



Maine
Affordable
Housing
Coalition

Shaping Policy. Building Momentum. Expanding Opportunity.

The Maine Affordable Housing Coalition (MAHC) is the state's leading voice advancing structural, housing-friendly policies that unlock raw land value, expand density, and remove regulatory bottlenecks to housing development. Our advocacy allows builders across Maine to produce homes more efficiently and affordably so that we can create a statewide supply of housing that is affordable to **all** Mainers.

MAJOR STATE LEVEL POLICY WINS

Unprecedented Statewide Zoning Reform

Overrode restrictive local barriers to legally allow **ADUs/ Duplexes on all residential land statewide**. Grants automatic rights to build up to **3 or 4 units** depending on water/sewer infrastructure and municipal growth zones, directly magnifying baseline property value.

Commercial-to-Residential Conversions

Authorized residential development inside commercially zoned land. **This opens up vast, underutilized urban and suburban real estate**—such as parking lots, empty storefronts, and office parks—to vibrant mixed-use, walkable neighborhoods where infrastructure already exists.

Expanded State Historic Tax Credits

Broadened the reach and utility of the State Historic Tax Credit for larger, complex projects and **adaptive reuse developments; and expanded the credit in** rural towns when housing is developed.

Density Bonuses & Height Allowances for Affordable Housing

Secured increased **density and height allowances** for developments that include affordable units.

Nearly \$200M in Public Housing Funding

Secured capital investments to inject flow into the state's housing economy. Crucially established a **first-ever ongoing revenue source** via a Real Estate Transfer Tax adjustment on luxury sales over \$1M, providing **\$16M annually** for predictable development and municipal planning.

State Housing Tax Credit Extension

Successfully extended the State Housing Tax Credit for an additional 8 years, **ensuring long-term institutional investment flows** and structural stability into broader real estate asset preservation.

Manufactured Housing Stabilization

Empowered **community land ownership** through statutory first-right-of-refusal protections for park residents, preventing equity funds from purchases driving predatory rent increases.

Expedited State Environmental Review

Secured by right review for housing development that meets new state zoning laws and upcoming **expedited reviews** for infill development.

FEDERAL ADVOCACY & REGULATORY RELIEF

Through our partnership with the **New England Housing Network (NEHN)**, MAHC actively bridges the gap between Maine's real estate community and federal regulators to mitigate systemic project bottlenecks.

Improving Build America Buy America

MAHC is the regional lead spearheading the campaign to **fix severe supply chain and material inflation risks triggered by BABA** regulations. We maintain direct, active dialogue with the White House Office of Management and Budget (OMB) and HUD to ease compliance burdens for private and public projects alike.

Biannual Congressional Hill Visits

We conduct highly targeted, intensive federal legislative rounds—facilitating roughly 20 executive meetings over 2 to 3 days. We **advocate directly with New England congressional delegations**, HUD officials, and Chairs of the powerful House & Senate Appropriations, Banking, and Finance committees.

Your Voice Belongs in the Room. The rules governing where, what, and how you can build in Maine are changing rapidly. Join MAHC today to align with top-tier developers, shape upcoming legislative priorities, and share innovative housing solutions with builders and investors across Maine.

www.mainehousingcoalition.org