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**TAXATION**

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**STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
126TH LEGISLATURE  
FIRST REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 863, L.D. 1218, Bill, “An Act To Amend the Law Regarding Affordable Housing Tax Increment Financing”

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

**Sec. 1. 30-A MRSA §5246, sub-§12**, as enacted by PL 2003, c. 426, §1, is amended to read:

**12. Original assessed value.** "Original assessed value" means the assessed value of an affordable housing development district as of March 31st of the tax year preceding the year in which it was designated, and, for affordable housing development districts designated on or after April 1, 2014, "original assessed value" means the taxable assessed value of an affordable housing development district as of March 31st of the tax year preceding the year in which it was designated by the municipality or plantation.

**Sec. 2. 30-A MRSA §5247, sub-§3, ¶¶D and F**, as enacted by PL 2003, c. 426, §1, are repealed.

**Sec. 3. 30-A MRSA §5248, sub-§2, ¶G**, as enacted by PL 2003, c. 426, §1, is amended to read:

G. The duration of the program, which may start during any tax year specified in the approval of the affordable housing development program by a municipal legislative body, except that the program may not exceed 30 years from the date of designation of the district after the tax year in which the designation of the district is approved by the director as provided in section 5250, subsection 3; and

**Sec. 4. 30-A MRSA §5249, sub-§1, ¶A**, as enacted by PL 2003, c. 426, §1, is amended to read:

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

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

**COMMITTEE AMENDMENT**

- 1 (a) The acquisition of land or construction of public infrastructure  
2 improvements for affordable housing development;
- 3 (b) The demolition, alteration, remodeling, repair or reconstruction of  
4 existing buildings, structures and fixtures;
- 5 (c) Site preparation and finishing work; and
- 6 (d) All fees and expenses that are eligible to be included in the capital cost of  
7 such improvements, including, but not limited to, licensing and permitting  
8 expenses and planning, engineering, architectural, testing, legal and  
9 accounting expenses;
- 10 (2) Financing costs, including, but not limited to, closing costs, issuance costs  
11 and interest paid to holders of evidences of indebtedness issued to pay for project  
12 costs and any premium paid over the principal amount of that indebtedness  
13 because of the redemption of the obligations before maturity;
- 14 (3) Real property assembly costs;
- 15 (4) Professional service costs, including, but not limited to, licensing,  
16 architectural, planning, engineering and legal expenses;
- 17 (5) Administrative costs, including, but not limited to, reasonable charges for the  
18 time spent by municipal employees in connection with the implementation of an  
19 affordable housing development program;
- 20 (6) Relocation costs, including, but not limited to, relocation payments made  
21 following condemnation;
- 22 (7) Organizational costs relating to the establishment of the affordable housing  
23 district, including, but not limited to, the costs of conducting environmental  
24 impact and other studies and the costs of informing the public about the creation  
25 of affordable housing development districts and the implementation of project  
26 plans;
- 27 (8) Costs of facilities used predominantly for recreational purposes, including,  
28 but not limited to, recreation centers, athletic fields and swimming pools; ~~and~~
- 29 (9) Costs for child care, including finance costs and construction, staffing,  
30 training, certification and accreditation costs related to child care located in the  
31 affordable housing development district; ~~and~~
- 32 (10) Costs of case management and support services; and
- 33 (11) Operating costs, including but not limited to property management and  
34 administration, utilities, routine repairs and maintenance, insurance, real estate  
35 taxes and funding of a projects capital reserve account; and

36 **Sec. 5. 30-A MRS §5250-D**, as enacted by PL 2003, c. 426, §1, is amended to  
37 read:

