

rick Rogers
Islesboro Affordable Property
LD 2003

Senator Daughtry, Representative Sylvester, Members of the Committee, my name is Rick Rogers. I have been the Executive Director of Islesboro Affordable Property for the past thirteen years. I am writing in support of sections 9, 10 and 11 of LD 2003.

As you probably know, Islesboro is an unbridged island community of approximately 650 year-round residents. In that context, I would like to point out the extraordinary difficulties we and other island housing affordable housing initiatives are experiencing since the outbreak of Covid.

From January 2020 through July 2021, 151 properties were sold on Islesboro. 62 sales were houses and 89 were for vacant land. This is unprecedented.

As a result, opportunities for property donations have evaporated. The price of houses, land, taxes, insurance, building materials and other items like home heating oil have all dramatically increased. Rising costs and scarcity of availability drive a greater need for affordable housing.

The proposed increases in development density and allowing of ADU's for in any zone will help alleviate the necessity for new land acquisition.

My one request is that you revisit the "at or below 80% area median income limit for rental properties. Please consider raising it to match the 120% AMI for home buyers. It is expensive to live on an unbridged island. It is more expensive to develop on an unbridged island. Therefor costs of maintaining rental units is higher on an unbridged island. We the provider must pass along some of these costs to our renters even in the affordable housing space.

Thank you for your attention,
Rick Rogers
Islesboro Affordable Property
Executive Director