

MAINE STATE LEGISLATURE

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Date:

6/4/25

(Filing No. H-492)

HOUSING AND ECONOMIC DEVELOPMENT

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STATE OF MAINE

HOUSE OF REPRESENTATIVES

132ND LEGISLATURE

FIRST SPECIAL SESSION

COMMITTEE AMENDMENT "A" to H.P. 772, L.D. 1167, "Resolve, to Create a Pilot Program to Assist Nonprofit Housing Developers in Rehabilitating Existing Aging Housing Stock for First-time Home Buyers"

Amend the resolve in section 1 in the 4th line (page 1, line 4 in L.D.) by inserting after the following: "State" the following: 'and to provide relocation services to tenants who must vacate a unit being rehabilitated under the program'

Amend the resolve in section 1 in the 4th and 5th lines (page 1, lines 4 and 5 in L.D.) by striking out the following: "The program must rehabilitate 15 units, and a grant issued by the program may be in an amount up to \$80,000 per unit." and inserting the following: 'The Maine State Housing Authority shall establish the maximum and minimum grant amounts with the goal to rehabilitate 15 housing units.'

Amend the resolve in section 2 in the 2nd line (page 1, line 7 in L.D.) by inserting after the following: "including" the following: ', but not limited to,'

Amend the resolve by inserting after section 2 the following:

'Sec. 3. Relocated tenant. Resolved: That a tenant who has to vacate a unit during the unit's rehabilitation under the program and who is a first-time home buyer must have the right of first refusal to purchase the vacated unit upon project completion.'

Amend the resolve by striking out all of section 4 and inserting the following:

'Sec. 4. Appropriations and allocations. Resolved: That the following appropriations and allocations are made.

HOUSING AUTHORITY, MAINE STATE

Existing Housing Stock Rehabilitation Program N510

Initiative: Provides one-time funds for a pilot program that provides grants to nonprofit housing developers to rehabilitate existing aging housing stock for purchase by qualified first-time home buyers and to provide relocation services to tenants who must vacate a unit being rehabilitated under the program.

ROS

COMMITTEE AMENDMENT "A" to H.P. 772, L.D. 1167

1	GENERAL FUND	2025-26	2026-27
2	All Other	\$1,200,000	\$0
3			
4	GENERAL FUND TOTAL	<u>\$1,200,000</u>	<u>\$0</u>

5

6 Amend the resolve by relettering or renumbering any nonconsecutive Part letter or
7 section number to read consecutively.

8

SUMMARY

9 This amendment requires relocation services be provided under the pilot program to
10 tenants who have to vacate a unit during the unit's rehabilitation under the pilot program.
11 The amendment provides that the tenant who has to vacate the unit and who is a first-time
12 home buyer has the right of first refusal to purchase the unit. The amendment requires that
13 the Maine State Housing Authority establish maximum and minimum grant amounts with
14 the goal to rehabilitate 15 units.

15

FISCAL NOTE REQUIRED

16

(See attached)

**132nd MAINE LEGISLATURE****LD 1167****LR 1529(02)**

Resolve, to Create a Pilot Program to Assist Nonprofit Housing Developers in Rehabilitating Existing Aging Housing Stock for First-time Home Buyers

Fiscal Note for Bill as Amended by Committee Amendment "A" (H-492)
Committee: Housing and Economic Development
Fiscal Note Required: Yes

Fiscal Note

	FY 2025-26	FY 2026-27	Projections FY 2027-28	Projections FY 2028-29
Net Cost (Savings)				
General Fund	\$1,200,000	\$0	\$0	\$0
Appropriations/Allocations				
General Fund	\$1,200,000	\$0	\$0	\$0

Fiscal Detail and Notes

This bill includes a one-time General Fund appropriation of \$1,200,000 in fiscal year 2025-26 to the Maine State Housing Authority (MSHA) create a pilot program that provides grants to nonprofit housing developers to rehabilitate existing aging housing stock for purchase by qualified first-time home buyers and to provide relocation services to tenants who must vacate a unit being rehabilitated under the program. Additional costs to MSHA to administer the pilot program can be absorbed within existing budgeted resources.