

**Nonprofit with 140 member organizations in the housing development, engineering, design, construction, finance, advocacy, and shelter fields.**

## **MISSION**

MAHC advocates for the creation and preservation of affordable housing so all people in Maine have a place to call home.

## **VISION**

Homes for all people in Maine.



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HOUSING COALITION




# Housing in Maine



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- Housing is the top issue facing Maine people (UNH Polling, Summer 2024)
- Maine needs 80,000 new homes by 2030 to meet current population and future workforce needs





The rate at which Maine residents are **leaving** the workforce is greater than the rate at which we are **gaining** new residents.

Maine is the *oldest* state  
in the nation.

*30% of Mainers are over 60.*

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We Need *New Residents* to Grow Our Workforce.

**They Need A Place To Live.**

**A Growing Economy = A Larger Workforce**

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# Housing Market is Broken For Most Maine People

< 1%

Maine home sale inventory  
(healthy is 5-10%).

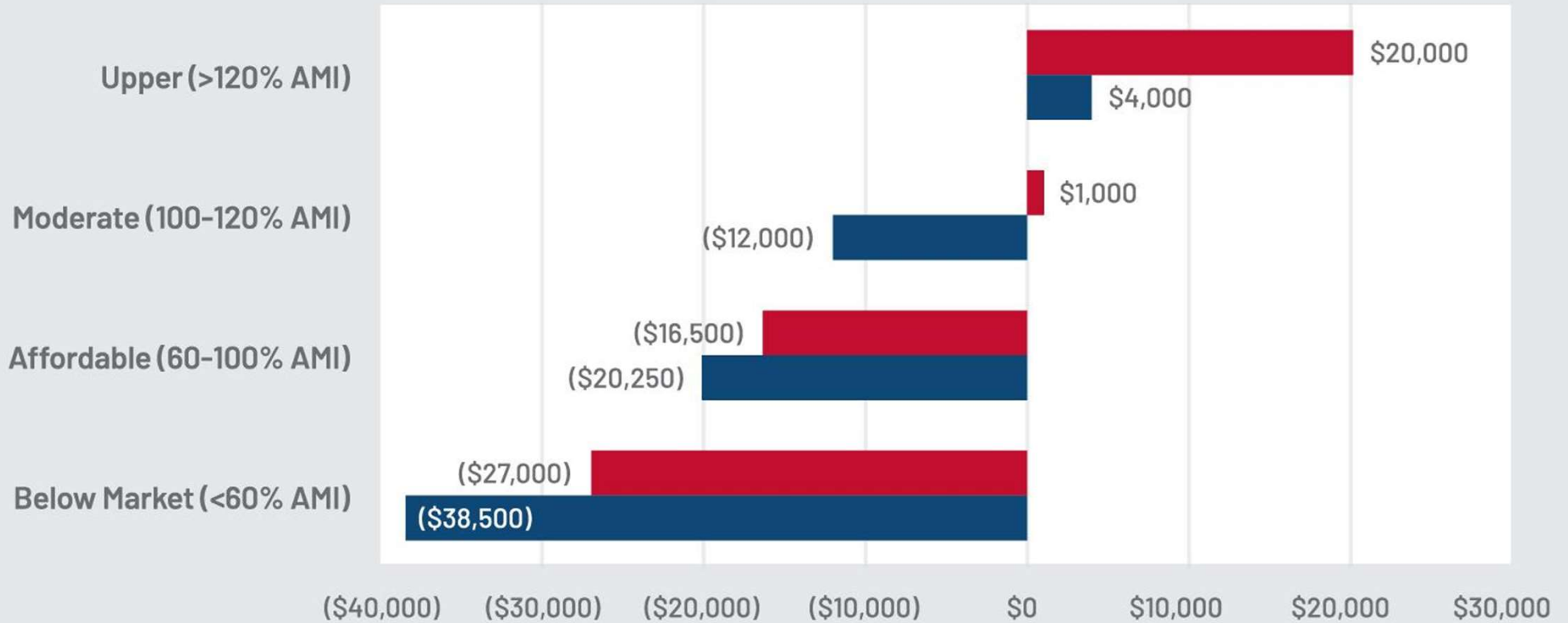
2.9%

Maine ranks 2<sup>nd</sup> among  
states with lowest rental  
vacancies.

# Housing *Isn't* Affordable to Build for Maine's Workforce

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## Estimated Development Cost Gap



■ Rental ■ Ownership

Source: ConsultEcon, Inc.



# Who Needs Affordable Housing?

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## Average Wages In Maine

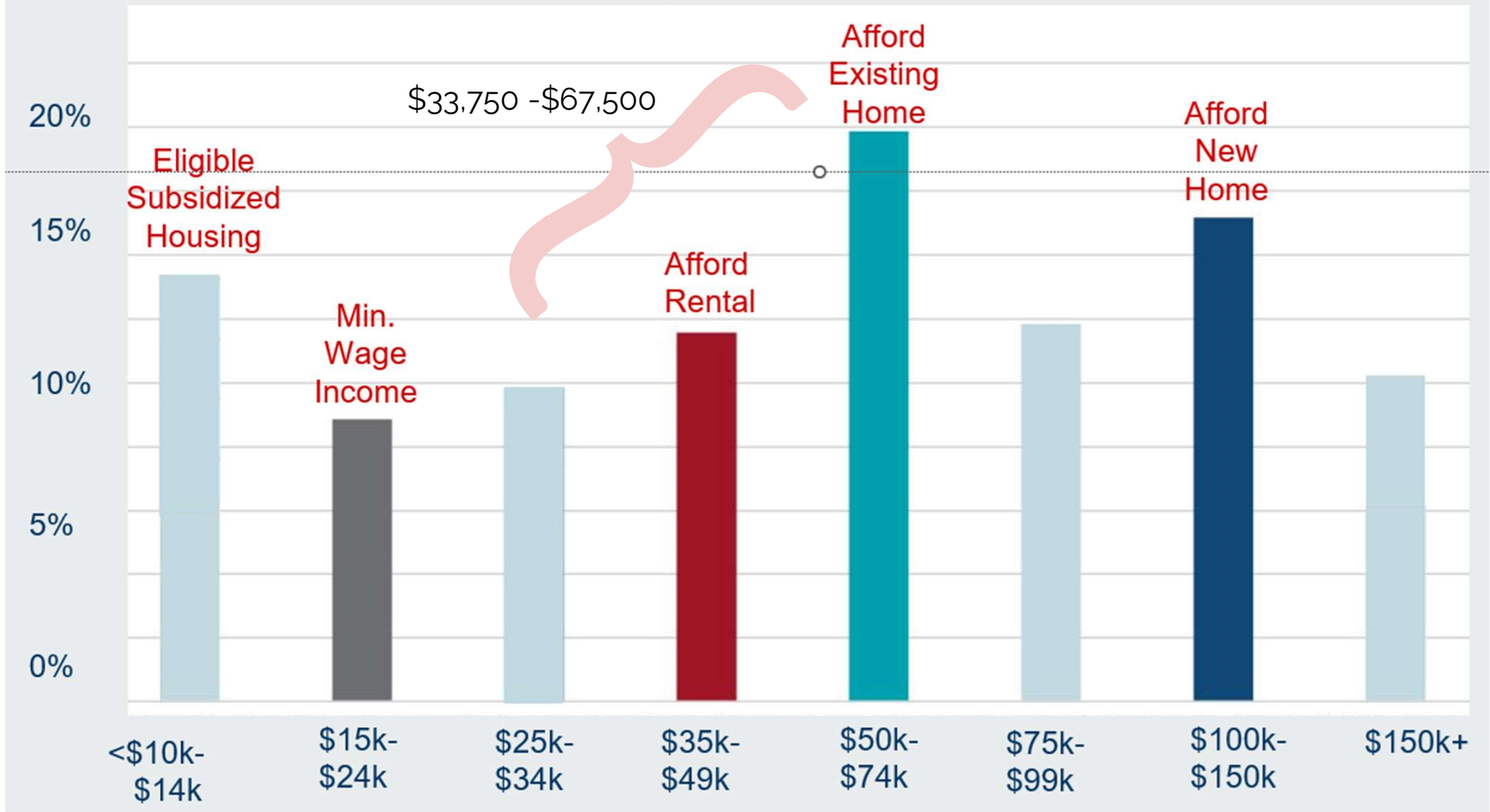
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Pharmacy Tech...	\$31,990
Bank Teller.....	\$36,310
Medical Asst.....	\$41,400
Firefighter.....	\$44,920
Police Officer.....	\$56,930
Teacher.....	\$57,520
Nurse.....	\$73,630

# What Can Maine People Afford?

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# Many in Bangor Can't Afford Housing



# How Do We Improve Housing Affordability?

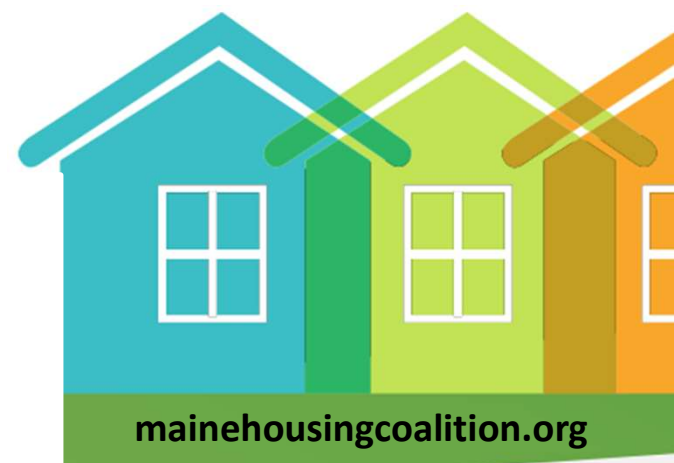
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# Municipalities Play a Critical Role

- Financial investment
- Land donations
- Denser zoning – think village centers, set backs, parking
- Residential in Commercial
- TIFs
- Fast track approval processes



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[mainehousingcoalition.org](http://mainehousingcoalition.org)

# 2025 State Policy Priorities



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1. Expand State Historic Tax Credit



2. \$100 Million To Build Affordable Housing



3. Reduce Regulatory Barriers to Housing

And...Maintain Housing Committee,  
support Modular and Manufactured  
Housing



# 2025 Federal Policy Priorities



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## 1. Expand Resources to Spur Production

- Tax Relief for Americans Act (LIHTC increase in AHCIA)
- Exempt housing from BABA Implementation/ increase waivers

## 2. Address Local Control Land Use Barriers

- Reducing Regulatory Barriers to Housing Act ([S.4460](#), [H.R.8604](#))

## 3. Rehab Federally Funded Affordable Housing

## 4. Expand Rental Support

