



126th MAINE LEGISLATURE

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Legislative Document

No. 1218

H.P. 863

House of Representatives, March 26, 2013

**An Act To Amend the Law Regarding Affordable Housing Tax
Increment Financing**

Reference to the Committee on Taxation suggested and ordered printed.

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

Presented by Representative MOONEN of Portland.
Cosponsored by Senator: HASKELL of Cumberland.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 30-A MRSA §5249, sub-§1, ¶A,** as enacted by PL 2003, c. 426, §1, is
3 amended to read:

4 A. Costs of improvements made within the affordable housing development district,
5 including, but not limited to:

6 (1) Capital costs, including, but not limited to:

7 (a) The acquisition of land or construction of public infrastructure
8 improvements for affordable housing development;

9 (b) The demolition, alteration, remodeling, repair or reconstruction of
10 existing buildings, structures and fixtures;

11 (c) Site preparation and finishing work; and

12 (d) All fees and expenses that are eligible to be included in the capital cost of
13 such improvements, including, but not limited to, licensing and permitting
14 expenses and planning, engineering, architectural, testing, legal and
15 accounting expenses;

16 (2) Financing costs, including, but not limited to, closing costs, issuance costs
17 and interest paid to holders of evidences of indebtedness issued to pay for project
18 costs and any premium paid over the principal amount of that indebtedness
19 because of the redemption of the obligations before maturity;

20 (3) Real property assembly costs;

21 (4) Professional service costs, including, but not limited to, licensing,
22 architectural, planning, engineering and legal expenses;

23 (5) Administrative costs, including, but not limited to, reasonable charges for the
24 time spent by municipal employees in connection with the implementation of an
25 affordable housing development program;

26 (6) Relocation costs, including, but not limited to, relocation payments made
27 following condemnation;

28 (7) Organizational costs relating to the establishment of the affordable housing
29 district, including, but not limited to, the costs of conducting environmental
30 impact and other studies and the costs of informing the public about the creation
31 of affordable housing development districts and the implementation of project
32 plans;

33 (8) Costs of facilities used predominantly for recreational purposes, including,
34 but not limited to, recreation centers, athletic fields and swimming pools; ~~and~~

35 (9) Costs for child care, including finance costs and construction, staffing,
36 training, certification and accreditation costs related to child care located in the
37 affordable housing development district; and

38 (10) Costs of case management and support services; and

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SUMMARY

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This bill includes the costs of case management and support services in the

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authorized project costs allowable for financing under an affordable housing tax

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increment financing program.