AGC MAINE
THE CONSTRUCTION ASSOCIATION

**Testimony of Matt Marks in Opposition to LD 1656**
*An Act To Promote Energy-efficient Affordable Housing*
Joint Standing Committee on Labor and Housing
May 10, 2021 9:00 AM

Senator Hickman, Representative Sylvester, and Distinguished Members of the Joint Standing Labor and Housing. My name is Matt Marks; I am a resident of Scarborough. I am here today to testify against this bill on behalf of AGC Maine.

AGC Maine supports the continued investment of housing to meet the growing demand. For more than a decade, our organization has worked closely with housing advocates to increase Maine's investment. Throughout Maine, the ever-increasing need for housing increases as our housing stock remains entirely inadequate. Building energy-efficient housing located near public services has not only helped with a tremendous backlog, but it has also resulted in positive economic activity.

This bill creates a new policy for accepted and distributing funds. The work that was conducted by the Maine State Housing Authority to develop their low-income housing qualified action plan involved stakeholders' input. Our biggest concern with the bill is adding mandatory project labor agreement language.

The majority, if not all of the work, is contracted with open shop contractors. Signing a project labor agreement is a choice that changes the relationship between the employee and employer. It can mean a company's current employees will not be permitted to work on a project if the union can provide the skilled workers needed. That will be detrimental to this housing market as Maine continues to face worker shortages and, on top of that, available bidders. We encourage the Committee to reject this bill.

Respectfully submitted by,

Matt Marks, AGC Maine

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