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Testimony in Support of LD 1657

(“An Act to Expand the Use of Tax Increment Revenue for Affordable Housing by Adding Authorized Project Costs”)

J. Andrew Cashman on behalf of the Maine Association of REALTORS®

April 24, 2025

Senator Grohoski, Representative Cloutier and members of the Joint Standing Committee on Taxation, 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 1657. The bill expands the use of tax increment revenue for affordable housing by including authorized project costs. As such, it is a well-reasoned approach to increase housing development in our state.

LD 1657 creates additional flexibility for financing, helps to reduce barriers to development, which is a key factor in Maine’s housing shortage, and incentivizes construction of affordable housing. We do not have enough housing in Maine and need to increase development. This proposal will provide additional financial flexibility for development to help meet Maine’s housing goals.

For these reasons, we support LD 1657 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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