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**Testimony in Support of LD 1940
("An Act to Revise the Growth Management Program Laws")**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
May 8, 2025**

Senator Curry, Representative Gere and members of the Joint Select Committee on Housing and Economic Development, 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® grow Maine's economy and build Maine communities. 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 1940 because it would encourage the development of more housing in our state. This bill would make comprehensive changes to the growth management program to update the comprehensive land use planning process and facilitate the development of new housing. The bill also directs the Director of Maine Office of Community Affairs to convene a stakeholder group for input in advance of rulemaking and MAR would respectfully request the opportunity to participate as an advocate for real property ownership.

LD 1940 would streamline housing development and address inclusionary policies in a holistic way that allows communities to meet their housing needs. It would enable private property owners to contribute to our state's housing needs in a way that suits their community's unique needs. By removing barriers to development, LD 1940 would provide solutions to a critical component of the housing shortage: laws that inhibit housing development and prevent economic growth in communities.

The bill is an example of policy-making that addresses the immediate housing needs of today and plans for tomorrow by modernizing Maine's zoning and comprehensive planning laws that have inhibited community growth and development. LD 1940 thoughtfully balances private property rights while creatively addressing our state's housing needs.

For these reasons, we support LD 1940 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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