

Committee on Taxation

Testimony of Meg Robinson, Project Manager, Developers Collaborative

April 30, 2025

Testimony in favor of LD 1783 – An Act to Clarify Municipal Affordable Housing Tax Increment Financing

Good afternoon, Senator Grohoski, Representative Cloutier, and members of the Taxation Committee,

My name is Meg Robinson, and I'm a project manager with Developers Collaborative. We're an affordable housing developer that has partnered with 16 municipalities across Maine to bring almost 1,000 new units of affordable housing to their communities. I'm here today to express my strong support of LD 1783 and the clarity it brings to the Affordable Housing Tax Increment Financing (AHTIF) program.

Maine needs 80,000 new homes by 2030 to meet the needs of our communities and support our economy. Meeting that goal requires strong partnerships among developers, municipalities, and the state. As developers, we rely on every available tool to make projects financially feasible while keeping rents affordable, and AHTIF is one of the most important and effective tools we have.

It allows municipalities to capture and reinvest the new property tax revenue generated by affordable housing development into the needs of the project and the municipality – including debt repayment, public service and infrastructure improvements, capital costs, and ongoing operating expenses. These investments are critical to getting projects financed and keeping them affordable over the long term.

But there's an opportunity to make the program even more effective. AHTIF needs to be predictable, flexible, and easy for municipalities to administer. LD 1783 helps in all of these areas.

It better aligns the statute with how affordable housing actually gets built, where financing and construction can take multiple years. By clarifying how start and end dates are calculated, LD 1783 ensures that municipalities and developers can fully benefit from the 30 years of tax shift as originally intended, instead of losing time due to uncertainty or delay.

The bill also provides clear guidance and flexibility around the use of TIF funds, the handling of remaining revenues after a district ends, and the program's reporting requirements. These updates empower municipalities to take advantage of the program by reducing administrative burden and potential financial strain.

If we want to scale up housing production across the state, LD 1783 offers the kind of practical, common-sense improvements that make a real difference. It strengthens the AHTIF program and helps municipalities and developers work together more effectively.

Thank you for your time and attention today. I'd be happy to answer any questions.