

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 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





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.

We Need *New* Residents to Grow
Our Workforce.

They Need A Place To Live.

A Growing Economy = A Larger
Workforce

Housing Market is Broken For Most Maine People

<1%

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

2.9%

Maine ranks 2nd among
states with lowest rental
vacancies.

Affordable Workforce Housing
Isn't Affordable to Build

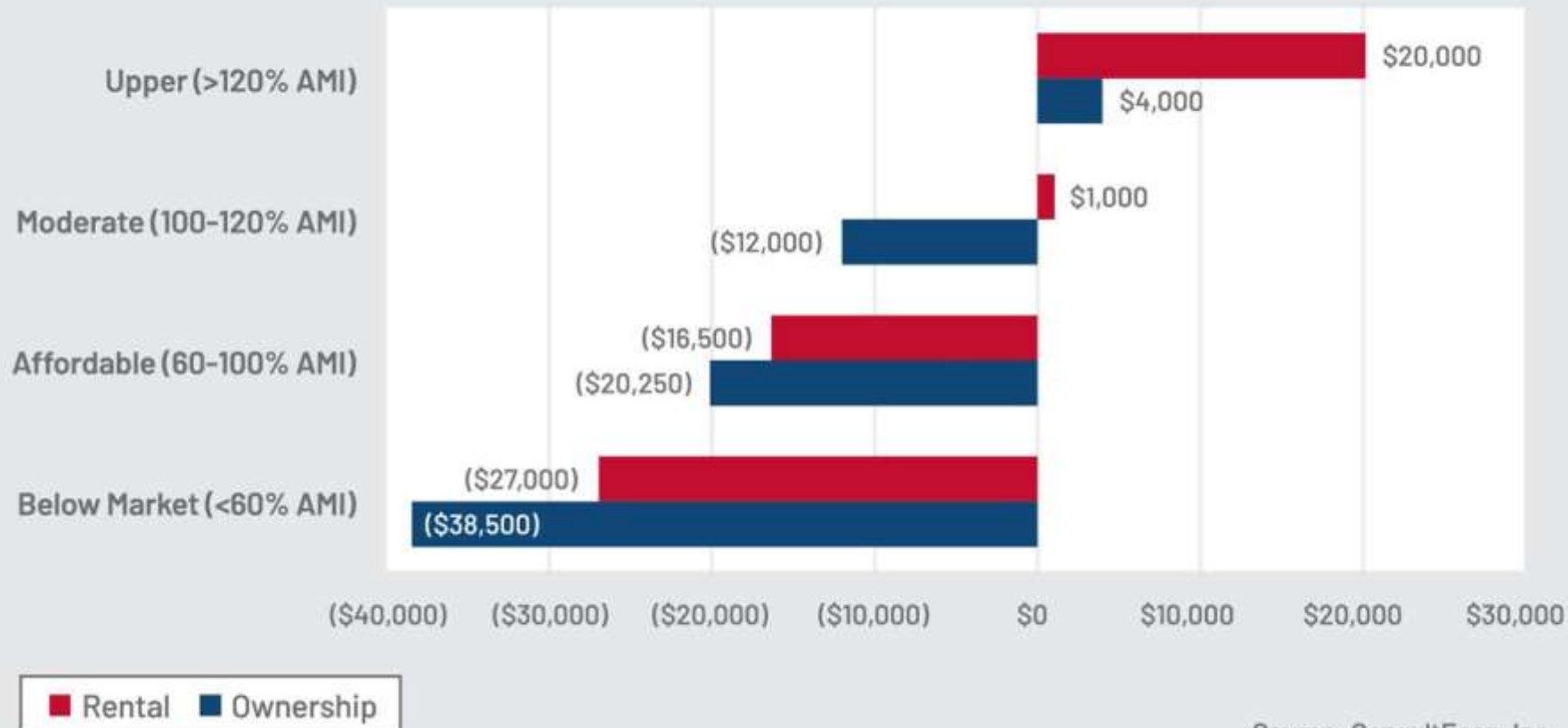
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A Growing Economic Concern

*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



Source: ConsultEcon, Inc.

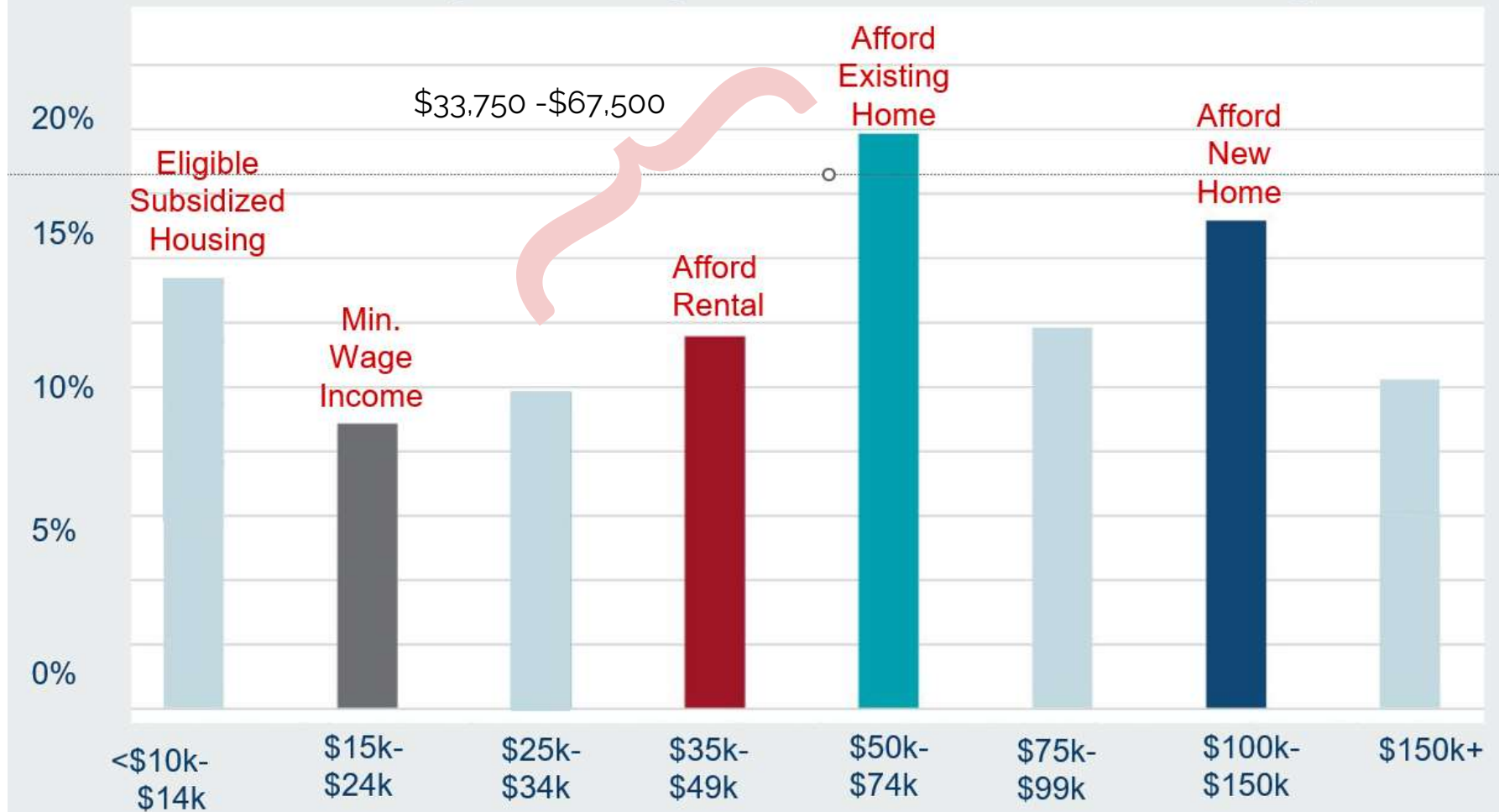
But Just Who Are We Talking
About?

Average Wages In Maine

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?

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

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

2. Address Local Control Land Use Barriers

- 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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