



# MAINE AFFORDABLE HOUSING COALITION

31 Housing of Maine  
 53 Weston Avenue  
 AARP Maine  
 ABG Consulting, Gray  
 Acorn Engineering, Inc.  
 Allied Cook Construction, Portland  
 Anew Development LLC, Portland  
 Apartments for People LLC, Belfast  
 Archetype Architects, Portland  
 Associated General Contractors of Maine  
 Auburn Housing Authority  
 Augusta Housing Authority  
 Avesta Housing, Portland  
 Bangor Area Homeless Shelter  
 Bangor Housing  
 Bangor Savings Bank  
 Bank of New Hampshire, Falmouth  
 Bath Housing  
 Bath Savings Institution  
 Belkvelier Enterprise  
 Benchmark Construction, Westbrook  
 Boston Financial Investment Management  
 Bowman Contractors, Newport  
 Brunswick Housing Authority  
 Camden National Bank  
 Carpenter Associates  
 Catholic Charities of Maine  
 CBI, Brunswick  
 CHA Architecture, Portland  
 City of Portland Department of Housing  
 Clark Insurance, Portland  
 Community Concepts, Lewiston  
 Community Housing of Maine, Portland  
 Conlight Construction Co., Inc.  
 Cooperative Development Institute, South Freeport  
 Cooperative Fund of the Northeast  
 CREA, LLC  
 Creative Associates, Westbrook  
 Cross Financial Corp., Portland  
 Cumberland County  
 Curtis Theater, Portland  
 CVS Architects, Portland  
 Developers Collaborative, Portland  
 Development Services of New England, Freeport  
 Devetail Consulting  
 Drummond Woodsum, Portland  
 Dunbar & Brown Construction  
 Eagle Point Development, LLC  
 Eaton Realty Consulting Group, Augusta  
 Eric Burmeister  
 Evernorth, Portland  
 Falmouth, Town of  
 Fort Folsfeld Residential Development Corp.  
 Four Directions Development Corporation, Orono  
 Freeport Community Services  
 Freeport Housing Trust  
 Furniture Friends  
 Gamexon Construction, Augusta  
 Gavan Turgeon Architects, Scarborough  
 Genesis Community Loan Fund, Brunswick  
 Gorham Savings Bank  
 Great Falls Construction, Gorham  
 Grammes Pulaski Consulting LLC, Portland  
 GroSmart Maine  
 Habitat for Humanity of Greater Portland  
 Habitat for Humanity York County  
 Hancock Lumber, Casco  
 Healthy Androscoggin, Lewiston  
 Hebert Construction  
 Home Start, Peaks Island  
 Homeless Voices for Justice, Portland  
 Housing Foundation, Orono  
 Housing Initiatives of New England, Portland  
 Housing Partnership, Portsmouth, NH  
 Hunt Capital Partners LLC, El Paso, TX  
 Urban Institute, Rockland  
 Islesboro Affordable Property  
 Jensen Baird Gardner & Henry, Portland  
 John Anton Consultants, Portland  
 Kaplan Thompson Architects, Portland  
 Kennebec Savings Bank, Augusta  
 Kennebec Valley Community Action, Waterville  
 Kennebunk Savings  
 KeyBank  
 Knox County Homeless Coalition  
 Lake City Investments, LLC  
 Landry/French Construction, Scarborough  
 Larkelle Consulting, LLC, Augusta  
 Lassel Architects, South Berwick  
 LB Development Partners, Portland  
 LeadingEdge Maine & New Hampshire  
 Lewiston Housing Authority  
 MBT Bank  
 Machias Savings Bank  
 Maine Bureau of Veterans' Services  
 Maine Community Action Partnership  
 Maine Community Bank  
 Maine Department of Health & Human Services  
 Maine Equal Justice  
 Maine Immigrants' Rights Coalition  
 Maine Public Health Association  
 Maine Real Estate Managers Association  
 Maine State Building & Construction Trades  
 Maine Workforce Housing LLC, Portland  
 Mano en Mano, Milbridge  
 Mans Development LLC, Yarmouth  
 Masscoma Bank  
 Micoast Regional Housing Trust  
 NBT Bank  
 Nickerson & O'Day, Inc., Bangor  
 North Haven Sustainable Housing  
 Northeast Rental Housing  
 Norway Savings Bank  
 Old Town Housing Authority  
 Oni Atwell CPA, South Portland  
 Penobscot General Contractors  
 Penquis, Bangor  
 People's United Bank  
 PM Construction  
 Portland Builders  
 Portland Housing Authority  
 Preble Street, Portland  
 Preservation Management, South Portland  
 Prelli Bakery, Portland  
 Raise-Up Housing Cooperative, Lewiston  
 Realty Resources Management  
 Rental Housing Alliance of Southern Maine  
 Rick Whiting  
 Rumford, Town of  
 Sanford Housing Authority  
 Scott Simons Architects, Portland  
 Sea Coast Management Company, Topsham  
 Skolom House, Portland  
 Silver Street Development Corporation, Portland  
 South Portland Housing Authority  
 Sporthink Group, Yarmouth  
 St. German  
 Sunrise Opportunities, Machias  
 S.W. Cole Engineering, Gray  
 Stanton Company  
 TD Bank  
 Teahard Housing, Brunswick  
 The Coleb Group, Saco  
 The Eagle Point Companies, South Portland  
 The Housing Foundation  
 The Park Danforth, Portland  
 Thornton Tomasetti, Portland  
 Through These Doors, Portland  
 TPO Construction Management, Winterport  
 TPO Construction Co., Sanford  
 United Way of Greater Portland  
 Utile, Inc.  
 Veterans Inc., Lewiston  
 Volunteers of America of Northern ME  
 Washington County Assoc for Ret. Citizens  
 Westbrook Housing Authority  
 Western Maine Community Action, E. Wilton  
 Winton Scott Architects  
 Wischmeyer Companies, Portland  
 WWC & Associates  
 Wright-Ryan Construction, Portland  
 Yarmouth Housing Collaborative  
 Year-Round Housing Corp., Long Island  
 York County Community Action, Sanford  
 York Housing Authority  
 Zachau Construction, Freeport  
 Zero Energy Design

*Testimony of Laura Mitchell, Executive Director, Maine Affordable Housing Coalition*  
 4.3.25

*in favor of 1082 - An Act to Invest in Maine's Families and Workforce by Amending the Real Estate Transfer Tax*

Chair Grohoski, Chair Cloutier, and Members of the Joint Standing Committee on Taxation.

On behalf of the Maine Affordable Housing Coalition, a nonprofit with 140 business and more than 500 individual members, we ask that you support LD1082. It meets the recommendation in the State's 2025 HR&A Housing Roadmap to provide financial tools for affordable housing development.

Building housing that is affordable for Maine people requires incentives and funding. Right now, the housing market is broken and impacting all people in Maine. This year, Maine Housing reported that:

- From 2020 to 2024, the median home price in Maine grew by more than 50 percent, while wages and salaries of Maine workers grew by less than 34 percent.
- Maine's home price increase was greater than the national rate.
- For Maine renters making \$35,000 to \$50,000, more than 52% are cost burdened. That's up from 33% in just 5 years.

As you can see, the market to provide homes for ownership or rental is broken for anything but luxury housing without funding incentives. The cost of materials and land, and the difficult and long regulatory process to permit housing has made housing out of reach for the majority of Maine people.

This small change to the Real Estate Transfer Tax will bring Maine in line with its neighboring states (including New Hampshire) that have higher transfer taxes and creates a longterm funding source to incentivize building new affordable housing.

While the State has made historic investments in housing over the last several years, these were one time investments and these funds have already been distributed to projects. Several housing programs are going to end without more funding.

The Rural Affordable Rental and Affordable Home Ownership programs at Maine Housing have housing developments in small towns across Maine that are shovel ready, but have no funding to move them forward. Maine Housing received applications from 22 rental developments, but this week shared they will only be able to fund 8 or 9 of them.

Housing is the SOLUTION for Maine's economy and health, and we need to find long-term, sustainable sources of funding like this one to invest in the housing solution.

LD1082 proposes a change that balances the tax across buyers and sellers of high end properties and targets a market that often encompasses out of state luxury home buyers and large investor real estate transactions that don't involve the average Maine resident.

Thank you for creatively considering how to literally build a foundation for Maine people's success by supporting LD1082.