

Evaluation Parameters: Credit for Affordable Housing

Approved by the GOC on 1.9.2026

Purposes, Intent or Goals Derived from 36 MRS §5219-WW(10)
<ol style="list-style-type: none">1. To create new affordable housing units for residents of the State2. To create new affordable housing units for seniors, working families and persons with disabilities3. To preserve the affordability of residential units developed or operated with USDA, Office of Rural Development, Rural Housing Service financial assistance.
Intended Beneficiaries Derived by OPEGA from 36 MRS §5219-WW
<ol style="list-style-type: none">1. Direct recipients: Developers of qualifying affordable housing projects in Maine2. Direct beneficiaries: Mainers in need of affordable housing units including seniors, low-income populations, those in rural areas, persons with disabilities and those in need of supportive housing.
Evaluation Objectives (3 MRS §999)
<ol style="list-style-type: none">1. The fiscal impact of the tax expenditure, including past and estimated future impacts;2. The extent to which the design of the tax expenditure is effective in accomplishing the tax expenditure's purposes, intent or goals and consistent with best practices;3. The extent to which the tax expenditure is achieving its purposes, intent or goals, taking into consideration the economic context, market conditions and indirect benefits;4. The extent to which those actually benefiting from the tax expenditure are the intended beneficiaries;5. The extent to which it is likely that the desired behavior might have occurred without the tax expenditure, taking into consideration similar tax expenditures offered by other states;6. The extent to which the State's administration of the tax expenditure, including enforcement efforts, is efficient and effective;7. The extent to which there are other state or federal tax expenditures, direct expenditures or other programs that have similar purposes, intent or goals as the tax expenditure, and the extent to which such similar initiatives are coordinated, complementary or duplicative;8. The extent to which the tax expenditure is a cost-effective use of resources compared to other options for using the same resources or addressing the same purposes, intent or goals; and9. Any opportunities to improve the effectiveness of the tax expenditure in meeting its purposes, intent or goal.
Performance Measures 36 MRS §5219-WW(10)
<ol style="list-style-type: none">1. The number and type of new residential units created2. The number and type of affordable USDA, Office of Rural Development, Rural Housing Service residential units preserved3. The amount of credits issued during the period being reviewed and the amount of other investment leveraged by the credits4. The extent to which allocations of the credits have met the targets described in 36 MRS §5219-WW(8).