



5/5/2025

MEREDA ACTION ALERT

Share Your Voice: Submit Testimony in Support of LD 1926! [An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing](#)

May 9, 2025, 1:00 p.m. Housing and Economic Development Committee

MEREDA encourages its members to submit testimony in support of LD 1926, An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing.

Click Here to be Directed to the State of Maine Website to Register to Testify Electronically. <https://www.mainelegislature.org/testimony/>

Below we have provided Talking Points along with Instructions on how to Submit Testimony for a Public Hearing, along with a specific template for Testimony in Support of LD 1926. We hope you find these resources helpful!

A public hearing has been scheduled for the bill on May 9, 2025, at 1:00 p.m. before the Housing and Economic Development Committee.

[Instructions for Submitting Testimony for a Public Hearing](#)

[Template for Testimony in Support of LD 1926](#)





ACTION ALERT



LD 1926 Workforce Housing Density

SPECIFICS

Qualification for bonus:

- 5 or more housing units (for rent or for sale); and
- at least 50% of which are workforce affordable at between 80-220% of AMI.

Density bonus:

- >80%, <100% of AMI: 75%
- >100%, <120% of AMI: 60%
- >120%, <180% of AMI: 45%
- >180%, <220% of AMI: 30%

Alternative Reduced Minimum Lot Size:

- >80%, <100% of AMI: 90%
- >100%, <120% of AMI: 75%
- >120%, <180% of AMI: 65%
- >180%, <220% of AMI: 50%

Bill Summary

- At least 50% of units must be workforce affordable for sale or rent at between 80-220% of Area Median Income (AMI).
- Would provide density bonuses for workforce housing units.
- Alternatively, would permit a reduced minimum lot size.
- Density based on multiple AMI brackets with density higher density bonuses at the lower AMI scale and lower density bonuses at the higher AMI scale.
- Developer could use a blended percentage if creating units within multiple workforce income brackets.
- Landlord/seller verifies workforce income.
- 30-year restricted workforce affordable.

ACT NOW

