



### **Testimony In Support of L.D. 1783**

April 30, 2025 – Senator Grohoski, Representative Cloutier, and honorable members of Committee on Taxation, my name is Patrick Hess, and I serve as the Director of Real Estate Development at Avesta Housing. Avesta is the largest nonprofit developer of affordable housing in northern New England. I'm submitting this letter to demonstrate our organization's support for the proposal before you today.

Avesta Housing has been dedicated to developing safe, quality, affordable housing for Maine's low-income individuals and families for 53 years. We see firsthand the challenges that Mainers face due to a lack of affordable housing options. Maine needs approximately 84,000 additional homes by 2030 to meet demand, and the rate of housing production must double to achieve this goal.

L.D. 1783 would contribute to the collaborative efforts needed to tackle our housing challenge. As you know, Tax Increment Financing (TIF) is a critical tool used by many municipalities to facilitate the development of affordable housing. Like many affordable housing developers, Avesta has relied on TIF support from communities for years; without it, many of our projects would not be financially feasible.

We welcome this proposal's intended clarifications and improvements to the State's Affordable Housing TIF program, and Avesta asks the committee to support L.D. 1783. The need for more housing across our state is critical and this proposal would help us meet the urgency of the moment.

Thank you,

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