



Investing in communities. Building possibilities.

Senator Rotundo, Representative Gattine, and Members of the Committees,

Thank you for the opportunity to testify today. My name is **Sherrin Vail**. I live in Portland and work for Evernorth, a nonprofit dedicated to creating and preserving affordable housing across Maine and Northern New England. I am here today to express my strong support for the housing investments included in the proposed supplemental budget.

Since 1988, Evernorth has helped bring more than \$600 million in investment to Maine, supporting 160 neighborhoods and nearly 6,000 affordable apartments. This work reflects a long-term commitment to Maine's people, economy, and communities.

#### **The scale of Maine's housing challenge**

- Maine needs approximately 80,000 additional homes by 2030 to meet current and future demand.
- Current housing production is roughly half of what is needed to stay on track.

#### **Why housing matters to Maine's economy and communities**

- When people cannot find homes they can afford, employers struggle to hire and retain workers.
- Families face displacement or long commutes, and communities lose teachers, health care workers, first responders, childcare providers, and young families.

#### **Aging and rural impacts**

- Maine's aging population needs safe, affordable options to age in place or risks being pushed into higher-cost care or away from their communities.
- Rural communities face limited housing supply and aging housing stock, making even modest cost increases destabilizing.

#### **Why these investments are critical**

- Housing is essential infrastructure, just like roads, broadband, and energy.
- State investments leverage federal and private dollars and accelerate housing production.
- The proposed supplemental budget supports new homes, rural housing needs, seniors, and long-term solutions for people experiencing homelessness.

Stable housing strengthens families, supports Maine's workforce, and allows communities to grow without pushing out the people who make them thrive. The housing investments included in this supplemental budget are a necessary step toward meeting Maine's housing needs and ensuring long-term economic and community stability. I respectfully urge you to support these investments, and I thank you for your time and continued leadership on this critical issue.

Sincerely,  
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