

**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 in Maine



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- Housing is the top issue for Maine voters (UNH Polling, Summer 2024)
- Maine needs 80,000 new homes by 2030 to meet population and future workforce needs
- More votes within local communities voting against housing
- Lack of housing is a hyper local issue; and towns have the power to address it at a hyper local level



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## The Need for Workforce Housing In Maine

*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.

Affordable Workforce Housing  
*Isn't* Affordable to Build



## A Growing Economic Concern

*Developers **lose** money building properties that are affordable for the majority of our region's workforce.*

*That's why Federal, State, and Local support is needed to build these homes.*

## Estimated Development Cost Gap



■ Rental ■ Ownership

Source: ConsultEcon, Inc.

But Just Who Are We Talking  
About?

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# Average Wages In Maine

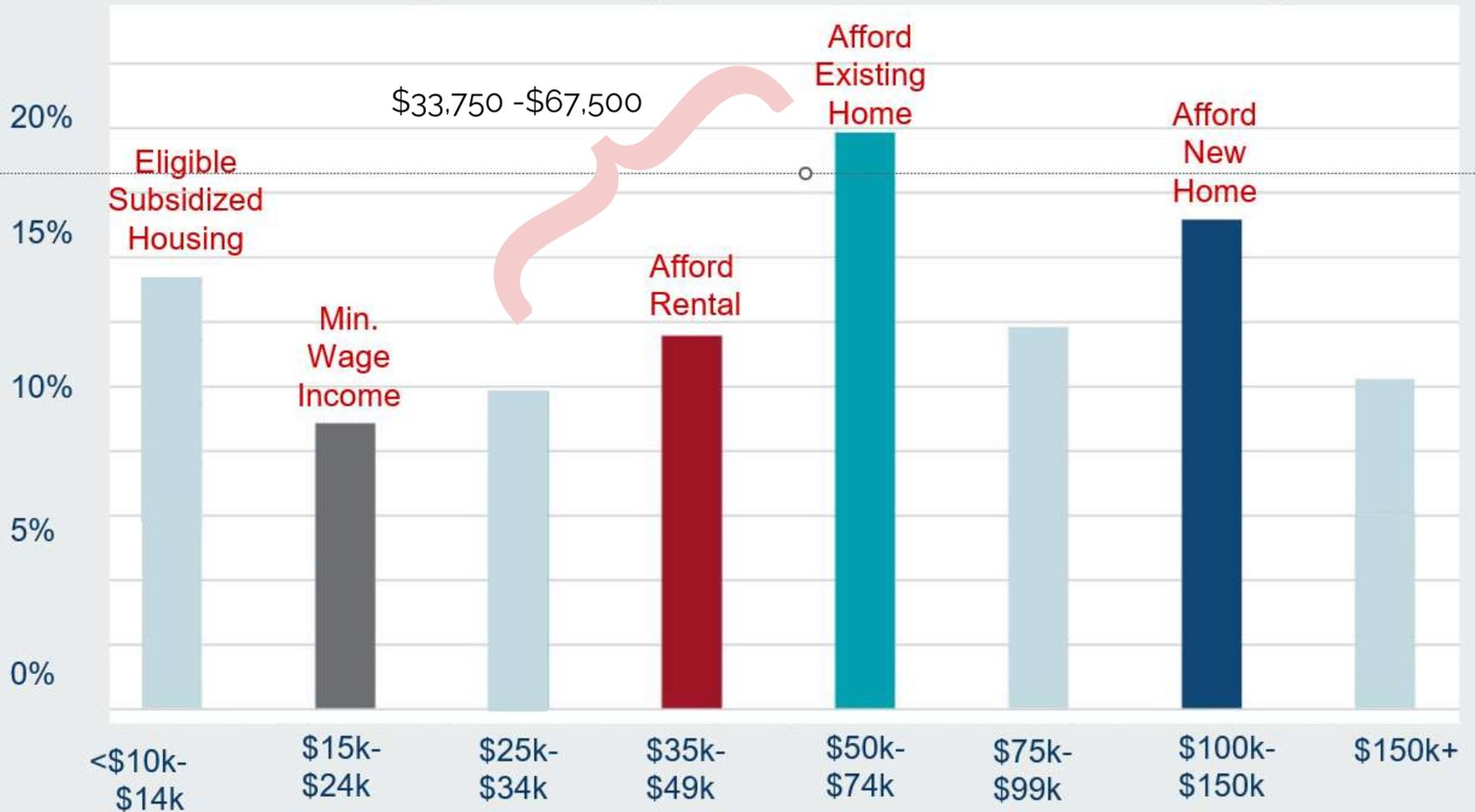
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Pharmacy Tech...	\$31,990
Bank Teller.....	\$36,310
Medical Asst.....	\$41,400
Firefighter.....	\$44,920
Police Officer.....	\$56,930
Teacher.....	\$57,520
Nurse.....	\$73,630

What Can They Afford?

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# Many in Bangor Can't Afford Housing



# What Housing Do We Need?



# Senior Housing To Open Single Family Homes and Family Housing



# Municipalities Play a Critical Role



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- Financial investment
- Land donations
- Denser zoning – think village centers, set backs, parking
- Residential in Commercial
- TIFs
- Fast track approval processes -Town reviews and permitting
- This is your workforce - teachers, police officers, fire fighters, EMTs, office staff



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# 2025 State Policy Priorities



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 a. Expand State Historic Tax Credit

 b. \$100 Million To Build Affordable Housing

 c. Reduce Regulatory Barriers to Housing

Other: Maintain Housing Committee,  
reduce regulatory barriers, and more



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# 2025 Federal Policy Priorities



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## 1. Expand Resources to Spur Production

- a. Support Tax Relief for Americans Act (12.5% LIHTC increase from Affordable Housing Credit Improvement Act (AHCIA))
- b. Seek broader interpretation of HUD Choice Limiting Actions
- c. Delay BABA Implementation or increase waiver efficiency
- d. Seek Treasury Clarity on GSEs not being Tax-Exempt Controlled Entities

## 2. Address Local Control Land Use Barriers

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

## 3. Support Rehab of Federally Funded Affordable Housing (HUD, Rural Development)

## 4. Expand access to rental supports to keep people in their home, or access affordable housing



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# Housing Policy Conference

**Wed., Nov. 13, Doubletree, Portland**



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**Full day conference with national and state housing policy experts,  
panel discussions and more.**

**REGISTER:**

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