



MAINE AFFORDABLE HOUSING COALITION

3i Housing of Maine
55 Weston Avenue
AARP Maine
ABG 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
Belknap 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
CHM Architecture, Portland
City of Portland Department of Housing
Clark Insurance, Portland
Community Concepts, Lewiston
Community Housing of Maine, Portland
Connigli Construction Co., Inc.
Cooperative Development Institute, South Freeport
Cooperative Fund of the Northeast
CREA, LLC
Crescent Associates, Westbrook
Cross Financial Corp., Portland
Cumberland County
Dexter Thayer, Portland
CWS Architects, Portland
Developers Collaborative, Portland
Development Services of New England, Freeport
Dovetail Consulting
DrummondWoodsum, Portland
Ducas Construction, Inc.
Dunbar & Brown Construction
Eagle Point Development, LLC
Eaton Peabody Consulting Group, Augusta
Eric Burmeister
Evernorth, Portland
Falmouth, Town of
Fort Fairfield Residential Development Corp.
Four Directions Development Corporation, Orono
Freeport Community Services
Freeport Housing Trust
Furniture Friends
Garnett Construction, Augusta
Gawron Turgeon Architects, Scarborough
Genesis Community Loan Fund, Brunswick
Gorham Savings Bank
Great Falls Construction, Gorham
Grommes Pulaski Consulting LLC, Portland
GrowSmart Maine
Habitat for Humanity of Greater Portland
Habitat for Humanity York County
Hancock Lumber, Casco
Healthy Androscooggin, Lewiston
Hebert Construction
Home Start, Peaks 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
Islesboro Affordable Property
Jensen Baird Gardner & Henry, Portland
John Antor, Consultant, Islesboro
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
Lakshelle Consulting, LLC, Augusta
Lassel Architects, South Berwick
LB Development Partners, Portland
LeveeAge Maine & New Hampshire
Lewiston Housing Authority
M&T Bank
Mechos Savings Bank
Maine Bureau of Veterans' Services
Maine Community Action Partnership
Maine Community Bank
Maine Department of Health & Human Services
Maine Equal Justice
Maine Immigrants' Rights Coalition
Maine Public Health Association
Maine Real Estate Managers Association
Maine State Building & Construction Trades
Maine Workforce Housing LLC, Portland
Mana en Mano, Millbridge
Mans Development LLC, Yarmouth
Mascota 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
Oss Atwell OFAs, South Portland
Penobscot General Constructors
Penguins, Bangor
People's United Bank
PM Construction
Portland Builders
Portland Housing Authority
Preble Street, Portland
Preservation Management, South Portland
Preti Florety, Portland
Raise-Op 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
Shalom House, Portland
Silver Street Development Corporation, Portland
South Portland Housing Authority
Sparhawk Group, Yarmouth
St. Germain
Sunrise Opportunities, Machias
S.W. Cole Engineering, Gray
Santano Company
TD Bank
Tedford Housing, Brunswick
The Caleb Group, Saco
The Eagle Point Companies, South Portland
The Housing Foundation
The Park Danforth, Portland
Thornton Tomasetti, 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 NE
Washington County Assoc for Ret. Citizens
Westbrook Housing Authority
Western Maine Community Action, E. Wilton
Winton Scott Architects
Wishcamper Companies, Portland
WNC & Associates
Wright-Ryan Construction, Portland
Yarmouth Housing Collaborative
Year-Round Housing Corp., Long Island
York County Community Action, Sanford
York Housing Authority
Zachos Construction, Freeport
Zero Energy Design
Zion Energy Services

Joint Standing Committee on Housing & Economic Development
Testimony of Laura Mitchell, Executive Director, Maine Affordable Housing Coalition, 3.25.25
in favor of LD970 - An Act to Prioritize Affordable Housing by Expediting Reviews for
Affordable Housing Projects Applying for Funding from the Maine State Housing
Authority Sponsored by Rep. Malon

Hello, Senator Curry, Representative Gere, and Members of the Joint Standing Committee on Housing and Economic Development.

My name is Laura Mitchell. I am the Executive Director of the Maine Affordable Housing Coalition. MAHC is a nonprofit with 140 member organizations working to create and preserve affordable homes in our state.

MAHC is strongly in favor of LD970 that ensures state investments in building affordable housing don't get watered down during artificially protracted processes that add time and cost. Or worse yet, wasted investment from timed out projects caught in unnecessary red tape during municipal and DEP processes.

Maine has a backlog of demand for affordable housing and in 2023, the State commissioned a housing study with HR&A that stated that Maine needs 80,000 new homes by 2030. We are two years into that, and we have not greatly accelerated the timeline for affordable housing development that can take 3-5 years. This year, HR&A shared a roadmap to meeting the 2030 goal. Streamlining processes was HR&A's number one priority.

Building affordable housing requires the complex combination of 8 to 12 funding sources with different requirements and timelines for receiving and expending the funds. Uncertain review timelines without accountability for completion discourages outside investment in vital housing in Maine.

Encouraging investment in Maine requires a transparent, consistent, and predictable development process. LD970 moves Maine forward relying on our history of local control and expertise from state review.

We've all seen stories in the media about affordable housing projects that have failed in communities throughout Maine. This doesn't change the process towns go through in assessing projects, but it does provide a timeline for how quickly a determination is given to avoid deeper commitment of time and funding on a project that won't proceed.

We are aware of the need to support staffing to holistically meet review timelines, but prioritization of the handful of Maine Housing funded projects is a common sense approach until staffing and process changes can be made. We are aware that some towns have opted to pause their review until DEP project review has been completed. This isn't a state requirement and we would encourage communities to complete their process in parallel to DEP and offer conditional status when appropriate upon DEP approval.

We ask you to support LD970 to keep Maine moving forward toward housing for all residents.