



**Testimony by William Norbert  
Governmental Affairs and Communications Manager**

**Neither For Nor Against L.D. 654**

***Resolve, Directing the Finance Authority of Maine to Establish a Pilot Program to Encourage the Development of Accessory Dwelling Units***

**April 11, 2023**

**Joint Select Committee on Housing**

Senator Pierce, Representative Gere, and Distinguished Members of the Joint Select Committee on Housing:

My name is Bill Norbert. I am the Governmental Affairs and Communications Manager at the Finance Authority of Maine (FAME). I live in Brunswick and am here to testify Neither For Nor Against L.D. 654, *Resolve, Directing the Finance Authority of Maine to Establish a Pilot Program to Encourage the Development of Accessory Dwelling Units*.

This resolve directs the Finance Authority of Maine (FAME) to establish a two-year pilot program to encourage the development of accessory dwelling units in the state. The program must buy down interest rates to levels below market rates for up to 100 community bank loans for accessory dwelling units until the program ends. FAME also would be required to submit annual reports to the joint standing (select?) committee of the Legislature having jurisdiction over housing matters regarding the usage of the program, the first such report to be made no later than November 6, 2024.

As some of you may know, FAME does not engage in financing housing in this state. Our duties are related to business and higher education finance for the most part, as well as administration of Maine's Section 529 education savings plan, NextGen 529®. It would be a novel and potentially costly challenge if we were to be charged with the responsibilities set forth in the resolve. We may need to hire additional staff with expertise in housing loan finance, which is a heavily regulated industry. Additionally, a significant appropriation would obviously be required to seed the program in order to allow for the goals of the resolve to be met. We thus respectfully request that we be removed from this task and that a more appropriate home be found for the concept.

Thank you for your consideration of my comments. I will be happy to answer any questions you have.