



MAINE AFFORDABLE HOUSING COALITION

Joint Standing Committee on Appropriations and Financial Affairs

Laura Mitchell, Executive Director, Maine Affordable Housing Coalition

in favor of LD1912 - An Act to Authorize a General Fund Bond Issue to Address

Maine's Housing Shortage- by Senator Bennett

Senator Rotundo, Representative Gattine, and members of the Joint Standing Committee on Appropriations and Financial Affairs. I'm Laura Mitchell, on behalf of the **Maine Affordable Housing Coalition**, a nonprofit with **140 member businesses** and **more than 2,000 individual members**, we support LD1912.

This bill recognizes the intersecting issues of affordability, supply, and aging housing stock – each a piece of Maine's housing puzzle - with proven strategies and innovative solutions. **As shared in the 2023 HR&A Maine Housing Study, we know that housing supply is the underlying issue in Maine and we support all bonds that address that challenge.**

All Maine people are impacted by our housing shortage – whether you are comfortably housed, are housed but can't afford to maintain it, your town can't find housing for EMS, teachers and police officers; or you're struggling to find housing for yourself or a loved one. **More housing is the solution.**

We are encouraged to see substantial investment in the **Innovative Housing Incentive Program**, which supports manufacturers of manufactured and modular housing to **increase capacity for housing supply**. These forms of housing are consistently **more cost-effective** to produce than traditional stick-built homes, reducing both material waste and construction time. They also offer **energy efficiency and design consistency**.

This program can also be an economic development opportunity for Maine. Maine was once home to a robust cluster of modular and manufactured housing businesses, providing quality jobs and high-value exports. With the right capital and policy support, this industry can be **revived and expanded**, strengthening Maine's rural economy and helping to meet our housing needs in tandem.

At the same time, this bond also addresses a challenge we've faced for decades: **Maine has the oldest housing stock in the nation**. Nearly one-third of our homes were built before 1950. These homes are a critical part of our housing supply, particularly in rural communities—but many are in disrepair, energy-inefficient, and inaccessible to seniors or people with disabilities. LD 1912 will help **preserve and extend the life of these homes**, allowing Maine people to stay safely housed, avoid displacement, and retain generational assets.

MAHC also appreciates the **pilot program to rehabilitate homes for purchase by first-time homebuyers** as a rare win-win—preserving housing and expanding homeownership at the same time.

As you know, Maine's recent investments in building housing have been one-time funds and there are programs that will now end without new investment. Please support bonds to continue housing investments in Maine.

31 Housing of Maine
55 Weston Avenue
AARP Maine
ABO 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
Bellwether Enterprise
Benchmark Construction, Westbrook
Boston Financial Investment Management
Bowman Constructors, Newport
Brunswick Housing Authority
Camden National Bank
Carpenter Associates
Catholic Charities of Maine
CEI, Brunswick
CHA Architecture, Portland
City of Portland Department of Housing
Clark Insurance, Portland
Community Concepts, Lewiston
Community Housing of Maine, Portland
Consigni Construction Co., Inc.
Cooperative Development Institute, South Freeport
Cooperative Fund of the Northeast
CRA, LLC
Credent Associates, Westbrook
Crest Financial Corp., Portland
Cumberland County
Curtis Thayer, Portland
CWS Architects, Portland
Developers Collaborative, Portland
Development Services of New England, Freeport
Dovetail Consulting
Drummond/Woodsum, Portland
Ducas Construction, Inc.
Dunbar & Brown Construction
Eagle Point Development, LLC
Eaton Peabody Consulting Group, Augusta
Eric Burmeister
Evermonth, Portland
Falmouth, Town of
Fort Fairfield Residential Development Corp.
Four Directions Development Corporation, Orono
Freeport Community Services
Freeport Housing Trust
Furniture Friends
Gannett Construction, Augusta
Gavron Turgeon Architects, Scarborough
Genesis Community Loan Fund, Brunswick
Gorham Savings Bank
Great Falls Construction, Gorham
Grommes Palski 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, Rock 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
Island Institute, Rockland
Izabela Affordable Property
Jensen Baird Gardner & Henry, Portland
John Anton, Consultant, 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
Lafayette Consulting, LLC, Augusta
Lassell Architects, South Berwick
LB Development Partners, Portland
LeadingEdge Maine & New Hampshire
Lewiston Housing Authority
M&T 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 Investment Rights Coalition
Maine Public Health Association
Maine Real Estate Managers Association
Maine State Building & Construction Trades
Maine Workforce Housing LLC, Portland
Mama en Momo, Milbridge
Maine Development LLC, Yarmouth
Matco Bank
Midcoast Regional Housing Trust
NBT Bank
Nickerson & O'Day, Inc., Bangor
North Haven Sustainable Housing
Northeast Rental Housing
Norway Savings Bank
Old Town Housing Authority
Old Avelil CPA, South Portland
Penobscot General Contractors
Perquis, Bangor
People's United Bank
PMA Construction
Portland Builders
Portland Housing Authority
Preble Street, Portland
Preservation Management, South Portland
Presti Property, 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
Shelton House, Portland
Silver Street Development Corporation, Portland
South Portland Housing Authority
Sparktek Group, Yarmouth
St. Germain
Sunrise Opportunities, Machias
S.W. Cole Engineering, Gray
Stanton Company
TD Bank
Tedford Housing, Brunswick
The Coleb Group, Saco
The Eagle Point Companies, South Portland
The Housing Foundation
The Park Danforth, Portland
Thomson Tamazelli, Portland
Through These Doors, Portland
Total Construction Management, Winterport
TPD 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
Witchamper Companies, Portland
WVIC & 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
Zero Energy Homes