



# 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  
Belwether 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  
CHK Architecture, Portland  
City of Portland Department of Housing  
Clark Insurance, Portland  
Community Concepts, Lewiston  
Community Housing of Maine, Portland  
Consigli Construction Co., Inc.  
Cooperative Development Institute, South Freeport  
Cooperative Fund of the Northeast  
CREA, LLC  
Crescent Associates, Westbrook  
Cross Financial Corp., Portland  
Cumberland County  
Curtis Thaxter, 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  
Gannett 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 Antora, Consultant, Portland  
Kaplan Thompson Architects, Portland  
Kennebec Savings Bank, Augusta  
Kennebec Valley Community Action, Waterville  
Kennebunk Savings  
KenBank  
Knox County Homeless Coalition  
Lake City Investments, LLC  
Landry/French Construction, Scarborough  
Lafayette Consulting, LLC, Augusta  
Lassel Architects, South Berwick  
LB Development Partners, Portland  
LeadingAge Maine & New Hampshire  
Lewiston Housing Authority  
M&T Bank  
Machias 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  
Mara Development LLC, Yarmouth  
Mascoma 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 O'Kas, South Portland  
Penobscot General Constructors  
Penguin, Bangor  
People's United Bank  
PM Construction  
Portland Builders  
Portland Housing Authority  
Preble Street, Portland  
Preservation Management, South Portland  
Preti Floherty, 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  
Union 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  
WMC & 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

*Testimony of Laura Mitchell, Executive Director, Maine Affordable Housing Coalition*

4.3.25

*in favor of 1082 - An Act to Invest in Maine's Families and Workforce by Amending the Real Estate Transfer Tax*

Chair Grohoski, Chair Cloutier, and Members of the Joint Standing Committee on Taxation.

On behalf of the Maine Affordable Housing Coalition, a nonprofit with 140 business and more than 500 individual members, we ask that you support LD1082. It meets the recommendation in the State's 2025 HR&A Housing Roadmap to provide financial tools for affordable housing development.

Building housing that is affordable for Maine people requires incentives and funding. Right now, the housing market is broken and impacting all people in Maine. This year, Maine Housing reported that:

- From 2020 to 2024, the median home price in Maine grew by more than 50 percent, while wages and salaries of Maine workers grew by less than 34 percent.
- Maine's home price increase was greater than the national rate.
- For Maine renters making \$35,000 to \$50,000, more than 52% are cost burdened. That's up from 33% in just 5 years.

As you can see, the market to provide homes for ownership or rental is broken for anything but luxury housing without funding incentives. The cost of materials and land, and the difficult and long regulatory process to permit housing has made housing out of reach for the majority of Maine people.

This small change to the Real Estate Transfer Tax will bring Maine in line with its neighboring states (including New Hampshire) that have higher transfer taxes and creates a longterm funding source to incentivize building new affordable housing.

While the State has made historic investments in housing over the last several years, these were one time investments and these funds have already been distributed to projects. Several housing programs are going to end without more funding.

The Rural Affordable Rental and Affordable Home Ownership programs at Maine Housing have housing developments in small towns across Maine that are shovel ready, but have no funding to move them forward. Maine Housing received applications from 22 rental developments, but this week shared they will only be able to fund 8 or 9 of them.

Housing is the SOLUTION for Maine's economy and health, and we need to find long-term, sustainable sources of funding like this one to invest in the housing solution.

LD1082 proposes a change that balances the tax across buyers and sellers of high end properties and targets a market that often encompasses out of state luxury home buyers and large investor real estate transactions that don't involve the average Maine resident.

Thank you for creatively considering how to literally build a foundation for Maine people's success by supporting LD1082.