



April 23, 2025

Joint Standing Committee on Taxation  
State House Rm 127  
100 State House Station  
Augusta, ME 04333

Re: Support for LD 1657; An Act to Expand the Use of Tax Increment Revenue for Affordable Housing by Adding Authorized Project Costs

Senate Chair Nicole Grohoski, House Chair Kristen Cloutier and distinguished members of the Joint Standing Committee on Taxation:

I, Nathan Poore, Town Manager of the Town of Falmouth, testify in support of LD 1657.

I am writing to express my strong support for the proposed changes because they address one of the most pressing needs in our communities: the creation and sustainability of affordable housing options that align with local economic development and workforce needs.

As you know, Maine is facing a housing crisis that impacts nearly every region of our state. From coastal towns to inland communities, rising costs and limited inventory have made it increasingly difficult for working families, young professionals, and even long-time residents to find housing they can afford. This housing shortage not only strains our families, it also threatens our ability to attract and retain workers, grow our small businesses, and sustain vibrant downtowns.

The expansion builds upon already approved project costs regarding the development and operation of housing. Additionally, this will create a tool to assist buyers with downpayment and closing cost assistance. Therefore, closing the gap on both the development and buyer side of the housing crisis.

Lastly, these activities will be one of the few eligible project costs for TIF's that are extended beyond the original 30 years. Municipalities will need to focus those additional funds into housing activities and by expanding the allowable housing project costs could result in a significant investment in workforce housing throughout Maine.

Thank you for your time and consideration.