

Newman Homes

Custom Home Builder and General Contractor



Good morning,

My name is Brandon Roberge, President of Newman Homes, an Augusta based general contracting company with a focus on building custom homes and multi-family development projects. We've built numerous custom homes in many of the small towns of Maine and in subdivisions like Fieldstone Place in Augusta, as well as large multi-family projects, like the 14 townhouses we are currently building in Waterville and the additional 18 townhouses we plan to build on the same site in Waterville over the next 2 years.

Newman Homes is planning to build several new custom homes in our newly acquired and fully approved Mountain View Subdivision in Winthrop. We also have a client who has a 21-unit full renovation project that we plan to begin construction on within the next couple of months, which will become freshly renovated housing for low-income Mainers. We have another Client, who is a well-known attorney, as well as an established real estate developer and landlord, who is considering hiring Newman Homes to build a local 18-unit apartment complex, especially if the Rural Affordable Rental Housing Program receives the additional funds that are in this proposed bill. Newman Homes has no shortage of infrastructure and subcontractors to build housing, if adequate funds are made available by the legislature.

I'd like to briefly discuss with you the status and scope of a low-income development project that we are planning to build in Winslow with the help of the funds being made available through the Rural Affordable Rental Housing Program.

Currently we have the lot in Winslow under contract and with the help of the Genesis Fund plan to close on the purchase of the site at the end of this month. We have building blueprints and preliminary site plans developed and are working with our engineer on completing the final drafts of these plans over the next month or so. We have received 2 out of the 3 permits we need before starting the project and are working with the eager support of the Town Manager and Town Council on acquiring a TIF for the development project, so we can keep our monthly operating budget as low as possible.

According to our current plans for this low-income housing development project in Winslow, the site will consist of 18, 3-bedroom, 2-bathroom duplex and fourplex style apartments. Each unit having a split floorplan with front and rear porches, a walk-in closet, heat pumps, and paved parking. We will have some solar and electric vehicle charging infrastructure for future use, as well as a playground, an on-site daycare facility, and a clubhouse with an exercise room, computer room, and a game room. We also intend and are hopeful to have a 25-50% Section 8 tenant occupancy, in order to help those most in need.

The largest barrier to developers like us in building low-income housing projects, is funding, which is why programs like the Rural Affordable Rental Housing Program are so vital to remedying the statewide shortage of affordable housing for low-income families in Maine.

I'm aware that the proposed allocation of funds for the development of affordable housing in Maine isn't in and of itself going to solve the affordable housing shortage, but it is a large step in the right direction and each and every low-income family in Maine that is able to acquire housing built by funding from the Rural Affordable Rental Housing Program and other similar programs will be far better off because of it.

I appreciate your consideration in approving the allocation of these funds for the development of housing for the low-income families of Maine.

Thank you!