

Jesse Thompson  
Portland  
LD 1082

Senator Grohoski, Representative Cloutier, and Members of the Joint Standing Committee on Taxation, my name is Jesse Thompson, resident of Portland.

I support LD1082 because I work every day on trying to create affordable housing in Maine as an architect. I have seen more support from the Legislature to ease the housing crisis over the last years than in all my working career, and it's been greatly appreciated. It's been a big effort over the last few years. However the housing crisis is only getting worse due to the incredibly short supply of housing in almost every town in Maine even with these efforts. We apparently need 84,000 new homes across the state right now to let Maine truly succeed for our children and the employees we all need.

We desperately need an additional revenue source to support the construction of affordable non-luxury housing that Maine residents can afford all across the state. All our clients are concerned that the Federal support for affordable housing construction is at risk of fading out without a current new source to replace it, let alone grow to meet the actual need.

Examples like the MaineHousing Rural Rental program could easily use 2x or 3x the funding as it receives right now, and LD 1082 will greatly help this effort.

This small increase in the real estate transfer tax for expensive houses sold for over \$1M, and the elimination of the tax for first time home buyers feels like a very fair trade for our state, and a great move in the right direction. Please support LD1082, it is so needed in our state.

Thank you,  
Jesse Thompson  
Kaplan Thompson Architects