

Committee on Appropriations and Financial Affairs  
Testimony of Meg Robinson, Project Manager, Developers Collaborative  
April 9, 2025

**Testimony in favor of LD 483 – An Act to Authorize a General Fund Bond Issue to Secure Prosperity for Maine Families and Businesses**

Good morning, Senator Rotundo, Representative Gattine, and members of the Appropriations and Financial Affairs Committee,

My name is Meg Robinson. I'm an affordable housing developer with Developers Collaborative, and I'm here today to speak in strong support of LD 483 and the affordable housing it will create for Mainers.

Developers Collaborative is proud to have delivered nearly 1,000 affordable housing units across Maine, with projects in 16 unique municipalities from Rumford to Sanford to Ellsworth, and several projects right here in our capital city. We've accomplished this in partnership with Maine Housing and with the support of Maine lawmakers.

Maine is at a pivotal moment. We need more housing – especially affordable housing – to support our workforce and grow our economy. As a housing developer, I'm on the frontlines of the effort to confront this challenge through smart, forward-thinking investments. I see firsthand what it's going to take to fund and build the 80,000 new homes our state needs by 2030.

Funding the Low-Income Housing Tax Credit (LIHTC) and Rural Affordable Rental (Rural Rental) programs will be essential if we hope to meet this challenge. That's especially true for the most vulnerable Mainers.

Low-income Mainers and those living in small towns and rural areas too often get left behind by the private housing market. By funding Rural Rental and LIHTC we can ensure housing equity reaches every corner of our state.

Affordable housing isn't just about providing homes; it's an investment in Maine's workforce and economy. Housing stability allows workers to live near their jobs, reduces turnover, and attracts and retains the talent we need to grow Maine's economy. Supporting bonds like those authorized by LD 483 will help build stronger, more resilient communities across the state.

If we want to stop losing families, workers, and young people to the housing crisis, we must double our rate of housing production. At Developers Collaborative, we're ready to do that – and I'm confident our peers feel the same way. Developers Collaborative alone has over 300 units of not-yet-funded affordable and rural rental housing in our pipeline – and we're actively growing our team so we can take on more. This is a problem we can solve, but we need your help.

None of these LIHTC and Rural Rental projects move forward without funding. Demand for these programs is so high that shovel-ready projects are being left on the table. In last year's 9% LIHTC round, fifteen qualified affordable housing projects applied, but only seven were funded. That left eight projects –

representing housing for almost 400 Maine families – stalled due to lack of funds. Developers Collaborative had two projects funded in that round, but two others must apply to the next round – with no guarantee there will be sufficient funding to move forward.

The time to act is now. Bonds take time to allocate, and construction doesn't happen overnight. If we want families in homes by 2030, your timely approval of bonds supporting affordable housing is essential.

We're ready to build, but we need your support to unlock the resources that will allow us to move forward. LD 483 is the solution we need to keep families in Maine and strengthen our economy for the future. I know your support of this bill is critical, and I'm happy to answer any questions you may have.

Thank you,

A handwritten signature in black ink that reads "Meg Robinson". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Meg Robinson  
meg@dcmaine.com