



GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date	03/18/2026	Department	Planning/Economic Dev
Agenda Item	4.f) Summer Street Affordable Housing TIF Annual Report		
Est. Cost			

Background Information

The City of Gardiner is required to submit an annual report for any Affordable Housing TIFs.

As part of this report the municipal legislative body must approve the report that the Development Program outlined in the TIF are being met.

Requested Action	"I motion to accept the Summer Street TIF annual report as presented."
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

Annual Report for Tax Year April 1, 20²⁵ – March 31, 20²⁶
Affordable Housing Tax Increment Financing District
Submission Deadline of April 30, 20²⁶

Municipality: City of Gardiner

Municipal official submitting this report:

Denise Brown
Printed name

Signature

April 1, 2026
Date

Title: Interim City Manager
Mailing address: 6 Church St, Gardiner, ME 04345
Phone number: 207-582-4200
Email address: dbrown@gardinermaine.com

Name of Affordable Housing Development District:

Summer Street Affordable Housing Development District

Date the municipal legislative body approved this Report (not the District):

April 1, 20²⁶

In submitting this report, the legislative body of the municipality certifies that the public purpose of the affordable housing district is being met and that the required housing affordability and other conditions of approval, including limitations on uses of tax increment revenues for approved development project costs, set forth in the Certificate of Approval issued by Maine State Housing Authority for the District and the related Affordable Housing Development Program are being maintained.

Status of affordable housing within the District: *“Affordable” means for households earning no more than 120% area median income.*

Type of housing unit	# of Existing affordable units	# of Existing market units	# of Planned affordable units	# of Planned market units
Rental (family)	15			
Rental (senior)				
Owned home/condo				

Please list property sales within the District (NOTE: impact on affordability is not required by the statute for this item and in any event would be captured in the chart above):

None

Please describe any changes from what was described in the approved Development Program for the District, such as changes to the type, scope or timing of development within the District. If the Development Program and Certificate of Approval for the District allow alternative uses of funds, please list how funds are being used in practice.

No Changes. Funds utilized IAW amended certificate of approval, dated March 15, 2019.
