

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 1167

H.P. 772

House of Representatives, March 20, 2025

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

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative MCCABE of Lewiston.
Cosponsored by Senator ROTUNDO of Androscoggin and
Representatives: ABDI of Lewiston, BELL of Yarmouth, CLOUTIER of Lewiston, DEBRITO
of Waterville, GEIGER of Rockland, SHAGOURY of Hallowell.

1 **Sec. 1. Maine State Housing Authority to create pilot program. Resolved:**
2 That the Maine State Housing Authority shall create a pilot program, referred to in this
3 resolve as "the program," to issue grants to nonprofit housing developers to rehabilitate
4 existing aging housing stock in the State. The program must rehabilitate 15 units, and a
5 grant issued by the program may be in an amount up to \$80,000 per unit.

6 **Sec. 2. Program grant uses. Resolved:** That a grant from the program may be
7 used to rehabilitate an existing single-family or multifamily structure, including lead paint
8 mitigation, energy efficiency improvement or upgrading, repairing or replacing the unit's:

- 9 1. Well;
- 10 2. Heating system;
- 11 3. Electrical system;
- 12 4. Roof;
- 13 5. Chimney;
- 14 6. Structure;
- 15 7. Windows;
- 16 8. Doors;
- 17 9. Siding; or
- 18 10. Accessibility for persons with disabilities or persons who experience physical
19 barriers in living in the unit.

20 **Sec. 3. Home buyer eligibility. Resolved:** That a unit renovated by the program
21 must be available for purchase by a first-time home buyer who will occupy the unit and has
22 an income that does not exceed 120% of the area median income and who agrees that:

- 23 1. If the home buyer sells the unit within the first 12 months of ownership, the home
24 buyer retains 25% of any profit gained from the sale and 75% of the profit is returned to
25 the nonprofit housing developer;
- 26 2. If the home buyer sells the unit within the first 13 to 24 months of ownership, the
27 home buyer retains 50% of any profit gained from the sale and 50% of the profit is returned
28 to the nonprofit housing developer;
- 29 3. If the home buyer sells the unit within the first 25 to 36 months of ownership, the
30 home buyer retains 75% of any profit gained from the sale and 25% of the profit is returned
31 to the nonprofit housing developer; and
- 32 4. If the home buyer sells the unit after 36 months of ownership, the home buyer retains
33 100% of any profit gained from the sale.

34 **Sec. 4. Appropriations and allocations. Resolved:** That the following
35 appropriations and allocations are made.

36 **HOUSING AUTHORITY, MAINE STATE**
37 **Existing Housing Stock Rehabilitation Program N510**

1 Initiative: Provides one-time funds for a pilot program that provides grants to nonprofit
2 housing developers to rehabilitate existing aging housing stock for purchase by qualified
3 first-time home buyers.

4	GENERAL FUND	2025-26	2026-27
5	All Other	\$1,200,000	\$0
6			
7	GENERAL FUND TOTAL	<u>\$1,200,000</u>	<u>\$0</u>

8

SUMMARY

9 This resolve directs the Maine State Housing Authority to create a pilot program to
10 provide nonprofit housing developers grants of up to \$80,000 per unit to rehabilitate
11 existing aging housing stock for purchase by first-time home buyers who will occupy the
12 unit and whose income does not exceed 120% of the area's median income and who agree
13 to relinquish a graduated percentage of profit if they sell the unit within the first 3 years of
14 ownership.

15 The resolve also provides \$1,200,000 to fund the pilot program.