



Joint Standing Committee on Taxation

Testimony of Westbrook Development Corporation

In Support of LD 2116

An Act to Make Permanent the Affordable Housing Income Tax Credit

January 21, 2026

Good afternoon Chair Grohoski, Chair Sayre, and members of the Committee.

My name is Tyler Norod, and I am the Director of Real Estate Development for Westbrook Development Corporation. WDC is a nonprofit organization that advocates for and builds affordable housing throughout Maine, serving working families, seniors, and people with disabilities in communities large and small.

Westbrook Development Corporation urges the Committee to support LD 2116 for the following reasons:

- **This program delivers an exceptional return on investment for the State of Maine.**
Approximately \$61 million in state Affordable Housing Income Tax Credits have leveraged roughly \$350 million in total housing investment. That investment has resulted in more than 800 newly constructed affordable homes and the preservation of over 100 existing affordable units. Few state programs produce this level of impact with such limited state resources
- **Failure to pass LD 2116 will leave millions of federal dollars on the table.**
Federal housing programs rely on predictable state level funding to close financing gaps. Without a permanent state credit, Maine risks losing millions in federal Low Income Housing Tax Credit equity.
- **Affordable housing development takes years, not months.**
From site acquisition and community engagement to design, permitting, financing, and construction, projects routinely take several years from concept to completion.

One time or short term funding does not align with these realities and creates unnecessary risk and inefficiency.

- **Predictable funding directly impacts whether projects are proposed at all.**
When funding is uncertain, developers must reduce risk by pulling back from proposing new projects, shrinking their development pipelines, or delaying projects until conditions improve. Over time, this results in significantly fewer housing proposals statewide and slows production at exactly the wrong moment.
- **Permanence improves efficiency and lowers costs.**
A permanent credit reduces uncertainty for lenders and investors, lowers financing costs, and allows projects to move forward more smoothly. This ultimately stretches limited public dollars further and results in more homes being built with fewer resources.
- **This credit supports housing statewide, including rural communities.**
Smaller towns and rural areas often struggle to compete for scarce funding. The State Tax Credit helps level the playing field and ensures that affordable housing can be developed where it is most needed, not just where capital is easiest to assemble.
- **Making the credit permanent sends a strong signal of long-term commitment.**
Permanence signals that Maine is serious about addressing its housing shortage in a sustained and responsible way, encouraging continued private and federal investment and supporting long term planning by developers and communities alike.

For these reasons, Westbrook Development Corporation strongly urges the Committee to support LD 2116 and make the Affordable Housing Income Tax Credit permanent. Thank you for your time and your continued leadership on housing issues facing Maine.

Sincerely,



Tyler Norod
Director of Real Estate Development