, Portland
Falmouth, Town of
Fort Fairfield Residential Development Corp.
Four Directions Development Corporation, Orono
Freeport Community Services
Freeport Housing Trust
Furniture Friends
Garnet Construction, Augusta
Gawron Turgeon Architects, Scarborough
Genesis Community Loan Fund, Brunswick
Gorham Savings Bank
Great Falls Construction, Gorham
Grommes Pulaski Consulting LLC, Portland
GrowSmart Maine
Habitat for Humanity of Greater Portland
Habitat for Humanity York County
Hancock Lumber, Casco
Healthy Androscooggin, Lewiston
Hebert Construction
Home Start, Peaks Island
Homeless Voices for Justice, Portland
Housing Foundation, Orono
Housing Initiatives of New England, Portland
Housing Partnership, Portsmouth, NH
Hunt Capital Partners LLC, El Paso, TX
Island Institute, Rockland
Islesboro Affordable Property
Jensen Baird Gardner & Henry, Portland
Jr, Jv, Kanan, Consultant, Portland
Kaplan Thompson Architects, Portland
Kennebec Savings Bank, Augusta
Kennebec Valley Community Action, Waterville
Kennebunk Savings
KeyBank
Knox County Homeless Coalition
Lake City Investments, LLC
Landry/French Construction, Scarborough
Landwell Consulting, LLC, Augusta
Lassel Architects, South Berwick
LB Development Partners, Portland
LexisAge Maine & New Hampshire
Lewiston Housing Authority
M&T Bank
Machias Savings Bank
Maine Bureau of Veterans' Services
Maine Community Action Partnership
Maine Community Bank
Maine Department of Health & Human Services
Maine Equal Justice
Maine Immigrants' Rights Coalition
Maine Public Health Association
Maine Real Estate Managers Association
Maine State Building & Construction Trades
Maine Workforce Housing LLC, Portland
Mans en Mano, Milbridge
Maine Development LLC, Yarmouth
Mascoma Bank
Midcoast Regional Housing Trust
NBT Bank
Nickerson & O'Day, Inc., Bangor
North Haven Sustainable Housing
Northeast Rental Housing
Norway Savings Bank
Old Town Housing Authority
Ore-Allevé CPAs, South Portland
Penobscot General Constructors
Penguins, Bangor
People's United Bank
PM Construction
Portland Builders
Portland Housing Authority
Preble Street, Portland
Preservation Management, South Portland
Preti Floherty, Portland
Raise-Op Housing Cooperative, Lewiston
Realty Resources Management
Rental Housing Alliance of Southern Maine
Rick Whiting
Rumford, Town of
Sanford Housing Authority
Scott Simons Architects, Portland
Sea Coast Management Company, Topsham
Shalom House, Portland
Silver Street Development Corporation, Portland
South Portland Housing Authority
Spearhawk Group, Yarmouth
St. Germain
Sunrise Opportunities, Machias
S.W. Cole Engineering, Gray
Santano Company
TD Bank
Tedford Housing, Brunswick
The Caleb Group, Saco
The Eagle Point Companies, South Portland
The Housing Foundation
The Park Danforth, Portland
Thornton Tomasetti, Portland
Through These Doors, Portland
Total Construction Management, Winterport
TPD Construction Co., Sanford
United Way of Greater Portland
Utile, Inc.
Veterans Inc., Lewiston
Volunteers of America of Northern NE
Washington County Assoc for Ret. Citizens
Westbrook Housing Authority
Western Maine Community Action, E. Wilton
Winton Scott Architects
Wishcamper Companies, Portland
WNC & Associates
Wright-Ryan Construction, Portland
Yarmouth Housing Collaborative
Year-Round Housing Corp., Long Island
York County Community Action, Sanford
York Housing Authority
Zachas Construction, Freeport
Zero Energy Design
Zorro Enormo Homes