

30- Day Limited Analysis Project
3 MRS §998(6)

Select Information Related to Maine’s Affordable Housing Tax Credit

Presentation to the Joint Committee on Taxation of the 132nd Legislature
February 24, 2026

Maine Legislature Office of Program Evaluation and Government Accountability (OPEGA)

1

Project Scope

- 1 Descriptive information on similar programs in other states and comparison to Maine’s credit, including whether or not credits have sunsets or have been extended
- 2 Readily available information on affordable housing trends in Maine and nationally over the last 10 years.
- 3 A summary of existing research about the effects of tools like this credit on the availability of housing.

2

At a Glance

19 out of **33** state-level affordable housing tax credits have sunsets or appropriation processes providing mechanisms for states to periodically re-examine program performance and state funding priorities

80% to 90% of affordable housing need is unmet in Maine. Nationally and state-wide, affordable housing availability continues to be a concern.

429 units of affordable housing have been supported by SLIHTC from 2023 to 2025

OPEGA did not identify ready data on the efficiency of different affordable housing policy tools, which are often used together.

3

Descriptive Information on Similar Programs in Other States

33 states (including D.C.) have state affordable housing credits

19 out of 33 state credits have sunsets or appropriation controls

11 credits are set to expire in 2026, 2027, and 2028

6 states recently considered sunset-related program changes

4

Recent Sunset-Related Changes in Other States

Arizona	Recently Unfunded, Undergoing Evaluation	Nevada	Removed Program Sunset in 2021
Hawaii	Extension Bill Currently Before the Legislature	Oklahoma	Considered Adding a Sunset in 2024, No Sunset Added
Kansas	Considered Program End in 2025, Added Sunset and Reduced Annual Cap	Virginia	Extended Program Sunset in 2025

5

Affordable Housing Trends in Maine and Nationally

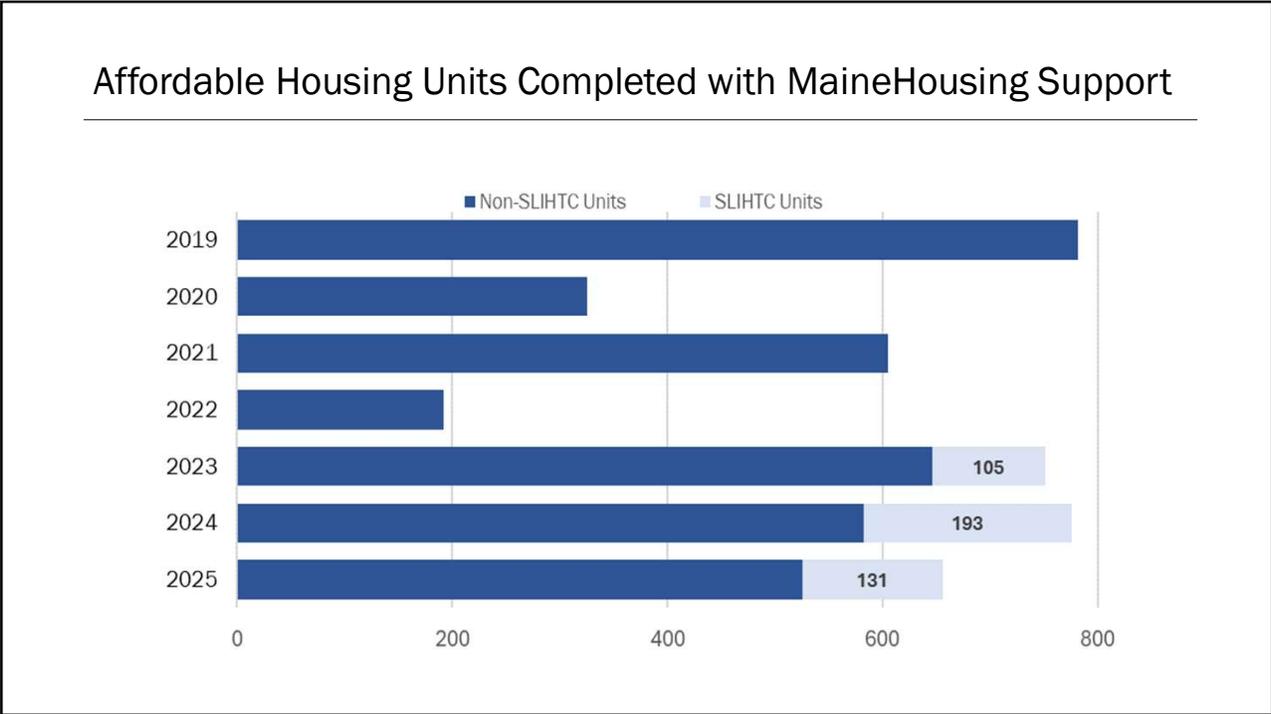
There is widespread concern about the shortage of affordable housing both nationally and in Maine

Nationally, 35 affordable rental homes are available for every 100 low-income renter households

In Maine, between 80 and 90% of affordable housing need is unmet in most counties

Source: Data provided by MaineHousing; map created with Datavrapper.

6



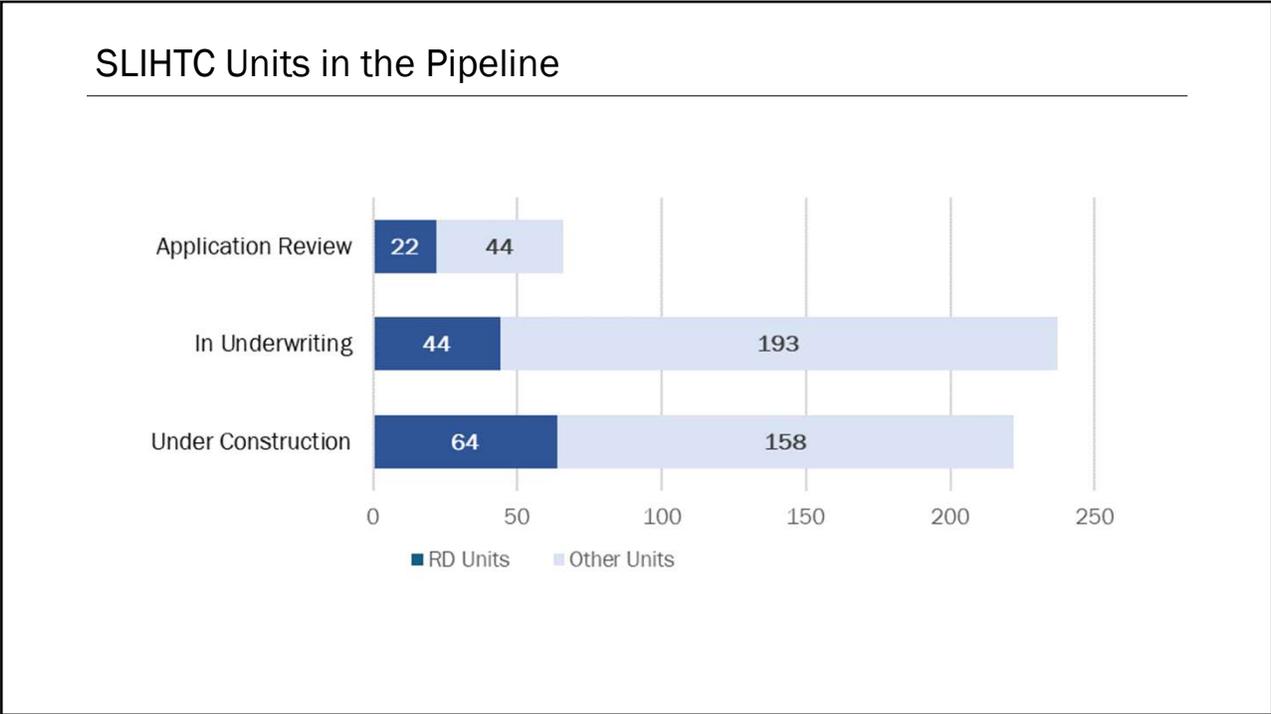
7

SLIHTC Units Completed to Date

Year	Project Name	Town	Units	SLIHTC Amount	Federal LIHTC Amount	Total Development Cost
2023	Porter Station	Portland	60	\$5,001,590	\$7,704,381	\$22,012,518
2023	Phoenix Flats	Portland	45	\$2,994,521	\$5,653,933	\$16,154,093
2024	Mary Street	Skowhegan	40	\$4,475,663	\$5,432,030	\$15,520,086
2024	Winter Landing	Portland	52	\$3,399,730	\$7,102,448	\$20,292,708
2024	Equinox	Portland	43	\$2,873,938	\$6,758,091	\$19,308,831
2024	Snow School	Fryeburg	28	\$791,192	\$3,407,578	\$9,735,936
2024	Hartland Senior Apts. II	Hartland	30	\$2,257,504	\$3,398,000	\$9,708,572
2025	Peasley Park	Rockland	49	\$5,657,672	\$6,078,540	\$17,367,256
2025	Wedgewood	Lewiston	82	\$3,445,749	\$17,184,561	\$49,098,745
Total			429	\$30,897,559	\$62,719,561	\$179,198,745
Cost Per Unit				\$72,022	\$146,199	\$374,928

Source: MaineHousing SLIHTC data. Italics indicate estimated costs.
 Note: Wedgewood had higher costs and higher federal contribution than is typical. It is excluded from the summary cost per unit. See footnote 4.

8



9

Existing Research on the Effects of Affordable Housing Tools

OPEGA did not identify readily available information comparing the efficiency of different affordable housing tools, which are often used together.

OPEGA did identify some concerns about the efficiency of the federal LIHTC. At the same time, LIHTC is the primary tool available for supporting affordable housing and many states choose to build on the preexisting scaffolding of that credit.

Appendix E has additional resources for a deeper dive.

10

Thank you

Maine Legislature Office of Program Evaluation and Government Accountability (OPEGA)
<http://legislature.maine.gov/opega/>
Room 104, Cross State Office Building | (207) 287-1901