

**Mayor and Council Offices**

Mark Dion

Mayor

April 9, 2025



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Testimony of Mayor of the City of Portland, Mark Dion

*Before*

Appropriations and Financial Affairs Committee

*In Support of*

**LD 1424, An Act to Authorize a General Fund Bond Issue for Workforce Housing and  
Raise Certain Income Eligibility Limits**

April 9, 2025

Senator Rotundo, Representative Gattine, and Honorable Members of the Committee, on behalf of the City of Portland, I write to express our strong support for LD 1424. This bill authorizes a general fund bond issue to support the construction of workforce housing and modernizes income eligibility limits to more accurately reflect the real costs of living in Maine's housing markets.

As the state's largest city, Portland is experiencing a severe housing shortage that affects not only our lowest-income residents, but also the middle-income workforce that powers our economy. Teachers, nurses, municipal employees, childcare providers, and hospitality workers are increasingly unable to find housing within reach of their jobs, even with stable incomes. LD 1424 offers a much-needed investment in the production of homes that serve this critical segment of the population.

The bill also reflects a thoughtful approach to eligibility. By updating income limits, it ensures that the benefits of public investment reach those most affected by the rising cost of living, even if they fall outside the bounds of traditional affordable housing programs. This is an important step toward building a more inclusive and responsive housing system.

Portland has demonstrated leadership in expanding housing opportunity. Through comprehensive planning, zoning reform, and the formation of our Social Housing Task Force, we are actively working to support housing production across the income spectrum. We are focused on infill development near transit and jobs, and have aligned municipal land use policy with state housing

priorities. LD 1424 would complement these local efforts with state-level financial support that is urgently needed to turn plans into projects.

With financial partnership from the state, we can accelerate these efforts and ensure housing access for the essential workforce that keeps our city running. As Maine's largest and most economically productive municipality, Portland's stability and success are vital to the health of the state as a whole. When Portland's workforce can live and thrive here, the entire state benefits.

For these reasons, we respectfully urge the Committee to support LD 1424. Thank you for your continued leadership on workforce housing and economic development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Dion", with a stylized flourish at the end.

Mark Dion  
Mayor  
City of Portland, Maine