

Maine Historic Tax Credit Economic Impacts Report



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Greater Portland Landmarks,
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Estate & Development Association

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The data in this report spans 2008-2019.
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Table of Contents

<u>Executive Summary</u>	1
<u>1. What is Maine’s Historic Tax Credit (HTC) and how does it work?</u>	3
<u>2. How has the HTC beneficially impacted Maine’s economy?</u>	5
<u>3. What has been the fiscal impact of the HTC program?</u>	10
<u>4. What are the likely impacts of the HTC program in the future?</u>	13
<u>Appendix A: Measuring “New Jobs”</u>	15
<u>Appendix B: Case Studies</u>	16



Executive Summary

The Maine Historic Tax Credit (HTC) incentivizes business and real estate owners and developers to rehabilitate and reuse income-producing historic buildings in Maine. The tax credit encourages investment in downtown areas to spur revitalization, and to create affordable housing. The mechanism is complicated (see Section 1). The net result is that a building owner or developer can receive a state tax credit of 25%, or 34% for affordable housing, of the cost of historic improvements for the rehabilitation and reuse of a building that is a “certified historic structure.” The credit is limited to no more than \$5 million per project per year for 4 years.

The Credit was substantially expanded in 2008, and immediately, despite the Great Recession, its use took off and has continued. From 2009 to 2019, 106 projects were certified and placed in service in Maine. There are another 59 in various stages of approval.

Combined, these 106 approved projects:

- Generated **\$525 million** in construction investment;
- Rehabilitated **3.6 million square feet** of commercial and residential space;
- Created or preserved **1,911 housing units**, of which nearly 1,300 were affordable; and
- Generated **200-700 full-time-equivalent (FTE) jobs** through construction spending alone annually for the past decade.

Additionally, **nearly 700 new full-time, year-round jobs** have been generated by businesses

occupying commercial spaces and in building maintenance, **generating \$13 million per year in ongoing income** to families living in these communities.

These renovations have **added over \$166 million to local property tax rolls** in host communities, including **\$17 million in new property tax payments** since 2010. The HTC program has become a major local revenue-sharing program in its own right. Another **\$19 million in new income and sales tax revenues** are estimated to have come into state coffers since 2008. **To date, the program has generated \$3 million more in state and local tax revenues than it has cost in tax credits.** The program passed into net positive fiscal territory in 2016 and is expected to continue to provide net benefits in the future.

Currently, of the additional 59 projects that have been partially approved for the HTC, 16 are under construction. These projects are located in communities large and small, and spread widely across Maine– from Sanford to Rangeley and Dover-Foxcroft to Eastport. Based on past experience, most partially approved projects will be approved, built, and occupied within a decade. **We estimate that the net economic benefit to Maine state and local governments will double to at least \$6 million annually by 2022.**

Beyond the numbers, Maine’s Historic Tax Credit fulfills the state’s economic development goals as outlined in the Maine Economic Development Strategy 2020-2029:

- Provides needed affordable housing for Maine families and seniors;
- Creates in-town housing that is attractive to young singles and couples who are important to our workforce;
- Incentivizes development of housing located within walking distance of downtown stores and services, reducing dependence on motorized transportation and decreasing Maine’s carbon footprint;
- Promotes downtown revitalization in distressed communities; and
- Helps communities retain their identities and “quality of place” by preserving distinctive and landmark buildings in town.

Though this report focuses on economic impact, the substantial climate change benefits of repurposing embedded carbon in the building materials reused in these projects, compared with demolition and new construction, must also be acknowledged when measuring the overall value of the tax credit.

Press Hotel, Portland



1. What is Maine's Historic Tax Credit (HTC) and how does it work?



Hathaway Creative Center, Waterville

In 2008, the Maine Legislature substantially strengthened state tax credits to facilitate the rehabilitation of historic buildings across the state.¹ The goals of the historic tax credit program are to stimulate investment in and revitalize downtowns by upgrading and reusing underutilized vacant and blighted buildings and develop affordable housing for Maine residents. The program increases the commercial and residential use and value of historically significant properties while maintaining the essential visual, structural, and cultural characteristics that make eligible properties significant. By preserving these properties for future generations, the program provides a powerful tool for housing and economic development.

To receive a state historic tax credit, a building owner must receive a three-part certification reviewed by the Maine Historic Preservation Commission (MHPC) and the National Park Service (NPS) and receive a federal historic tax credit.² This ensures that the impact of credits paid out by the State of Maine is amplified by credits paid out by the federal government. Certification is a staged vetting process. In Part 1, a building must be certified as being of national, state, or local significance; in Part 2, rehabilitation plans have to be approved; and in Part 3, the Park Service must certify that the completed construction complies with the approved plans.

Projects must elect a completion timeframe of either 2 or 5 years. Upon completing certification, a project becomes eligible for a Maine income tax credit. The credit is set at 25% of qualified expenses (those directly related to historic rehabilitation). Projects that create

¹ In 2007 a tax incentive similar to the 2008 HTC was passed exclusively for the Hathaway Mill in Waterville.

² Projects with qualified expenditures of \$50,000 to \$250,000 may apply for a Small Project Rehabilitation Credit from the Maine Historic Preservation Commission which does not require also receiving a federal historic tax credit.

affordable housing³ were originally eligible for a credit of 30%. However, the law contained a provision that, if the total square footage of new affordable housing created under the HTC program is less than 30% of the total square footage of all projects receiving an HTC credit, the credit may be increased. As a result of this provision, the affordable housing tax credit has risen to 34% in 2019. The law caps this increase at 35%. Thus, the fiscal incentive for and cost of creating more affordable housing through the HTC program has increased gradually over the years, but, short of additional changes to the law, will likely remain near or at the 35% cap over the next several years.

Regardless of the rate of the credit, the Maine HTC is now limited to \$5 million per project annually.⁴ This provision effectively establishes a \$20 million project limit for each project receiving a 25% credit ($\$20 \text{ million} \times 25\% = \text{a } \$5 \text{ million credit per year over four years}$). Projects can spend beyond this cap, even for otherwise “eligible expenses.” They simply do not receive the state credit for the amount spent above the \$20 million cap. For affordable housing projects approved in 2019 at the 34% credit, the effective tax credit cap was \$14.7 million.

The Maine HTC is offered in equal installments in each of the four years following final certification. This process guarantees that credits will not be paid until projects are approved and completed. To assure they are not only investing in the project but invested in the community, project partners must remain owners for five years after Part 3 certification. As an example, a building owner presents a redevelopment plan to MHPC and NPS for approval. After receiving Part 1 and Part 2 approvals, the owner begins spending on rehabilitation activities—buying materials, hiring contractors, etc. After the rehabilitation is completed—usually 18 to 24 months after the project begins—the ownership team submits a Part 3 application listing the total “qualified” expenses, say \$4 million, for certification. If these expenses are approved by the Maine Revenue Services (MRS) and the federal Internal Revenue Service as qualified rehabilitation expenditures, the owner can claim a state credit of $\$4 \text{ million} \times 25\% = \1 million . This credit amount is returned to the owner or his/her designee in the form of a credit against his/her state income tax liability over each of the next four years at \$250,000 per year, and any amount above his/her tax liability is refunded.

In addition, using the same approval process outlined above, recipients of the Maine HTC also receive an additional 20% federal historic rehabilitation tax credit (applicable to federal income tax returns). Applications are filed jointly for both credits with the same reviews and approvals done in direct sequence. For Small Project Rehabilitation applications—those with qualified expenses between \$50,000 and \$250,000—owners may opt for only the state credit and are approved only by MHPC and MRS. For all other projects, state and federal historic credits total 45% (or currently 54% for affordable housing projects). The federal credit increases the feasibility of potential rehabilitation projects. Unlike the Maine credit, the federal credit is now made available in the five years following project completion.⁵

3 Affordable is here defined to mean that either at least 50% of the aggregate square feet of the completed project is housing and that 50% of that housing is new affordable housing, or at least 33% of the aggregate square feet of the completed project creates new affordable housing.

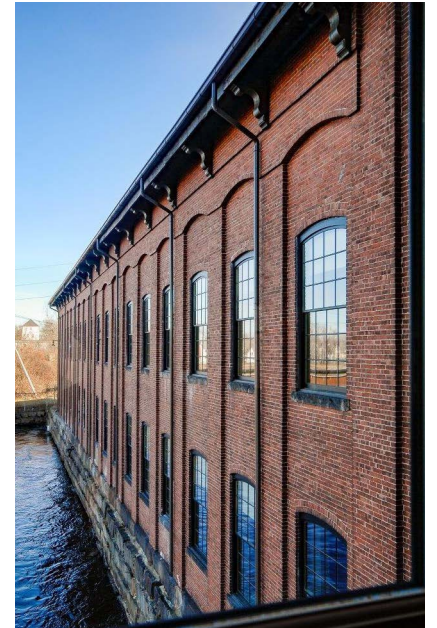
4 The original cap of \$5 million per project interpreted by Maine Revenue Services to apply to entire complexes of related historic buildings was amended in 2013 to permit this limit on an annual basis for each building. Prior to 2013 one project had exceeded this limit.

5 The entire federal credit was issued in the first year following project completion until the federal tax law was amended in 2017.

2. How has the HTC beneficially impacted Maine's economy?



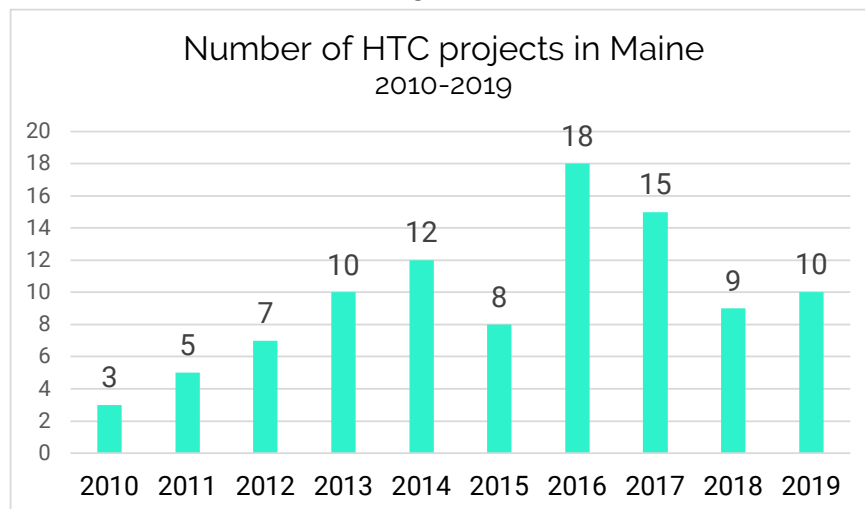
17 Alfred Street, Biddeford



Saco Island Apartments, Saco

Between 2009 and 2019, 106 projects have been certified and placed in service in 36 municipalities across Maine.

Figure 1



Source: Maine Preservation; projects listed by "placed in service" date.

Collectively, these projects have generated over \$445 million in certified rehabilitation spending and an additional \$79 million in associated non-certifiable work and new construction, resulting in a total of \$525 million invested to improve Maine properties since 2007. In addition, 56 of

these projects involved mixed use and commercial activities that have created the full-time equivalent of 700 new jobs in businesses located inside these renovated buildings. In addition, Maine has received an additional \$80 million in funding from federal historic tax credits allocated to these projects, which would otherwise not have come to the state.

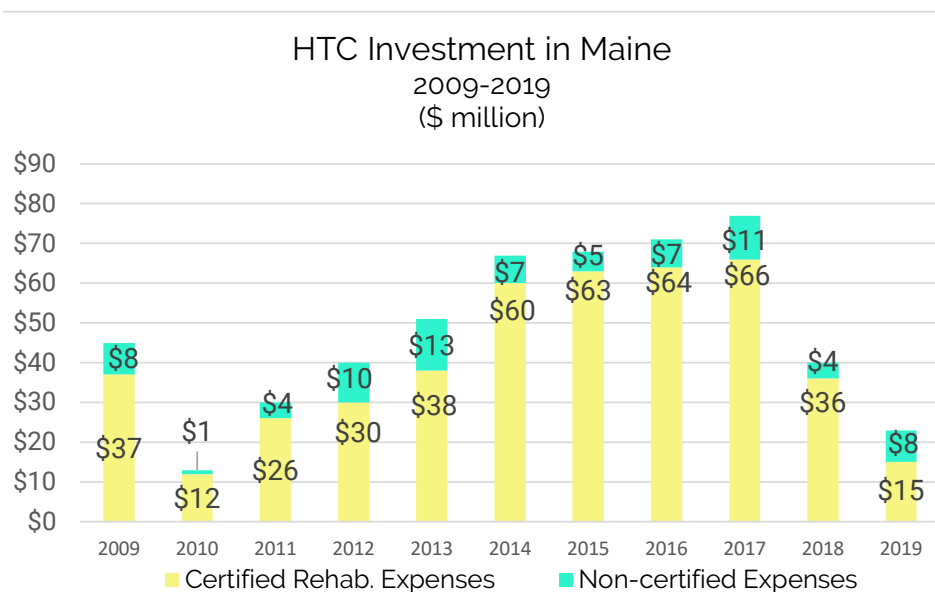
The HTC impact on Maine has three central components:

- It attracts complementary investments—amounts beyond that required by the tax credit;
- Its rehabilitation activities have indirect impacts⁶; and
- Its 56 commercial/mixed-use projects created operational activities (new sales for Maine businesses and new jobs for Maine workers located in the rehabilitated historic buildings), and this new economic activity has its own indirect impacts.

Complementary Investments

The HTC program stimulates complementary investment in two ways.⁷ First, the majority of projects include investment in new construction – additions that are not eligible for the state historic tax credit but are completed in conjunction with the rehabilitation of the historic property. Second, most projects require spending for “ineligible expenses”—parking, landscaping, loan fees, etc.—thus ensuring that project spending exceeds tax credit-generating “eligible expenses.” These benefits are illustrated in Figure 2.

Figure 2



Source: Maine Preservation. Totals listed were actually spent in the two years prior to the “placed in service” date.

6 Indirect impacts are the sales revenue flowing to Maine businesses in the vendor supply chain serving the construction industry and in the consumer sectors serving the employees of both the construction industry and its vendors.

7 HTC spending often stimulates investments by other property owners, developers and municipal governments in neighboring properties and local infrastructure. These neighboring properties are often vacant or underperforming. Thus, the HTC project serves as a catalyst for further investment and increases in property tax values in the neighborhood. In addition, HTC projects use existing community assets and infrastructure, such as roads, sewers, and power lines. They do not require municipal taxpayers to expand infrastructure, as often happens with new construction projects. Estimation of the impacts of these “complementary” investments requires examination of activities not listed in HTC project records and is thus beyond the scope of this report.

For every \$100 spent on eligible historic rehabilitation expenses, another \$18 was spent on new construction or other ineligible expenses – thus magnifying the construction economic impacts of state historic tax credit projects.

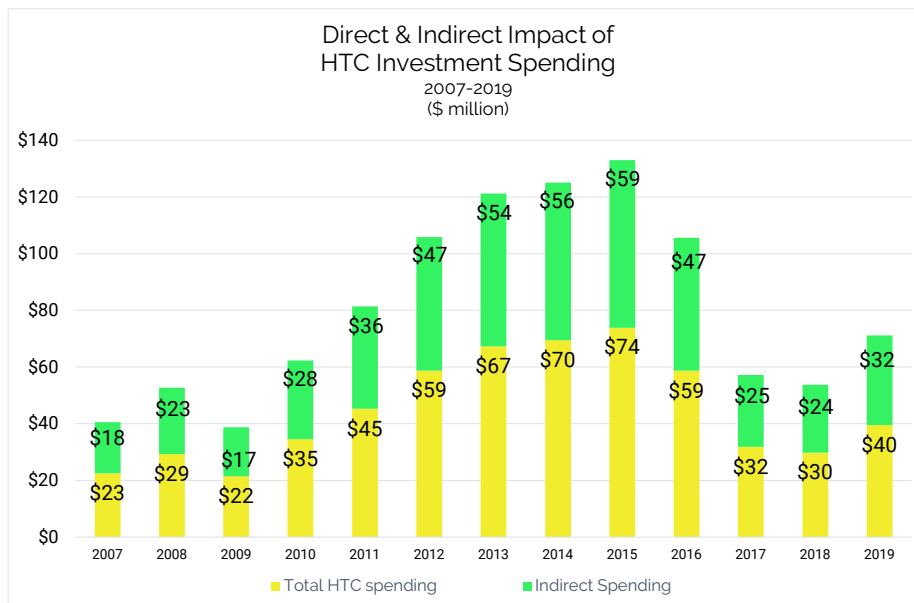
Indirect Impacts of HTC Investment Activity

HTC-generated construction and rehabilitation expenditures (both qualified and non-qualified) involve direct spending for planning, design and architectural services, banking and legal services, and engagement of general contractors. These direct expenditures, in turn, set in motion economic ripple effects throughout the regions where they occur. Investors and project managers hire contractors and trades people, engage building supply vendors, and trigger numerous related supply chain commercial interactions that rehabilitation investments generate. At the same time, employees of both directly involved construction businesses and their supply chain vendors pay rent and mortgages, buy groceries, pay utility bills and property taxes, and spend on other household expenses. These direct and indirect impacts generally occur over the two years prior to a project’s “placed in service” date and end when the projects are placed in service.

Figure 4 (page 9) illustrates the annual impact of HTC-generated investment spending. It assumes that a project’s total spending (certified and non-certified) occurs over the two years prior to its “placed in service” year. The value for 2007, therefore, represents one-half of the total spending for projects placed in service in 2009. The value for 2008 represents the other half of the 2009 projects plus one-half of the value of 2010 projects. The subsequent years follow the same pattern. The 2018 and 2019 figures include estimated spending of \$37 million for 2020 projects and \$42 million for 2021 projects.

Figure 3 illustrates the year-to-year pattern, of direct HTC-generated investment spending and its indirect impact on Maine.

Figure 3



Source: Maine Preservation, Maine Historic Preservation Commission and IMPLAN model of Maine.

Between 2007 and 2019, HTC-generated investment spending totaled \$583 million. This spending supported additional vendor supply chain and employee spending in Maine of \$466 million. Thus, the *total impact of HTC-generated investment spending in Maine has exceeded \$1 billion.*

For every \$100 spent on historic rehabilitation expenses, another \$80 flowed to Maine vendors and employees indirectly linked to the direct HTC investment spending—thus further magnifying the economic impacts of state historic tax credit projects.



While actual spending has varied from year to year, on an average annual basis over this time period, the HTC has supported the equivalent of 215 full-time construction workers and an equivalent number of indirect jobs.⁸

Indirect Impacts of HTC–Generated Operational Activity

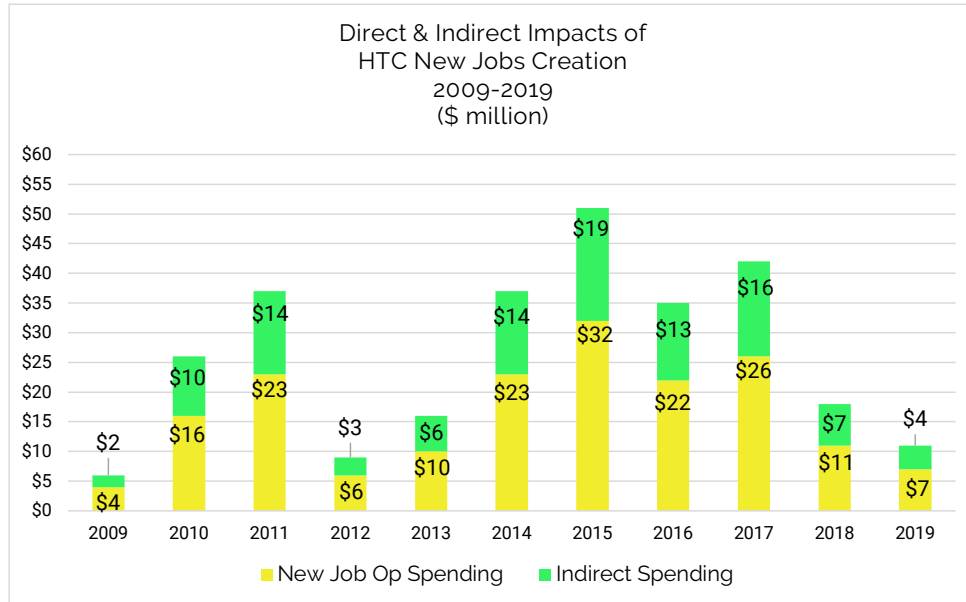
The second source of broader economic impact flowing from HTC projects derives from the operational impacts of new and growing businesses that locate in Maine because of the opportunities presented by the HTC-initiated improvement of the buildings they now occupy. Notable examples of this phenomenon are Baxter Library in Portland (VIA Agency), a variety of hotel/inn renovations (the Press Herald Building, the Eastland renovation, the Colonial Inn in Ogunquit, the Fort McKinley Barracks) as well as mixed-use projects such as York Manufacturing Mill #4 in Saco and the Jose Block in Portland.

Using data on average employment per square foot by commercial sector and the IMPLAN model for a combination of hospitality, restaurant, office and retail sectors, the authors estimated employment, sales and the indirect impact of the 56 commercial and mixed-use projects certified under the HTC program. In addition, unlike the “once and done” impact of

⁸ These numbers should not be interpreted as specific people hired to do specific “jobs.” In fact, they represent the total number of “job equivalents” filled by thousands of people in hundreds of businesses part of whose sales derive, ultimately, from HTC-generated investment spending. Both the spending and the “job equivalents” rise as more HTC projects are undertaken and fall as they are completed.

investment spending, operating sales, employment, and expenses recur year after year as long as the “new-to-Maine” business activity continues. Thus, like the recurring property tax revenue flowing to the HTC host communities (see Section 3), these operational spending impacts have a cumulative effect as sales recur year after year. Figure 4 illustrates the important impact of this aspect of the HTC program.

Figure 4



Source: Maine Preservation and IMPLAN model of Maine.

For every \$100 of sales generated by businesses in operating in HTC rehabilitated commercial buildings, another \$60 flowed to Maine vendors and employees indirectly linked to these HTC-enabled businesses—thus further magnifying the economic impacts of state historic tax credit projects.

Mill at Freedom Falls, Freedom



3. What has been the fiscal impact of the HTC program?

Sullivan School Apartments, Berwick



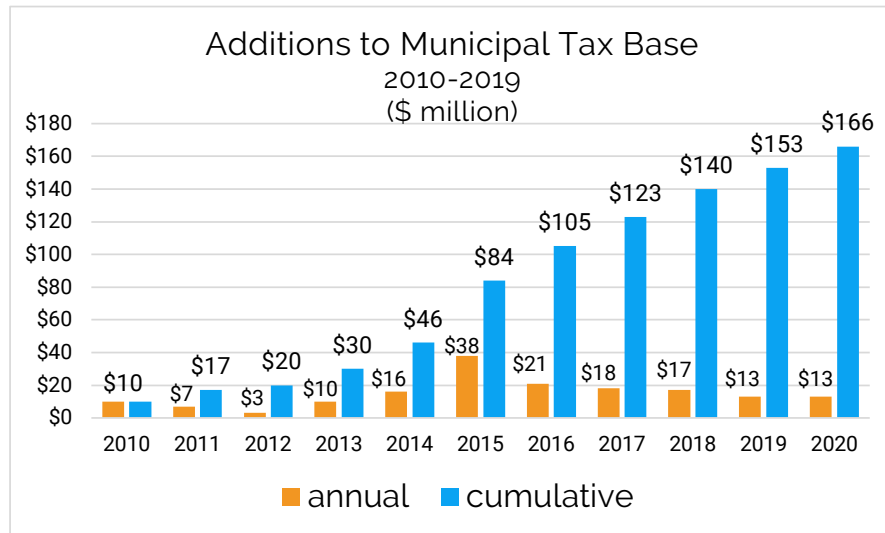
All of the economic activities noted above—the original HTC investment activities and their indirect impacts, and the new operational activities taking place in HTC rehabilitated buildings (and their indirect impacts) generate fiscal impacts across the state. The contractors, suppliers and the long list of businesses involved directly and indirectly in historic preservation all pay the income, sales, fuel, and property taxes as well as the fees to which they are subject. Similarly, all the employees of these contractors and their supply-chain of vendors pay the similar state and municipal taxes and fees to which they are subject. The same dynamic of direct and indirect sales and jobs generating fiscal impacts applies to all of the “new to Maine” operational activities taking place in the buildings rehabilitated by the HTC program.

And finally, the two most direct and obvious fiscal impacts of the HTC program are the reduction of the income tax revenues that would otherwise have flowed to the State had the tax credits not been issued; and the increase in the property tax revenues flowing to the municipalities, whose tax bases have been increased through the rehabilitation of properties with previously low values.

For this report, the fiscal impacts of the economic activities noted above were estimated by combining a careful examination of project-specific data provided by Maine Preservation and the Maine Historic Preservation Commission with the IMPLAN model of the State of Maine. The fiscal effects of tax credits shown and property values increased are estimated by analyzing project data provided by Maine Preservation and the Maine Historic Preservation Commission, as well as historic data from the Maine Revenue Services.

Figures 5 and 6 illustrate the most significant fiscal benefits of the program.

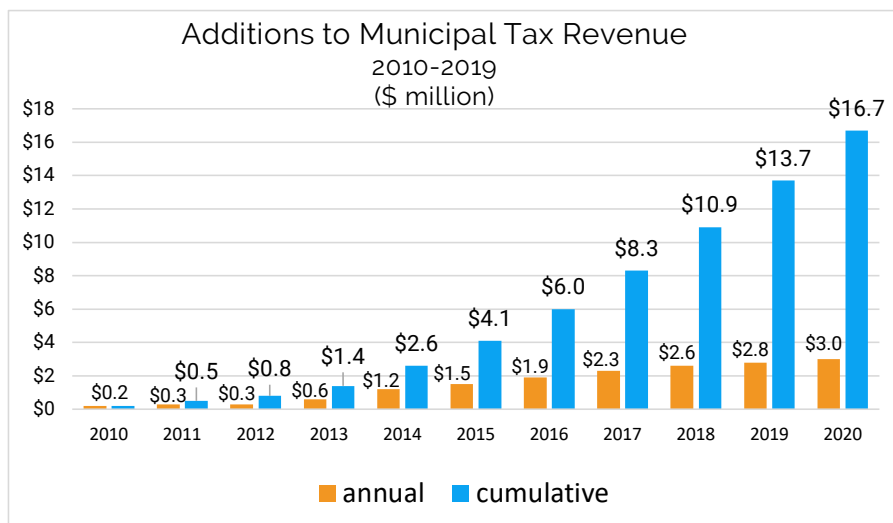
Figure 5



Sources: Maine Preservation and Maine Revenue Services.

Annual additions to the assessed tax bases of Maine municipalities has varied from \$3 million to \$38 million depending on the number, size, and prior tax assessments of rehabilitated properties. *Cumulatively, the tax bases of all HTC communities have increased by \$166 million.* As a result of these investments, the annual property tax collections of these communities have increased from \$200,000 in 2010 to more than \$3 million in 2020 – and a cumulative increase in property tax revenues to these communities of nearly \$17 million.

Figure 6

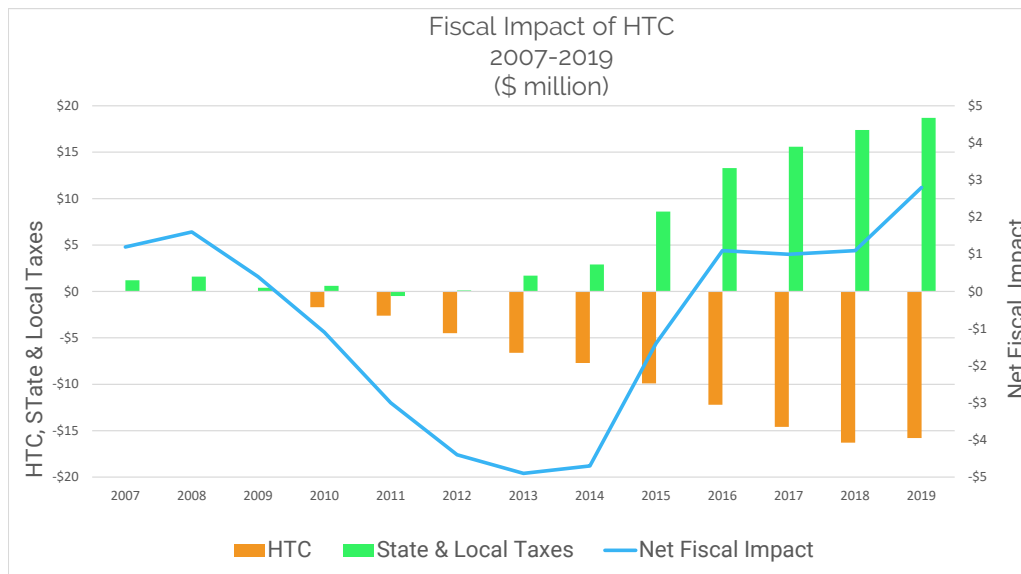


Sources: Maine Preservation and Maine Revenue Services.

To summarize the overall fiscal impact of the Maine HTC program, it is necessary to add estimates of the various state and local taxes and fees generated by the direct and indirect impacts of the HTC investment and operational activities noted in section 2 above, as well

as the estimates of the fiscal loss to the state government from the HTC itself. Figure 7 illustrates these estimates. Note that this Figure does not include the \$80 million in federal tax credits also received in Maine in conjunction with these projects.

Figure 7



Sources: Maine Preservation, Maine Historic Preservation Commission, Maine Revenue Services and IMPLAN model of Maine.

“S&L other” represents the sum of: 1. property taxes paid on the increase in assessed value of HTC renovated properties; 2. all state & local tax and fee payments made as a result of the direct and indirect impacts of HTC rehabilitation spending; and 3. all state & local tax and fee payments made as a result of the direct and indirect impacts of the operational activities taking place in HTC rehabilitated buildings.

For the first three years of the program, the net fiscal impact of the program (green line- middle line) is positive as the impacts of investment spending flow to state and local governments before the first portion of HTC credits can be submitted in 2010.

As the volume of HTC projects are completed and credits are submitted, the fiscal loss representing these credits (red bars- bottom line) grows steadily larger. Over these early years, the fiscal impacts of the program grow slowly (blue bars- top line) as investment and operational activities continue. Most importantly, as years go by and more projects are completed, the rehabilitated and productively utilized buildings begin to spin off the sales, income, property tax revenues and various fees that their activities generate for their host communities and the state. Completed projects have continued to generate these revenues year after year, and, as new projects have been completed, these revenues have continued to grow—reaching nearly \$19 million in 2019.

As a result, the net fiscal impact of the program crossed the line to a positive contribution in 2016 and grew to nearly \$3 million by 2019.

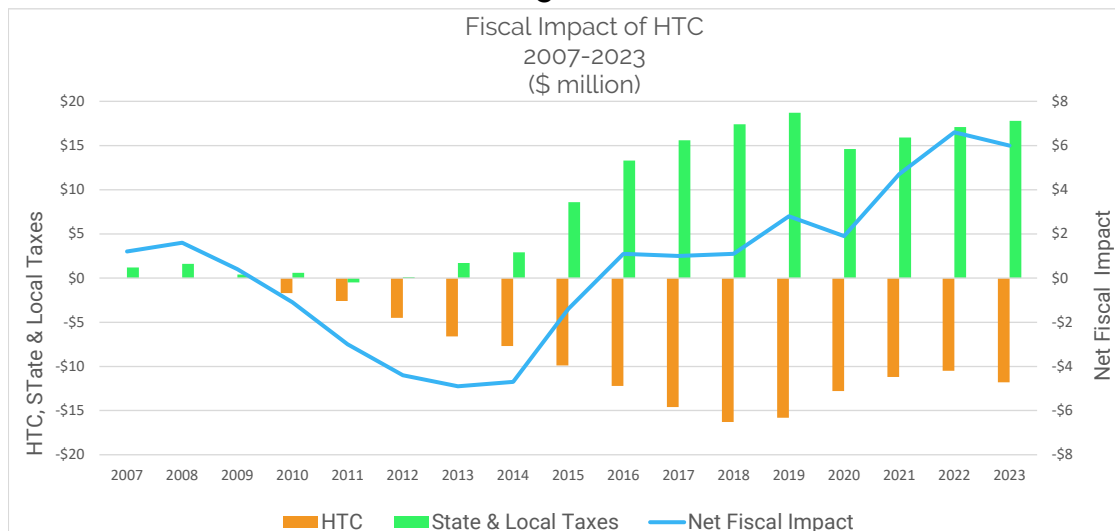
4. What are the likely impacts of the HTC program in the future?



Lofts at Saco Falls, Biddeford

At this time, there are 16 HTC projects certified and underway; another 10 have recently received Part 2 certification, and another 33 have been partially certified but not yet initiated. Several of these projects are continuations of previous projects undertaken in former mill buildings and have substantial estimated budgets, so the prospects are good that many will be placed in service over the next few years. As is evident in Figures 1 and 2, however, project completion varies substantially from year to year. Rather than try to predict specific patterns

Figure 8



Sources: Maine Preservation and IMPLAN model of Maine.

of construction timing, the authors here chose to use the annual average of project outcomes derived from the experience of the past decade to estimate a moderate growth over the next four years, knowing that actual totals in each year are likely to vary from this projection. Figure 8 illustrates this estimation.

Because of the drop in the number and size of projects placed in service in 2018 and 2019, the cost of the HTC is projected to drop in in the next several years as the four-year use of credits unfolds. As a result, the associated fiscal impacts on state and local government are likely to drop slightly but remain in net positive territory.

Since 2008, the Maine Historic Tax Credit has sustained the construction industry through the Great Recession and remained steady since. It has delivered substantial social impacts fostering affordable and market-rate housing and catalyzed significant business development and job creation. While also bringing considerable federal dollars to Maine, it has repurposed an assortment of significant but vacant and underused, deteriorated buildings. Working in small and large communities around the state, projects are concentrated in and around downtown areas, revitalizing communities, enhancing their “quality of place.” Finally, the precipitous rise in property taxes, combined with income and sales taxes, has resulted in a net positive gain for Maine taxpayers.



Somerset Place, Brewer



Unity Food Hub, Unity

Appendix A: Measuring “New Jobs”

To say that every commercial operation that locates in a newly rehabilitated historic building creates “new” jobs in Maine would clearly overstate the HTC’s economic impact. For instance, the major tenant in the Hathaway Mill is a local hospital. Most of the jobs in the mill development are not “new” jobs created by the rehabilitation and therefore do not necessarily generate additional operational economic impacts. The jobs and economic effects associated with them already existed. The same can be said about the Fair Point Communications Building in Portland.

On the other hand, one of Maine’s largest advertising and marketing firms, the VIA Agency, was looking to relocate to New York to serve its national clients. When the CEO learned of the space created in the Baxter Library—an HTC project in Portland—the agency decided to rent the entire rehabilitated building because, according to CEO John Coleman, VIA’s clients love the historic building. Coleman attributes part of the company’s growth directly to the unique office space in the Baxter Library. The operational impact of VIA’s jobs therefore add to the positive impact of rehabilitation construction spending because the jobs would have ceased to exist in Maine had it not been for the historic rehabilitation. The same can be said for at least some of the jobs that now exist in such major HTC projects as The Eastland Park Hotel and the former Portland Press Herald Building (now the Press Hotel).

619 Congress Street, Portland



In order to estimate the truly “new” jobs created as a result of HTC investments, the authors carefully examined the stated square footage devoted to commercial use and estimated occupancy rates provided by Maine Preservation for each of the non-residential and mixed use projects, reviewed case studies of HTC projects prepared by Planning Decisions, Inc. in 2015⁹, and gathered data on the number of employees per square foot of space by function obtained from Planner’s Estimating Guide: Projecting Land-Use and Facility Needs.¹⁰ With this information, we estimated that the total for “new” jobs associated with these projects amounted to approximately 680 and occurred in 52 of the 100 projects.

9 Planning Decisions, Inc. Maine Historic Tax Credit Economic Impacts Report, July 31, 2015.
10 www.planning.org/store/product/?ProductCode=BOOK_APEG.

Appendix B: Case Studies



Sisters of Mercy Motherhouse, Portland

\$15.57M Project | \$0 to \$4.5M in assessed tax value

Developers Kevin Bunker and John Wasileski leveraged historic tax credits to create 66 affordable and 22 market rate apartments for seniors in Portland. Because of the credits, the unique character the property was restored during the redevelopment process. "Some historic building types, like former mills and schools, lend themselves for conversion to housing. But without the historic tax credits, I doubt [we] would pursue renovations like the one at the Motherhouse," said Bunker.

American Woolen Co. Foxcroft Mill, Dover Foxcroft

\$10.66M Project | \$270K to \$3.37M in assessed tax value

The Mill at Dover-Foxcroft project was the largest private investment in Piscataquis County in decades and Maine historic tax credits were critical to the project's viability. Arnold Development led the project, which resulted in a total renovation of the 110,000 SF former mill complex into a mixed-use development that includes 22 market rate apartments, a restaurant and boutique hotel, space for retail shops and offices, studio space for artisans, and a broadband data center.



Cony Flatiron Building - Augusta

\$10M Project | \$0 to \$2.75M in assessed tax value

Cynthia Taylor of Housing Initiatives of New England Corporation led the transformation of the vacant former Cony High School in Augusta into the Cony Flatiron Senior Residences, creating 48 units of affordable housing and returning the building to useful community service. Deployment of historic tax credits were critical to the project, which, in addition to the housing units, retained the grand auditorium, including its decorative plaster and stenciling, and the restoration of Palladian windows that had been hidden.



"These properties are some of the most challenging, and at the same time the most rewarding. A revitalized historic structure in a struggling downtown can turn around that whole community. We do try to work with developers to create these properties. The federal Historic Preservation Tax Credit program brings more resources to these developments, and in Maine and Vermont there are state historic credits that further encourage the redevelopment and rehabilitation of these properties. And for what it is worth, people really like living in these historic structures."

Bill Shanahan, co-president of housing capital firm Evernorth

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Maine Alliance for Smart Growth



Coastal Enterprises



Current Totals Including Lockwood	993	1853	378	4,526,454	155,488	\$ 507,843,358	\$ 81,702,434	\$ 589,243,566	\$ 104,349,728	\$ 71,085,894	\$ 265,615,583
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Project Name	Address	Town	Part 3 Approval Date	Affordable Housing Units Created	Total Housing Units Created	Affordable Housing Units Presrvd	Total Sq. Footage Rehabilitated	Total Sq. Footage Developed (new)	Total Sq. Footage - Rehabilitated and New Construction	Total Certified Rehabilitation Expenses	Total New Construction Expenses	Grand Totals of Construction Costs	Use After Rehabilitation	Assessed tax value prior to rehabilitation	Net Assessed value for previously untaxed public/nonprofit properties	Assessed tax value after rehabilitation	Cost per square foot
Hathaway/Lockwood Mill		Waterville		4	67		230,000	0		30,409,700	587,779	30,695,253		\$0	\$0	\$7,000,000	137
Completed and Placed In Service																	
F.M. Jordan House	18 Laurel Ave	Auburn	(10/22/15)	0	0	9	10,000	0	10,000	\$138,550	\$0	\$138,550	multi-family housing	\$545,300	\$545,300	\$545,300	14
Webster School**	95 Hampshire St	Auburn	(4/9/12)	28	28		52,360	270	52,630	\$6,250,000	\$400,000	\$6,650,000	Housing, daycare, multi-purpose	\$896,000	\$0	\$2,874,000	126
Cony High School**	110 Cony St	Augusta	(8/6/15)	48	48		58,902	5304	64,206	\$8,500,000	\$1,500,000	\$10,000,000	Affordable elderly housing	\$977,300	\$0	\$2,753,000	156
Ella R. Hodgkins Intermediate School**	17 Malta St	Augusta	(11/15/16)	47	47		47,197	3,113	50,310	\$6,436,367	\$369,084	\$6,805,451	affordable housing	\$2,072,900	\$0	\$2,516,100	135
Augusta City Hall	1 Cony Street	Augusta	(3/22/19)	0	0	31	37167	447	37,614	\$2,298,342	1,352,514	\$3,650,856	Affordable housing	\$2,319,200.00	\$0	\$2,319,200	97
Vickery Bldg.	263 Water Street	Augusta	(08/20/20)	1	6		10,675	0	10,675	\$1,175,000	\$2,600	\$1,177,600	Retail/Apartments				
Doughtry Bldg	267 Water Street	Augusta	(08/31/20)	2	7	0	12,615	0	12,615	\$2,005,991	\$0	\$2,005,991	Retail/Apartments				
Parnott-Bradbury Block	269-271 Water St.,	Augusta	(08/20/20)	0	5		12,615	20	12,635	\$994,000	\$2,200	\$996,200	retail/apartment				
Libby Hill Block*	227-233 Water St	Augusta	(9/15/15)	0	9		9,000	0	9,000	\$250,000	\$30,000	\$280,000	Office/ Residential	\$1,400,000	\$1,400,000	\$1,680,000	31
Colonial Apartments	51-53 High St	Bangor	(1/13/12)	0	0	6	8,700	0	8,700	\$222,700	\$0	\$222,700	Apartments	\$264,400	\$264,400	\$286,100	26
Peirce Block,	29 Franklin St.	Bangor	(8/3/2020)	0	10	0	21,396		21,396	\$1,450,000	\$550,000	\$2,000,000	Business/Residential				
Maine Hall, Bangor Theological Seminary**	288 Union St	Bangor	(11/9/11)	28	28		19,600	4586	24,186	\$4,240,000	\$2,400,000	\$6,640,000	Affordable housing	\$385,800	\$0	\$1,919,300	275
St. Saviour's Episcopal Parish House**	Bar Harbor	Bar Harbor	(8/29/17)	6	6		6,983	0	6,983	\$1,992,838	\$32,000	\$2,024,838	Affordable Housing-Development disabled young adults	\$0	\$0	\$1,244,700	290
Huse Memorial School		Bath	(10/25/17)	38	58		35,102	28,145	63,247	\$5,022,256	\$3,481,804	\$8,504,060	Affordable & market-rate housing	\$3,400,000	\$0	\$3,500,000	134
Medanick Building,	160 Front St.	Bath	(08/03/20)	0	1		3,235	180	3,415	\$236,975	\$219,650	\$456,625	retail / residential	\$330,600			
Berwick High School**	45 School St	Berwick	(6/28/13)	34	34		30,522	8,168	38,690	\$4,967,883	\$1,123,163	\$6,091,046	Affordable housing	\$250,000	\$0	\$1,826,100	157
17 Alfred Street	17 Alfred Street	Biddeford	(2/23/18)	0	4		8,700	0	8,700	\$840,000	\$0	\$840,000	commercial/ residential	\$220,000	\$220,000	\$835,000	97
265 Main Street	265 Main St	Biddeford	(10/5/12)	0	4		14,000	0	14,000	\$1,931,898	\$120,000	\$2,051,898	Mixed use commercial & residential	\$304,000	\$304,000	\$435,200	147
Emery School**	79 Birch St	Biddeford	(8/28/12)	24	24		27,342	0	27,342	\$5,810,647	\$351,951	\$6,162,598	Residential	\$0	\$0	\$1,716,800	225
Laconia Mill #1** (The Mill at Saco Falls)	24 Pearl St	Biddeford	(12/28/10)	40	66		84,000	0	84,000	\$11,100,000	\$3,150,000	\$14,250,000	Affordable housing / Residential	\$389,000	\$389,000	\$6,034,000	170
Saco Water Power Co. Machine Shops #1 & 2 "The Lofts at Saco Falls"	24 Pearl St	Biddeford	(10/11/16)	66	80		92,768	0	92,768	\$13,500,000	\$275,000	\$13,775,000	residential	\$478,800	\$478,800	\$7,050,000	148
Saco Water Power Co., Counting House		Biddeford	Part 3 (4/22/20)	0	0		12,300	0	12,300	\$360,021	\$20,056	\$380,077	work studios	\$245,000			
St. Andre's Church, Convent and Rectory**	41 Sullivan St	Biddeford	(9/6/16)	15	15		12,000	0	12,000	\$2,600,000	\$150,000	\$2,750,000	affordable housing units	\$0	\$0	\$2,200,000	229
Paquin Building,	5 Washington Street	Biddeford	(11/6/20)	0	16		15,600	0	15,600	\$3,280,000	\$0	\$3,280,000	retail/apartment	\$637,000			

Saco Water Power Co. Machine Shop #1, Machine Shop Storage Bldg., Drafting Rm., Mach. Shop Stock Bldg., Saco & Pettee Pattern Bldg. & Saco & Lowell Wing Brewer High School**	5 Somerset St	Biddeford	Adv. Det. - Ph. 1 (10/30/20)	7	71	N/A	92,482	0	92,482	\$15,400,000	\$1,600,000	\$17,000,000	commercial/apartment	\$1,000,000			
		Brewer	(1/29/16)	28	28		40,200	0	40,200	\$5,487,766	\$326,155	\$5,813,921	Affordable Housing	\$1,628,800	\$0	\$2,199,100	145
Brooklin I.O.O.F. Hall,	120 Reach Road	Brooklin	(pending)						0								
Mitchell Double House	155-157 Park Row	Brunswick	(7/3/14)	0	0		6,500	0	6,500	\$660,500	\$100,000	\$760,500	House - Office, 1 unit residential; Carriage House - garage	\$407,600	\$407,600	\$658,000	117
Professional Building	159 Main St	Damariscotta	(1/9/15)	0	0		19,900	0	19,900	\$626,107	\$0	\$626,107	retail/soda fountain/post office	\$1,190,400	\$1,190,400	\$1,190,400	31
American Woolen Co. Mill		Dover-Foxcroft	(12/31/15)	0	22		79,291	0	79,291	\$10,657,373	unknown	\$10,657,373	Hotel, residential, commercial, office	\$269,900	\$269,900	\$3,366,500	134
Gerald Hotel**	151-157 Main St	Fairfield	(1/2/14)	28	28		37,000	0	37,000	\$5,910,761	\$1,004,239	\$6,915,000	commercial and affordable housing	\$442,800	\$442,800	\$1,750,000	187
Falmouth High School / Plummer School**		Falmouth	(12/19/17)	34	34		26,219	14,554	40,773	\$3,949,899	\$1,464,939	\$5,414,838	affordable senior housing	\$730,200	\$0	\$2,800,000	133
Music Hall Block	200 Broadway	Farmington	(1/30/12)	0	0		15,900	0	15,900	\$814,566	\$7,518	\$822,084	Retail	\$268,900	\$268,900	\$516,500	52
Mill at Freedom Falls	22 Mill St	Freedom	(11/18/13)	0	0		3,700	0	3,700	\$1,528,310	\$2,000,000	\$3,528,310	School/ restaurant/ office	\$127,780	\$127,780	\$167,659	954
Grey Havens Inn*	96 Seguinland Rd	Georgetown	(7/9/14)	0	0		6,990	0	6,990	\$285,553	\$82,000	\$367,553	Inn	\$1,121,900	\$1,121,900	\$1,619,200	53
151 Water Street	151 Water St	Hallowell		0	4	1	7,419	0	7,419	\$516,992	\$22,331	\$539,323	retail & housing				73
Granite Works Office	19 Central St	Hallowell	(pending) (2/6/15)	0	1		3,782	0	3,782	\$380,230	\$25,039	\$405,269	Office/ Residential	\$157,000	\$157,000	\$207,900	107
MISG-Admin Bldg and Baker Bldg (Phase 1 and 2)		Hallowell		0			15,902		15,902	\$550,000 est.	\$100,000 est.	\$0	Office/Residential				0
MISG-Stevens Bldg (Phase 4)		Hallowell	(10/25/19)		20		17,800		17,800	\$3,337,728	\$140,000	\$3,477,728	Housing/cafe				195
MISG-Erskine Bldg (Phase 5)		Hallowell	(10/7/20)		12								Student Housing				
MISG - Central Building**		Hallowell	(9/1/20)	29	29	N/A	25,000	0	25,000	\$6,927,406	\$156,852	\$7,084,258	housing	\$275,000			
Squire Perley Building	175 Water St	Hallowell	(06/15/10)	0	0		6,062	2362	8,424	\$1,533,313	\$470,190	\$2,003,503	Restaurant & offices	\$210,000	\$210,000	\$681,100	238
Park Street School**	14 Park St	Kennebunk	(11/28/12)	30	30		19,777	14,435	34,212	\$4,450,000	\$2,100,000	\$6,550,000	Housing	\$1,506,100	\$0	\$2,500,000	191
Bates Mill No. 2**	35 Canal St	Lewiston	(2/4/13)	33	48		59,282	0	59,282	\$7,952,090	\$1,600,000	\$9,552,090	apartments/ office/ storage	\$407,706	\$407,706	\$2,065,650	161
First Callahan Building	280 Lisbon St	Lewiston	(12/21/15)	0	0	20	11,407	0	11,407	\$1,674,149	\$857,335	\$2,531,484	mixed use	\$932,493	\$932,493	\$932,493	222
Healy Asylum** (2 buildings)	81 Ash St	Lewiston	(3/21/12)	32	32		38,112	0	38,112	\$7,568,311	\$6,433,500	\$14,001,811	Affordable housing	\$519,750	\$0	\$1,400,000	367
Lewiston Trust & Safe Deposit Co.,	46 Lisbon St	Lewiston	(8/18/17)	0	2		8,365	0	8,365	\$270,000	\$0	\$270,000	retail, residential	\$84,000	\$84,000	\$192,000	32
Osgood Building*	129 Lisbon St	Lewiston	(1/11/18)	0	0		18,000	0	18,000	\$250,000	\$0	\$250,000	Office space	\$474,380	\$474,380	\$474,380	14
St. Patrick's Church & Rectory		Lewiston	(8/31/15)	0	0		22,500	0	22,500	\$417,831	\$0	\$0	Event center and inn	\$321,600	\$0	\$332,350	0
St. Patrick's Convent		Lewiston	Adv. Det. Ph. 1 (3/10/20)	8	12		11,248	664	11,912	\$1,250,000	\$300,000	\$1,550,000	Housing	\$408,240			130
Second Callahan Building	282 Lisbon St	Lewiston	(12/21/15)	0	0	20	11,117	0	11,117	\$1,631,587	\$800,624	\$2,432,211	mixed use	\$908,787	\$908,787	\$908,787	219
Le Messenger, 223-225 Lisbon St.	223 Lisbon Street	Lewiston	Adv. Det. Ph. 1 & 2 (06/15/20)						0								
Lincoln St Fire Station	188 Lincoln St	Lewiston	(10/23/20)		2		8,220	0	8,220	\$1,296,062	\$12,500	\$1,308,562	restaurant/residential	\$195,280			
Lisbon Falls High School**	4 Campus St	Lisbon Falls	(11/7/12)	12	12		10,590	2,670	13,260	\$2,748,300	\$380,000	\$3,128,300	Affordable housing	\$383,900	\$0	\$677,000	236
Lamb Block	10 Depot St	Livermore Falls	(2/4/13)	0	0		10,339	0	10,339	\$2,000,000	\$300,000	\$2,300,000	commercial/ office/ medical	\$122,500	\$122,500	\$500,000	222

North Berwick Woolen Mill	10 Canal St	North Berwick	(12/17/09)	40	40		51,000	0	51,000	\$7,629,467	\$444,051	\$8,073,518	Affordable Housing	\$606,600	\$606,600	\$4,180,000	158
Norway Opera House	396 Main St	Norway	(3/11/13)	0	0		21,000	0	21,000	\$1,363,800	\$6,200	\$1,370,000	Retail	\$185,000	\$185,000	\$445,000	65
Colonial Inn	145 Shore Rd	Ogunquit	(8/27/13)	0	0		12,270	0	12,270	\$4,059,150	\$2,564,028	\$6,623,178	Hotel	\$1,046,053	\$1,046,053	\$6,800,000	540
Main View Apartments*	95 Main St	Orono	(9/13/11)	0	0	24	19,200	0	19,200	\$175,374	\$0	\$175,374	Affordable housing	\$1,140,700	\$1,140,700	\$1,140,700	9
6 City Center*		Portland	(7/12/18)	0	0		25,179	0	25,179	\$246,000	\$604,000	\$850,000	retail/offices	\$1,934,600		\$2,088,600	34
30 Exchange Street*	30 Exchange Street	Portland	(1/6/17)	0	0		8,432	0	8,432	\$83,000	\$0	\$83,000	Office/retail	\$683,100	\$683,100	\$683,100	10
Children's Hospital of Maine	68 High St	Portland	(2/6/13)	38	38		28,298	20516	48,814	\$5,541,884	\$5,247,218	\$10,789,102	Affordable housing	\$1,408,600	\$0	\$3,500,000	221
96 Federal Street	96 Federal Street	Portland	(5/21/18)	0	0		6,383	0	6,383	\$1,082,796	\$33,801	\$1,116,597	residential	\$358,500.00	\$0	\$582,600	175
395 Fore Street*	395 Fore Street	Portland	(9/3/19)	0	0		3164	1,026	4,190	\$235,452	0	\$235,452	Residential and commercial	\$912,300			56
130-132 Pleasant Street	130-132 Pleasant St	Portland	(4/16/13)	0	0		2,887	1,444	4,331	\$750,000	\$50,000	\$800,000	Market Rate Housing/ Office	\$338,900	\$338,900	\$475,000	185
George S. Hunt Block	660 Congress St	Portland	(3/25/16)	0	2		7,247	0	7,247	\$1,886,977	\$89,664	\$1,976,641	Mixed Use	\$286,300	\$286,300	\$1,500,000	273
Akers Building (Chad-wick and Duran Block)	386 Fore St	Portland	(07/19/11)	0	0		14,872	0	14,872	\$263,540	\$0	\$263,540	Office and retail	\$1,197,900	\$1,197,900	\$1,197,900	18
Akers Building (Chad-wick & Duran Block)	386 Fore St	Portland	(4/9/13)	0	0		14,872	0	14,872	\$75,547	\$0	\$75,547	Office and retail	See T61		See V61	5
Augustus Schlotterbeck House*		Portland	(3/30/16)	0	4		3,005	0	3,005	\$155,475	\$0	\$155,475	Apartments	\$361,000	\$361,000	\$361,000	52
Baxter-Davis Building (aka: Milliken, Tomlinson Co. Bldg. Porteous Warehouse)	295-309 Commercial St	Portland	(3/16/16)	0	61		114,781	0	114,781	\$1,573,246	\$34,677	\$1,607,923	Residential	\$6,327,600	\$6,327,600	\$6,327,600	14
Baxter Library	621 Congress St	Portland	(11/9/10)	0	0		22,163	2026	24,189	\$3,118,542	\$154,213	\$3,272,755	Commercial offices	\$0	\$0	\$2,500,000	135
Butler School	77 Pine St	Portland	(3/16/16)	0	0	39	39,500	0	39,500	\$4,534,000	\$126,000	\$4,660,000	affordable housing	\$1,722,100	\$0	\$2,122,200	118
Charles B. Clarke House	223 Western Promenade	Portland	(3/25/15)	0	2		13,457	0	13,457	\$3,150,000	\$350,000	\$3,500,000	Residential	\$1,056,000	\$1,056,000	\$1,272,100	260
Chestnut Street Church	15 Chestnut St	Portland	(9/30/09)	0	0		8,500	0	8,500	\$2,500,000	\$0	\$2,500,000	restaurant	\$675,000	\$0	\$1,162,400	294
Court Square Building	85 Market St	Portland	(7/28/15)	0	0		29,000	0	29,000	\$60,875	\$0	\$60,875	residential/ retail	\$1,647,500	\$1,647,500	\$1,647,500	2
Clapp Memorial Building	443 Congress St	Portland	(5/1/18)	3	28		36,960	0	36,960	\$5,394,358	\$3,500	\$5,397,858	offices/ residential	\$2,973,400	\$2,973,400	\$3,800,000	146
Eastland Park Hotel	157 High St	Portland	(6/4/14)	0	0		254,268	0	254,268	\$34,401,475	\$1,011,306	\$35,412,781	Hotel/ functions	\$8,779,810	\$8,779,810	\$40,195,600	139
Edmund Phinney House	191 Pine St	Portland	(11/8/13)	0	0		7,044	2,603	9,647	\$895,000	\$69,000	\$964,000	Apartments	\$671,000	\$671,000	\$763,600	100
Engine Co. Number Nine	17 Arbor St	Portland	(3/27/12)	0	0		8,640	0	8,640	\$668,025	\$50,498	\$718,523	Offices	\$0	\$0	\$394,580	83
Fairpoint Comm. Building	45 Forest Ave	Portland	(1/14/13)	0	0		235,000	0	235,000	\$3,566,000		\$3,566,000	Communications exchange	\$10,420,800	\$10,420,800	\$10,420,800	15
Fort McKinley Double Barracks	18 McKinley Ct	Portland	(10/7/15)	0	0		41,382	2,801	44,183	\$12,331,540	\$403,292	\$12,734,832	Hotel	\$332,900	\$332,900	\$3,807,000	288
Grand Trunk Office Building	1-9 India St	Portland	(5/23/17)	0	0		11,373	0	11,373	\$3,400,000	\$200,000	\$3,600,000	offices	\$1,630,300	\$1,630,300	\$3,400,000	317
Henry M. Payson House	218 State St	Portland	(3/16/16)	0	0	17	14,900	0	14,900	\$2,454,000	\$60,000	\$2,514,000	Affordable housing	\$697,100	\$697,100	\$953,100	169
Jose Block	80 Exchange St.	Portland	(4/1/19)	0	0		21,105	0	21,105	\$4,400,000	\$900	\$4,400,900	retail/restaurant/offices	\$1,795,000			209
Jessie D. Wilson House	25 Bramhall St	Portland	(11/24/14)	0	1		3,298	0	3,298	230,315	\$0	\$0	rental housing	\$214,200	\$214,200	\$423,100	0
Mellen E. Bolster House	749 Congress St	Portland	(12/18/17)	0	0		11,951	538	12,489	\$2,900,000	\$199,000	\$3,099,000	Inn	\$584,000	\$584,000	\$1,091,600	248
Nathan Clifford School	180 Falmouth St	Portland	(5/14/15)	0	22		45,712	0	45,712	\$6,731,136	\$180,348	\$6,911,484	rental apartments	\$0	\$0	\$4,515,789	151
Payson-Winslow Block*	48 Deering St	Portland	(10/21/13)	0	0		2,900	0	2,900	\$55,472	\$0	\$55,472	office/ residential	\$363,600	\$363,600	\$363,600	19

Portland City Hospital, Loring House	1125 Brighton Ave	Portland	(3/17/17)	0	0	104	100,393	0	100,393	\$16,342,113	\$1,026,008	\$17,368,121	residential	\$4,441,900	\$4,441,900	\$6,240,000	173
Press Herald Building	390 Congress St	Portland	(8/5/15)	0	0		83,506	640	84,146	\$17,890,784	\$231,023	\$18,121,807	Hotel	\$3,042,200	\$3,042,200	\$10,000,000	215
Rosa True School (Park Street School)	140 Park St	Portland	(10/5/16)	2	2	8	16,590	0	16,590	\$1,105,000	\$30,000	\$1,135,000	residential	\$377,900	\$0	\$436,000	68
Rufus Tibbetts House	804 Congress St	Portland	(9/21/15)	0	0		10,491	0	10,491	\$214,539	\$0	\$214,539	residential	\$681,800	\$681,800	\$681,800	20
General Francis Fessenden House	73 Deering Street	Portland	(pending)	0	7		6,058	0	6,058	\$675,000	unknown at this time	\$675,000	7 residential units				
Safford House*	93 High St	Portland	(05/11/11)	0	0		12,550	0	12,550	\$195,649	\$5,000	\$200,649	Mixed use business	\$730,600	\$730,600	\$730,600	16
Samuel T. Pickard House	743 Congress St	Portland	(2/4/10)	0	0	10	5,690	0	5,690	\$56,270	\$0	\$56,270	Licensed lodging facility	\$374,400	\$374,400	\$374,400	10
Schlotterbeck & Foss Building	117 Preble Street	Portland	(3/30/17)	0	56		37,345	155	37,500	\$8,100,000	\$4,350,000	\$12,450,000	housing	\$1,483,800	\$1,483,800	\$5,800,000	332
Sisters of Mercy Motherhouse**	65 Stevens Ave	Portland	(1/31/19)	66	88		109,986	0	109,986	\$14,814,519	\$760,000	\$15,574,519	Residential apartments	\$0	\$0	\$4,500,000	142
Thomas B. Reed School-PHASE 1	26 Homestead Ave	Portland	Phase 1 Part 2 (12/27/17)	0	0		25,300	0	25,300	\$1,512,243	\$291,135	\$1,803,378	Residential apartments and childcare facility	\$285,000		\$1,684,490	71
Twitchell-Champlin Co. Building	254 Commercial St	Portland	(1/12/16)	0	0		93,665	0	93,665	\$16,054,170	\$2,303,933	\$2,303,933	office/ retail	\$950,900	\$950,900	\$13,180,500	25
The Rangely Inn and Tavern*	2443 Main St	Rangely	(8/21/19)	0	0		30,000	0	30,000	\$83,333	\$0	\$83,333	Hotel	\$1,189,100		\$1,189,100	3
Hewett Block	449 Main St	Rockland	(11/10/11)	0	2		10,400	0	10,400	\$2,016,946	\$154,136	\$2,171,082	Retail/ office/ housing	\$219,000	\$219,000	\$406,600	209
Thordike Building*	385-399 Main St	Rockland	(3/26/15)	0	0	51	45,000	0	45,000	\$166,419	\$0	\$166,419	Mixed use commercial/ residential	\$1,792,000	\$1,792,000	\$1,792,000	4
Shepherd Block	18 Central St	Rockport	(1/5/11)	0	0		18,000	0	18,000	\$2,406,291	\$257,800	\$2,664,091	Mixed use business/ residential	\$843,700	\$843,700	\$1,325,400	148
Union Hall*	24 Central St	Rockport	(1/12/10)	0	0		10,000	0	10,000	\$74,000	\$67,864	\$141,864	Leased to Maine - Media Workshops	See T85	\$0	See V85	14
Union Hall	24 Central St	Rockport	(12/29/14)	0	0		11,000		11,000	\$3,362,823	\$222,089	\$3,584,912	Mixed Use	\$505,300	\$505,300	\$838,000	326
Hotel Harris (aka Strathglass Building)	25 Hartford St.	Rumford	(07/14/20)	0	0	0	25,783	0	25,783	\$801,379	0	\$801,379	salon/restaurant/multi-family residential	\$295,790		\$295,790	31
Saco Central Fire Station	12 Thornton Ave	Saco	(12/29/14)	0	4		13,327		13,327	\$2,369,548	\$367,365	\$2,736,913	Mixed use comm./ physical therapy/ housing	\$0	\$0	\$243,900	205
Sweetser School	34 Spring St	Saco	(1/19/12)	0	9	9	11,296	0	11,296	\$153,790	\$19,900	\$173,690	affordable preserved	\$441,000	\$441,000	\$441,000	15
York Engine/Boiler House	14 Gooch St	Saco	(12/10/14)	36	36		66,427		66,427	\$5,782,169	\$1,882,931	\$7,665,100	Residential	\$794,100	\$794,100	\$1,500,000	115
York Manufacturing Company Mill #4		Saco	(8/4/17)	0	150		225,912	0	225,912	\$23,896,570	\$1,752,991	\$0	mixed use commercial/ residential	\$102,800	\$102,800	\$12,950,000	0
York Manufacturing Co. Mill #3		Saco	(10/4/19)	0	24		17,841	0	17,841	\$3,934,388	\$2,737,668	\$6,672,056	housing/office	\$824,500	\$824,500	\$3,000,000	374
York Manufacturing Co., Mill #7 (AKA Mill No. 6 Extension)		Saco	1/16/2020	0	0		9,944	0	9,944	\$690,000	\$0	\$690,000	warehouse	\$199,374			69
Sanford Mill # 1	61 Washington St	Sanford	(11/8/13)	8	36		60,732	0	60,732	\$10,200,000	\$150,000	\$10,350,000	Commercial Residential Project	\$142,100	\$142,100	\$2,163,000	170
Bessey School	272 Route One	Scarborough	(1/8/09)	54	54		22,188	38,821	61,009	\$3,749,374	\$7,806,465	\$11,555,839	Affordable housing	\$0	\$0	\$1,534,400	189
Southgate Farm	577 US Route 1	Scarborough	(2/13/20)	8	8	7 market rate	5,800	0	5,800	\$1,500,000	\$4,600,000	\$6,100,000	apartments	\$411,900	\$411,900	\$2,625,100	1052
Brick School**	232 Main St	South Paris	(4/1/19)	12	12		17,157	0	17,157	\$2,975,000	\$141,970	\$3,116,970	elderly housing	\$700,000	\$0	\$775,000	182
Knox Hotel	192 Main St	Thomaston	(9/28/11)	0	0	29	34,428	0	34,428	\$2,832,660	\$40,701	\$2,873,361	Apartments/ commercial	\$2,322,244	\$2,322,244	\$2,323,098	83
Unity Village School	75 School St	Unity	(11/17/15)	0	0		6,732	0	6,732	\$1,520,636	\$501,727	\$2,022,363	retail/ event space/ food hub	\$80,400	\$0	\$473,200	300
Gilman Street School	21 Gilman St	Waterville	(5/23/11)	35	35		67,138	0	67,138	\$8,766,880	\$360,800	\$9,127,680	Residential/ commercial	\$318,700	\$0	\$1,666,667	136
Mount Merici Convent**	172 Western Ave	Waterville	(pending)	28	28		38,000	0	38,000	\$6,250,000	\$525,000	\$6,775,000	affordable housing	\$970,000	\$0	\$1,408,200	178
Miliken Block	2 Silver St	Waterville	(12/8/14)	0	2		9,824	0	9,824	\$300,000	\$0	\$300,000	restaurant/ office/ housing	\$164,000	\$164,000	\$225,200	31
St. Hyacinth School &	2 Walker St	Westbrook	(1/2/14)	23	23		29,861	0	29,861	\$5,761,546	\$2,686,200	\$8,447,746	Affordable housing	\$1,558,800	\$0	\$2,689,500	283
Total Complete Pt 3				971	1657	378	3,703,990	155,488	3,859,478	\$415,483,658	\$79,114,655	\$494,598,313		\$104,349,728	\$71,085,894	\$258,615,583	\$128
Total Affordable Created				971						\$166,257,957	\$50,771,470	\$217,029,427					

													378	\$36,083,296	\$4,313,082	\$40,396,378								
Tot. Affordable Presrvd													975	1724	378	3,933,990	155,488	4,089,478	\$445,893,358	\$79,702,434	\$525,293,566	\$104,349,728	\$71,497,794	\$265,615,583
Including Lockwood																							\$128	

		Latest Part Approved												\$128			
Underway																	
Percy Building (Renys)	86 Front St.	Bath	Part 2 (11/16/20)	0	0	0	21,372	0	21,372	\$1,200,000	0	\$1,200,000	Commerical	\$1,238,800			
Smith Building	145 Main St	Biddeford	Part 2 (2/10/14)	18	18		16,327	0	16,327	\$250,000	0	\$250,000	commercial/ residential	\$669,500			
Pepperell Mill No. 3	17 Lincoln St	Biddeford	Part 2 (5/1/15)	0	92		246,000	0	246,000	\$48,000,000	\$2,000,000	\$50,000,000	rental apartment/hotel	\$1,274,500			
E.E. Shead Building,	58 Water St.	Eastport	Part 2 (4/18/18)- Complete 2019?	0	0		1,296	0	1,296				retail/soda fountain/ residential				
Bates Mill #5; Phase 1 - Bates Mill #1, Mill #1 Wing, Connector		Lewiston	Part 2, Ph. 1 (8/26/19)	0	0		244,324	0	244,324	\$10,500,000	\$0	\$10,500,000	Ph. 1 - brewery/office space				
Thomas B. Reed School-PHASE 2	26 Homestead Ave	Portland	Ph. 2 - (12/12/18)	0	8		25,300	0	25,300				Residential apartments and childcare facility	\$285,000			
Thompson Block,	121 Middle Street	Portland	Part 2 (3/11/19)	0	11		37,845	0	37,845	\$2,000,000	\$0	\$2,000,000	office/residential	\$2,330,100			
Fidelity Trust Company Building	465 Congress Street	Portland	Part 2, Ph. 1 (4/23/20)	0	0	0	82,317	0	82,317	\$7,000,000			bank/office buildings	\$4,140,430			
York Manufacturing Co. Mill #1, Mill #1 Extension, & Mill #2		Saco	Part 2 - Phase 2 (9/24/20)	0	31	0	140,000	0	140,000	\$3,500,000	0	\$3,500,000	office/residential	\$2,260,660			
Total Underway				18	129	0	592,464	0	592,464	\$61,950,000	\$2,000,000	\$63,950,000		\$5,797,900			Not Available
Total Affordable Underway				18		0				\$6,500,000		\$525,000		\$7,025,000			
Complete & Underway Affordable				989		378				\$172,757,957	\$51,296,470	\$224,054,427					
Complete & Underway Affordable Presrvd						378				\$36,083,296	\$4,313,082	\$40,396,378					
Complete & Underway				989	1786		4,296,454	155,488	4,451,942	\$477,433,658	\$81,114,655	\$558,548,313					
Current Totals Including Lockwood				993	1853	378	4,526,454	155,488	4,451,942	\$507,843,358	\$81,702,434	\$589,243,566		\$104,349,728	\$71,085,894	\$265,615,583	

		Latest Part Approval Date															
Recently Approved Part 2s																	
Nichols Block	187 Exchange	Bangor	Part 2 (2/26/18)	0	0	N/A	12,890	0	12,890	\$500,000	\$0	\$500,000	mixed	\$368,880			
193 Exchange St	194 Exchange St	Bangor	Part 2 (2/23/18)	0	0		4,920	0	4,920	\$200,000	\$0	\$200,000	Mixed	\$122,960			
197 Exchange St	198 Exchange St	Bangor	Part 2 (2/26/18)	0	0		3,420	0	3,420	\$200,000	\$0	\$200,000	Mixed	\$122,960			
213 Exchange St	214 Exchange St	Bangor	Part 2 (2/26/18)	0	0		7,860	0	7,860	\$200,000	\$0	\$200,000	Retail/Mixed	\$182,300			
US Post Office Building	27 Washington St	Biddeford	Part 2 (11/27/17)	0	0	N/A	10,000	0	10,000	\$1,200,000	\$50,000	\$1,250,000	commercial	\$380,000			
Lemont Block	146-150 Maine Street	Brunswick	Part 2 (11/23/20)		5		15,315	731	16,046	\$3,000,000		\$3,000,000	mixed use				
Johnson Hall	280 Water St	Gardiner	Part 1 (11/6/20) Part 2 (11/16/20)				13,210			\$243,000		\$243,000	Performance Hall				
Scruton Block	199 Lisbon Street	Lewiston			12		25,000			\$2,500,000	\$100,000	\$2,600,000	Retail/Housing	\$228,000			
Clarence Hale House,	765 Congress Street	Portland	Part 2 (9/19/18)	0	0	N/A	5,766	0	5,766	\$825,000	\$25,000 est.	\$825,000	residential	\$401,300			
George S. Payson House.	30 Mellen Street	Portland	Part 2 (6/3/20)	6	6	5	16,928	0	16,928	\$1,763,375	\$34,600		housing	\$642,400			
St. Dominic's School,	66 State Street	Portland	Part 2 (06/11/20)	38	38		21,816	0	21,816	4,400,000	\$150,000		lodging facility	\$1,048,300			
Catherine McAuley High School	631 Stevens Avenue	Portland	Part 2 (10/9/20)				50,691	0	50,691	\$3,650,000	\$0	\$3,650,000	commercial/day care society	\$1,187,200			
Tracy-Causser Block, *	505 Fore St.	Portland	Part 2 (5/7/18)	0	0	N/A	4,138	0	4,138	\$110,000	\$0	\$110,000	commercial/ offices	\$1,862,500			
W.H. Fuller Block	12 Madison Ave.	Skowhegan	Part 2 (10/30/20)	0	0	0	4,697	0	4,697	\$250,000	\$25,000	\$275,000	offices	\$103,300			

