

# MAINE STATE LEGISLATURE

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# 132nd MAINE LEGISLATURE

## FIRST SPECIAL SESSION-2025

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Legislative Document

No. 1424

S.P. 580

In Senate, April 1, 2025

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**An Act to Authorize a General Fund Bond Issue for Investment in  
Workforce Housing and Raise Certain Income Eligibility Limits in  
the Affordable Homeownership Program**

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Reference to the Committee on Appropriations and Financial Affairs suggested and ordered printed.

A handwritten signature in black ink, appearing to read "D M Grant", is positioned above the printed name of the Secretary of the Senate.

DAREK M. GRANT  
Secretary of the Senate

Presented by President DAUGHTRY of Cumberland.  
Cosponsored by Representative GATTINE of Westbrook and  
Senators: BENNETT of Oxford, CURRY of Waldo, PIERCE of Cumberland.



**Sec. A-8. Bonds authorized but not issued.** Any bonds authorized but not issued within 5 years of ratification of this Part are deauthorized and may not be issued, except that the Legislature may, within 2 years after the expiration of that 5-year period, extend the period for issuing any remaining unissued bonds for an additional amount of time not to exceed 5 years.

**Sec. A-9. Referendum for ratification; submission at election; form of question; effective date.** This Part must be submitted to the legal voters of the State at a statewide election held in the month of November following passage of this Act. The municipal officers of this State shall notify the inhabitants of their respective cities, towns and plantations to meet, in the manner prescribed by law for holding a statewide election, to vote on the acceptance or rejection of this Part by voting on the following question:

"Do you favor a \$10,000,000 bond issue for workforce housing in the State's opportunity zones?"

The legal voters of each city, town and plantation shall vote by ballot on this question and designate their choice by a cross or check mark placed within a corresponding square below the word "Yes" or "No." The ballots must be received, sorted, counted and declared in open ward, town and plantation meetings and returns made to the Secretary of State in the same manner as votes for members of the Legislature. The Governor shall review the returns. If a majority of the legal votes are cast in favor of this Part, the Governor shall proclaim the result without delay and this Part becomes effective 30 days after the date of the proclamation.

The Secretary of State shall prepare and furnish to each city, town and plantation all ballots, returns and copies of this Part necessary to carry out the purposes of this referendum.

## PART B

**Sec. B-1. Maine State Housing Authority to change Affordable Homeownership Program homebuyer income limit. Resolved:** That the Maine State Housing Authority shall amend its rules governing the Affordable Homeownership Program to change the income limit of homebuyers from 120% to 150% of the area median income in all counties outside of Cumberland, Sagadahoc and York. The authority may adopt rules to require that a project must have leveraged funds. Rules adopted pursuant to this section are routine technical rules pursuant to the Maine Revised Statutes, Title 5, chapter 375, subchapter 2-A.

## SUMMARY

The funds provided by the bond issue in Part A, in the amount of \$10,000,000, will be used by the Maine State Housing Authority to finance workforce housing in the State's opportunity zones through its Affordable Homeownership Program. Part B directs the Maine State Housing Authority to change the income limit of homebuyers participating in the Affordable Homeownership Program from 120% to 150% of the area median income in all counties outside of Cumberland, Sagadahoc and York. It also allows the authority to require leveraged funds.