



Glenn "Chip" Curry
Senator, District 11

THE MAINE SENATE
132nd Legislature

3 State House Station
Augusta, Maine 04333

Testimony of Senator Chip Curry introducing
**LD 2127, "An Act to Increase the Cap on Bonds Issued by the Maine State
Housing Authority to Reflect Current Housing Production Needs in the State,"**
Before the Joint Standing Committee on Housing and Economic Development
January 20, 2026

Representative Gere and distinguished colleagues of the Joint Standing Committee on Housing and Economic Development, my name is Chip Curry. I represent Senate District 11, which includes all 26 rural, coastal, and island communities of Waldo County.

Thank you for the opportunity to present LD 2127, "An Act to Increase the Cap on Bonds Issued by the Maine State Housing Authority to Reflect Current Housing Production Needs in the State."

This bill is straightforward and necessary. If we do not act, we risk losing the primary tool the state uses to finance affordable housing and first-time homeownership.

LD 2127 increases MaineHousing's moral obligation bond cap from \$3 billion to \$4 billion to reflect current market conditions. This is a technical adjustment driven by higher home prices, rising construction costs, the reduction in refinancing due to high interest rates, and an unprecedented volume of housing projects currently under construction.

MaineHousing uses these bonds to finance first-time homebuyer mortgages and affordable rental housing. Importantly, these are not state general obligation bonds; they are repaid solely through mortgage payments, not the General Fund.

Two years ago, the Legislature raised this cap, expecting it to last for years. Since then, conditions have only intensified. Without this adjustment, MaineHousing expects to hit the cap again by the end of 2026. This bill simply ensures MaineHousing can continue doing the work we have asked it to do.

Thank you for your consideration. While I'd be happy to answer any questions, representatives of Maine Housing are available today to support the bill and to answer any questions you may have.

Sincerely,

Chip Curry
State Senator, District 11
Representing the twenty-six rural, coastal, and island communities of Waldo County