



# Maine Communities Using Affordable Housing Tax Increment Financing (AHTIF)



Community	Name	Affordable Housing Development Program	District Duration	Captured Assessed Value	Estimated AHTIF Revenues (Total)	Approval Date
Auburn	Webster School Redevelopment AHTIF District	28 units of rental housing, 6 one-bedroom units, 16 two-bedroom units, and 6 three-bedroom units. Affordability limits $\leq 60\%$ AMI for all of the units with 18 of the units at $< 50\%$ AMI, remaining affordable for 90 years. TIF revenues will be used for project operating costs.	30 years	60%	\$970,305	9/21/2010
Augusta	Water Street Apartments Affordable Housing Development District	24 rental units located in a former downtown warehouse. Affordability limits $\leq 60\%$ AMI. Developer use of TIF revenues for building acquisition, renovation, professional fees, and administrative costs.	15 years	50%	\$247,650	12/13/2005
Augusta	Cony Village Affordable Housing TIF & Development District	43 home subdivision with a neighborhood recreation/community center. Affordability limits $\leq 120\%$ AMI on at least one third of the units. Developer use of TIF revenues to cover the costs of property acquisition, site infrastructure, soft costs, and recreation center development.	30 years	75%	\$1,945,528	2/7/2008
Bangor	Volunteers of America Housing Development District	55 units of senior rental housing, 52 one-bedroom units and 3 two-bedroom units. Affordability limits $\leq 50\%$ AMI for 36 units and $\leq 57\%$ for 19 units. One unit will be for an on-site manager. Developer use of TIF revenues for project operating costs.	15 years	100%	\$492,603	1/22/2009

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Bangor	Maine Hall Tax Increment Financing District & Affordable Housing Development Program	28 units of senior rental housing at the former Bangor Theological Seminary campus. Affordability limits ≤ 60% AMI. Developer use of TIF revenues for project operating costs.	15 years	Varies - estimated at between 68 to 76%, but approved as high as 100%	\$274,077	7/22/2010
Biddeford	Emery School Affordable Housing Development District	24 units of senior rental housing, 20 one-bedroom units and 4 two-bedroom units. Thirteen units will be fully handicapped accessible. Affordability limits ≤ 50% AMI for 60% of the units and the remaining 40% of the units at ≤ 60% AMI, remaining affordable for 90 years. TIF revenues will be used for project operating costs.	16 years	60%	\$300,292	9/21/2010
Biddeford	Laconia House Affordable Housing Development & TIF District	43 units rental housing, 12 one-bedroom units and 31 two-bedroom units. Affordability limits ≤ 50% AMI for 26 units and ≤ 60% AMI for 17 units, affordability period of 30 years. Developer use of TIF revenues for the project's operating costs, including property management and administration, utilities, routine repairs and maintenance, insurance, real estate taxes, and funding of the project's reserve account.	16 years	50%	\$658,125	8/20/2013
Biddeford	The Lofts at Saco Falls Affordable Housing Development & TIF District	78 units rental housing, 61 one-bedroom units and 17 two-bedroom units. Affordability limits ≤ 50% AMI for 25 units and ≤ 60% AMI for 37 units, remaining affordable for 45 years. Sixteen units at market rate. Developer use of TIF revenues for the project's operating costs, including property management and administration, utilities, routine repairs and maintenance, insurance, real estate taxes, and funding of the project's reserve account.	30 years	0% 1 <sup>st</sup> year  75% years 2 – 16  4% decrease per year 17 - 30	\$2,002,016	8/20/2013

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Ellsworth	Leonard Lake Senior Housing Tax Increment Financing District	<p>26 units of senior rental housing, 22 one-bedroom units and 4 two-bedroom units with associated senior center and public park.</p> <p>Affordability limits <math>\leq</math> 60% AMI for all units, remaining affordable for 90 years.</p> <p>Developer use of 50% of TIF revenues for projects operating costs.</p> <p>City use of 50% of TIF revenues for capital costs of developing recreational facilities (via debt service payments on a GO bond issue of \$1.24M for 2013).</p>	20 years	100%	\$868,312	10/20/2011
Fairfield	Mountain Avenue District and WHA, Inc. District	<p>25-40 rental units located in a former nursing home, 9 single family homes and 6 single family condominiums.</p> <p>Affordability limits <math>\leq</math> 120% AMI on 40% of the units; affordability period of 30 years on rental and 10 years on owned units.</p> <p>Developer use of 75% of TIF revenues for renovation of nursing home and related financing, construction of new housing units and related financing, professional services, administrative, and organizational costs.</p> <p>Town use of 25% of TIF revenues for asbestos removal loan repayment and for an affordable housing revolving loan fund.</p>	30 years	100%	\$1,128,947 rentals \$1,080,907 houses & condos	7/11/2006
Fort Fairfield	The Meadows Senior Housing Tax Increment Financing District	<p>25 units of senior rental housing, 20 one-bedroom units and 5 two-bedroom units.</p> <p>Affordability limits <math>\leq</math> 60% AMI.</p> <p>Developer use of TIF revenues for project operating and maintenance costs, including management and administrative costs, utilities, routine repairs and maintenance, insurance, and funding of the project's replacement reserve account.</p>	15 years	75%	\$433,503	7/30/2012

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Freeport	Oak Leaf 2 Senior Affordable Housing Development District	25 one and two-bedroom units of senior rental housing. Affordability limits of $\leq 50\%$ and $\leq 60\%$ AMI, remaining affordable for 90 years. TIF revenues will be used for project operating costs.	26 years	50%	\$236,775	9/14/2010
Lewiston	Community Concepts Inc. Affordable Housing Development District	30 senior rental units with shared community space and laundry, adult day care, and common area located at the former St. Dominic High School. Affordability limits $\leq 50\%$ AMI for 18 units and $\leq 60\%$ AMI for 12 units; affordability period of 90 years. Developer use of TIF revenues for project operating costs.	20 years	80% years 1-5 65% years 1-10 50% years 11-20	\$473,410	10/19/2007
Lewiston	Birch Hill Elderly Housing Associates District	20 senior rental units on Bates Street. Affordability limits $\leq 60\%$ AMI for 12 units and $\leq 50\%$ AMI for 8 units. Developer use of TIF revenues to offset property taxes.	17 years	Varies according to a formula	\$150,190	10/18/2007
Lewiston	81 Ash Street Affordable Housing Development District	32 units of elderly rental housing, 26 one-bedroom units and 6 two-bedroom units with associated community space. Affordability limits $\leq 60\%$ AMI for all units, remaining affordable for 90 years. TIF revenues will be used for project operating costs.	17 years	60%	\$197,264	3/23/2010
Lewiston	Lofts at Bates Mill Affordable Housing Development District & Program	48 units of workforce rental housing, 25 one-bedroom units, 16 two-bedroom units, and 7 three-bedroom units with associated community space. Affordability limits $\leq 50\%$ AMI for 33 units, remaining affordable for 90 years. Fifteen units at market rate rent. TIF revenues will be used for project operating costs.	17 years	50%	\$633,676	9/12/2010

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Lincoln	Lakeview Senior Housing AHTIF District & Program	24 units of senior rental housing in a three-story building, 20 one-bedroom units and four two-bedroom units Affordability limits $\leq$ 60% AMI. Developer use of TIF revenues to reduce operating expenses.	30 years	100%	\$644,983	10/30/2008
Machias	Forest Avenue Workforce Housing Affordable Housing Development District	10 single family homes to be constructed under a self help building program. Affordability limits $\leq$ 80% AMI on initial sales; $\leq$ 120% AMI for subsequent sales; affordability period of 10 years. Developer use of TIF revenues for site preparation, road and utility construction, professional fees, and financing site development.	20 years	100%	\$264,503	8/16/2006
North Berwick	Canal Street Affordable Housing Development District	40 senior rental units (33 one-bedroom units and 4 two-bedroom units) located in a historic woolen mill building. Affordability limits $\leq$ 60% AMI. Developer use of 50% of TIF revenues for debt service payments allocable to construction costs of the units or to reimburse the developer for equity used to finance construction of the units.	20 years	50%	\$353,600	12/1/2006
Orono	Webster Point Affordable Housing Development District	14 condos, 9 market rate and 5 affordable in 7 new buildings with affordability limits $\leq$ 120% AMI. Developer use of 85% of TIF revenues for debt service on construction and site work, and on-site public recreational improvements. Town use of 15% of TIF revenues for proportional share of infrastructure improvements (road, sidewalk, sewer) required by conditional re-zoning. Up to \$295,420 for mitigation of impacts on local schools.	16 years	100%	\$1,969,466	2/7/2011

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Portland	409 Cumberland Avenue AHTIF District	<p>57 units of rental housing, 21 efficiency units, 32 one-bedroom units and 4 two-bedroom units.</p> <p>Affordability limits <math>\leq</math> 60% AMI for 19% of the units and <math>\leq</math> 50% AMI for 62% of the units. The remaining 19% of the units will be at market rate.</p> <p>TIF revenues will be used for the project's operating costs.</p>	22 years	<p>0% years 1 - 2</p> <p>100% years 3 - 22</p>	\$1,584,750	11/26/2013
Portland	Pearl Place Phase One Affordable Housing Development District	<p>New construction of 60 rental units (20 one-bedroom units, 25 two-bedroom units, and 15 three-bedroom units) in two new buildings.</p> <p>Affordability limits for 60% of the units <math>\leq</math> 50% AMI, and for 40% of the units <math>\leq</math> 60% AMI; affordability period of 30 years.</p> <p>Developer use (up to \$22,000 annually) of TIF revenues to pay debt service on a development loan. One percent of developer's annual share will be paid to the city as an administrative fee.</p> <p>City use of balance of TIF revenues for public improvements, to be determined through a later amendment.</p>	30 years	100%	\$2,125,425	10/6/2006
Scarborough	Bessey School Affordable Housing Tax Increment Financing District	<p>75 senior rental units located in the former Bessey School.</p> <p>Affordability limits <math>\leq</math> 50% AMI on 54 units and <math>\leq</math> 60% AMI on 21 units.</p> <p>Developer use of TIF revenues for debt service on bank loan for renovation and construction and for project operating costs.</p>	30 years	100%	\$3,256,120	11/22/2006

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South Portland	Brick Hill Affordable Housing Development District	<p>300 units of housing (158 rental units, 54 senior rental units and 88 condos), 100,000 sq. ft. of office space, day care, social services, recreational facilities, and open space at former Maine Youth Center property.</p> <p>Developer use (up to \$6.5 million) of TIF revenues for construction costs and to pay interest on a construction loan; conditioned on loss of DDA designation.</p> <p>City use of TIF revenues for transportation improvements to highway exit and/or mitigation of adverse K-12 school costs.</p>	Up to 30 years	100%	\$14.26 - \$14.9M	4/23/2004
Topsham	29 Elm Street Affordable Housing Development District	<p>36 units of senior rental housing, 31 one-bedroom units and 5 two-bedroom units.</p> <p>Affordability limits 50-60% AMI, remaining affordable for 45 years.</p> <p>Developer use of 50% of TIF revenues for operating costs, including property management and administration, utilities, routine repairs and maintenance, insurance, real estate taxes, funding of the project's replacement reserve account, and recreational facilities on the project site.</p> <p>Town use of 50% of TIF revenues to fund the portion of the costs to construct, alter or expand public infrastructure improvements located outside the District, including roads, sidewalks, and transportation facilities necessary for access to and from the District, and costs to mitigate ongoing impacts of the District on the Explorer bus route in the town.</p>	18 years	100%	\$684,507	1/16/2014

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Veazie	Veazie Village Senior Housing Project District	24 senior rental units (20 one-bedroom units and 4 two-bedroom units) in a two-story building with elevator. Affordability limits of $\leq 60\%$ AMI for 9 units and $\leq 50\%$ AMI for 15 units. Developer use of TIF revenues for project operating costs and possibly debt payments.	30 years	100%	\$636,840	11/30/2006
Waterville	Gilman Place Affordable Housing Development District & Program	35 units of family rental housing (14 one-bedroom units, 14 two-bedroom units, and 7 three-bedroom units) and a gymnasium/recreational space. Affordability limits $\leq 60\%$ AMI for all units, remaining affordable for 90 years. TIF revenues will be used for project operating costs and municipal education costs.	30 years	100%	\$871,734	12/16/2009
Windham	New Marblehead Manor Affordable Housing Development District	20 units of rehabilitated senior rental housing, 2 efficiency, 16 one-bedroom units and 2 two-bedroom units with a community room and coin operated laundry facilities. Affordability limits $\leq 60\%$ AMI for all units, remaining affordable for 90 years. Developer use of TIF revenues for the Project's operating and maintenance costs, including administrative costs, utilities, routine repairs and maintenance, insurance, and funding of the Project's replacement reserve account.	30 years	50%	\$640,421	4/19/2013