

MAINE STATE LEGISLATURE

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L.D. 916

Date: 3/31/26

(Filing No. H-942)

HOUSING AND ECONOMIC DEVELOPMENT

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
132ND LEGISLATURE
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT "A" to H.P. 581, L.D. 916, "An Act to Promote Investment in Housing"

Amend the bill by striking out everything after the enacting clause and inserting the following:

Sec. 1. 30-A MRSA §4722, sub-§1, ¶GG, as amended by PL 2021, c. 322, §2, is further amended by amending subparagraph (3) to read:

(3) Perform other functions and duties necessary for the proper administration of the credit, including providing any necessary certifications and notices to taxpayers and to the Department of Administrative and Financial Services, Bureau of Revenue Services containing information required by the State Tax Assessor necessary for determining eligibility and the amount of the credit for each taxable year; and.

Sec. 2. 30-A MRSA §4722, sub-§1, ¶GG, as amended by PL 2021, c. 322, §2, is further amended by amending the first blocked paragraph to read:

Rules adopted under this paragraph are routine technical rules;

Sec. 3. 30-A MRSA §4722, sub-§1, ¶HH, as enacted by PL 2021, c. 322, §3, is amended to read:

HH. Provide the joint standing committee of the Legislature having jurisdiction over housing matters copies of any reports required to be submitted to the United States Department of the Treasury or the Governor regarding the administration of the emergency rental assistance programs established by Section 501 of Division N of the federal Consolidated Appropriations Act, 2021 and Section 3201(a) of the federal American Rescue Plan Act of 2021. Copies of any reports required to be submitted to the United States Department of the Treasury or the Governor must be submitted to the joint standing committee of the Legislature having jurisdiction over housing matters no later than 7 days after the reports are submitted to the United States Department of the Treasury or the Governor. If no such reports are required to be submitted to the

COMMITTEE AMENDMENT

BOFS

1 United States Department of the Treasury or the Governor, the Maine State Housing
2 Authority shall submit, beginning January 15, 2022 and annually thereafter, to the joint
3 standing committee of the Legislature having jurisdiction over housing matters a report
4 on any rental assistance distributed by the Maine State Housing Authority; and

5 **Sec. 4. 30-A MRSA §4722, sub-§1, ¶II** is enacted to read:

6 II. Administer the Middle-income Housing Support Program and Middle-income
7 Housing Support Fund established in subchapter 10-B.

8 **Sec. 5. 30-A MRSA c. 201, sub-c. 10-B** is enacted to read:

9 **SUBCHAPTER 10-B**

10 **MIDDLE-INCOME HOUSING SUPPORT PROGRAM**

11 **§4946. Middle-income Housing Support Program**

12 **1. Definitions.** For the purposes of this section, unless the context otherwise indicates,
13 the following terms have the following meanings.

14 **A. "Authority"** means the Maine State Housing Authority.

15 **B. "Fund"** means the Middle-income Housing Support Fund established in subsection
16 3.

17 **C. "Middle income"** means income of an individual or household that does not exceed
18 200% of the area median income, as defined by the United States Department of
19 Housing and Urban Development, for the area in which the individual or household is
20 located as published by the United States Department of Housing and Urban
21 Development.

22 **D. "Program"** means the Middle-income Housing Support Program established in
23 subsection 2.

24 **2. Middle-income Housing Support Program established.** The Middle-income
25 Housing Support Program is established within and administered by the authority.

26 **3. Middle-income Housing Support Fund established.** The Middle-income
27 Housing Support Fund is established within and administered by the authority as a
28 revolving, nonlapsing fund. The fund may receive money from any available state, federal
29 or private source.

30 **4. Purpose of program and fund.** The authority shall administer the program and
31 the fund to provide financial assistance in the form of loans or grants to cover the capital
32 costs to construct new dwelling units or rehabilitate existing dwelling units that will provide
33 to middle-income individuals and households who meet the criteria described in paragraphs
34 A and B the following:

35 **A. Rental housing for individuals and households whose incomes are at or below 120%**
36 **of the area median income based on income limits published by the United States**
37 **Department of Housing and Urban Development; and**

R.O.F.S

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B. Homeownership options for individuals and households whose incomes are at or below 180% of the area median income based on income limits published by the United States Department of Housing and Urban Development.

5. Revolving loan fund; sliding scale. Whenever possible, the authority shall provide financial assistance in the form of short-term loans to establish and maintain the fund as a revolving loan fund. The authority shall develop a sliding scale of financial assistance available per dwelling unit based on the income level of the intended occupant of the dwelling unit.

6. Reporting. By January 15th of each year, beginning in 2027, the authority shall submit a report to the joint standing committee of the Legislature having jurisdiction over housing matters. The report must include details on program activity during the preceding year and the use of funds received pursuant to subsection 3. The committee may report out legislation in response to the report to any session in the year the report was due.

7. Guidance; rules. The authority shall develop written guidance and may adopt rules to implement the program and the fund. Rules adopted pursuant to this subsection are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

Sec. 6. Appropriations and allocations. The following appropriations and allocations are made.

HOUSING AUTHORITY, MAINE STATE

Middle-income Housing Support Fund N572

Initiative: Establishes base allocations to authorize expenditures of funds received from public or private sources.

OTHER SPECIAL REVENUE FUNDS	2025-26	2026-27
All Other	\$0	\$500
OTHER SPECIAL REVENUE FUNDS TOTAL	\$0	\$500

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

SUMMARY

This amendment replaces the bill, which is a concept draft. It establishes the Middle-income Housing Support Program and Middle-income Housing Support Fund in the Maine State Housing Authority. The program and fund provide loans or grants to cover the capital costs to construct new dwelling units or rehabilitate existing dwelling units for rent by individuals and households whose incomes are at or below 120% of the area median income based on income limits published by the United States Department of Housing and Urban Development and for homeownership by individuals and households whose incomes are at or below 180% of the area median income.

FISCAL NOTE REQUIRED
(See attached)



132nd MAINE LEGISLATURE

LD 916

LR 2227(02)

An Act to Promote Investment in Housing

Fiscal Note for Bill as Amended by Committee Amendment "A" (H-942)
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
Appropriations/Allocations				
Other Special Revenue Funds	\$0	\$500	\$500	\$500

Fiscal Detail and Notes

This bill establishes the Middle-income Housing Support Program and Middle-income Housing Support Fund in the Maine State Housing Authority (authority). This bill includes ongoing Other Special Revenue Funds base allocations of \$500 per year beginning in fiscal year 2026-27 to the Middle-income Housing Support Fund to authorize the expenditure of any funding received from public and private sources. Any additional costs to the authority to implement the provisions of this bill are anticipated to be minor and can be absorbed within existing budgeted resources.