

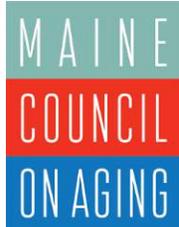


MAINE AFFORDABLE HOUSING COALITION



AIA Maine

A Chapter of The American Institute of Architects



Maine Real Estate & Development Association

Supporting Responsible Development

VOTE YES ON QUESTION TWO TO SUPPORT MAINE'S SENIORS AND WORKERS!!!

SENIOR AFFORDABLE HOUSING BOND QUESTION TO APPEAR ON STATEWIDE BALLOT ON TUESDAY, NOVEMBER 3rd

The Senior Affordable Housing Bond authorizes the sale of \$15 million in general obligation bonds, to be used in combination with more than \$22 million in leveraged funds, for the construction of approximately 225 affordable, highly energy efficient homes for Maine's seniors in strategic locations across the state.

- 1. The Senior Affordable Housing Bond is What Maine's Seniors and Construction Workers Need Now**
 - a. Maine has the oldest population, and the 8th oldest housing stock, in the nation.
 - b. There is currently a shortage of nearly 9,000 units of affordable housing available to Maine's seniors. Without progress in addressing this problem, the shortfall will grow to more than 15,000 by 2022.
 - c. Maine's construction sector needs jobs and has not recovered from the recession. Compared with the construction sector's peak in 2006, unemployment rate rose to 26% during the recession and has only partially recovered to its current rate of 19%.

- 2. Proceeds from the Senior Affordable Housing Bond Will Be Used in Urban and Rural Counties Alike**
 - a. The bond is expected to allow for the construction of an estimated 225 affordable senior homes statewide, with at least four of the properties to be built in Maine's rural counties.
 - b. Preference will be given to projects located near health care and other essential goods and services.
 - c. A portion of the bond's proceeds will also be dedicated to home repair and weatherization statewide, allowing more than 100 seniors to safely and affordably remain in their own homes.

3. The Senior Affordable Housing Bond Has Strong, Bipartisan Support and Will Create Jobs, Improve Energy Efficiency and Increase Municipal Revenue

- a. Building affordable homes for seniors will provide critically needed work for Maine people. The typical project will require 150-200 Maine workers, from contractors and trades professionals, to architects and engineers, to accountants and attorneys.
- b. Building material purchases, predominantly from Maine suppliers, are expected to total more than \$15 million.
- c. Millions of dollars in increased state and local revenue will be generated from income taxes, building supply sales taxes and development-related fees. Properties constructed through the bond will also typically pay full local property taxes.
- d. New energy efficient homes will reduce Maine's energy costs and permanently improve our housing stock.
- e. The initiative won nearly unanimous, bipartisan support in both houses of the Legislature. It was co-sponsored by House Speaker Mark Eves (D) and Senator David Burns (R), co-chairs of the Legislature's first-ever Caucus on Aging.
- f. A wide range of more than 150 aging, housing, construction and economic development organizations have endorsed the senior affordable housing bond.

Question 2: Bond Issue

Do you favor a \$15,000,000 bond issue for the construction of new energy-efficient affordable homes for low-income seniors, the adaptive reuse of structures for homes for low-income seniors and the repair and weatherization of existing homes for low-income seniors, which will create jobs and will be matched by an estimated \$22,600,000 in private and other funds?

Yes

No