



**AIA**  
Maine



MAINE AFFORDABLE HOUSING COALITION



Maine Real Estate &  
Development Association

Supporting Responsible Development



ROMAN CATHOLIC  
DIOCESE of PORTLAND

## WHY MAINE SENIORS ARE NEEDLESSLY WAITING FOR SAFE, AFFORDABLE HOUSING

Last year, with robust bipartisan support, the Legislature authorized the sale of a \$15 million general obligation bond, to be used in combination with \$22.5 million in leveraged funds, for the construction of affordable, highly energy efficient homes for Maine’s seniors in strategic locations across the state. In November, **this bond proposal was approved by an overwhelming majority of nearly 70% of Maine voters.** Despite this broad support, Governor LePage still refuses to release the senior affordable housing bond.

The 128th Legislature **MUST** insist that the bond be used as intended - to provide safe, affordable homes for Maine seniors - and that it be issued now. Maine seniors need immediate help as affordable housing waiting lists continue to grow.

*Here are a few reasons why the Senior Affordable Housing Bond should be released now... as Maine voters approved it:*

### 1. The Voters Have Spoken and Their Will Should be Respected

Strong majorities in every Maine county voted in favor of the senior affordable housing bond. State legislators should not ignore the will of the voters and the needs of their constituents.

### 2. The Bond is What Maine’s Seniors and Workers Need Now



a) Maine has the oldest population, and the 8<sup>th</sup> oldest housing stock, in the nation.

b) There is currently a shortage of nearly 9,000 units of affordable housing available to Maine’s seniors. Without progress in addressing this problem, the shortfall will grow to more than 15,000 by 2022.

c) Constructing the homes our seniors need will provide jobs for hundreds of Maine construction workers, architects and engineers.

### 3. Our Senior Housing Problem Won't be Resolved Without Action

- a. The bond will build approximately 225 affordable senior homes, doubling the amount that Maine is currently able to build each year.
- b. This investment is a good first step and will need to be followed by similar investments in the future. The 9,000 unit shortfall will only be addressed with an ongoing commitment over many years.
- c. A portion of the bond's proceeds will also be dedicated to home repair and weatherization, allowing 100 senior households to safely and affordably remain in their own homes.
- d. Historically low interest rates make NOW an ideal time for the state to utilize its bonding authority.

### 4. The Bond Will Serve Seniors Throughout Maine

- a. At least four projects must be built in rural counties.
- b. Preference will be given to projects located near health care and other goods and services. That means everything from small rural downtowns to our largest communities.



### 5. The Bond Will Improve Energy Efficiency and Increase Municipal Revenue

- a. New, energy efficient homes will reduce Maine's energy costs and permanently improve our housing stock.
- b. Properties constructed through the bond will leverage millions in private investment and pay local property taxes.
- c. More than 150 Maine companies and organizations, along with 70% of Maine voters, endorsed the bond proposal and want it implemented now!

