



19 Community Drive • Augusta, Maine 04330 • (207) 622-7501 • Fax: (207) 623-3590

## Testimony in Support of

### **LD 1424 (“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”)**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®  
April 9, 2025**

Senator Rotundo, Representative Gattine and members of the Joint Standing Committee on Appropriations and Financial Affairs, my name is Andy Cashman. I am the Founder of Resolve Government Relations. We represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® protect private property rights, build Maine communities, and grow our state’s economy. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® supports LD 1424. The bill proposes a \$10 million bond through Maine State Housing Authority to finance workforce housing in the State’s opportunity zones through the Affordable Homeownership Program. The bond would provide more homes for Maine’s workforce and would change the qualification threshold to allow more people to qualify.

This bill incentivizes developers to build housing for our workforce community. This bill would provide housing for existing workers and also increase the supply of available housing to be able to attract new workers we need for our future. MAR supports policies and regulations that promote innovation and development serving the housing needs and changing market demands of our community. This bill would address Maine’s need for workforce housing. Maine needs workers and in order to be able to meet this demand, we must ensure that they have opportunities to live in safe and decent housing that is affordable to them. LD 1424 is a potential solution to addressing this.

For these reasons, we support LD 1424 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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