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Testimony in Support of LD 1912

("An Act to Authorize a General Fund Bond Issue to Address Maine's Housing Shortage")

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

May 13, 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 1912. The bill is a well-reasoned approach to addressing the affordable housing need in our state.

The bill proposes a \$60 million bond to address Maine's housing shortage. It would, among other things, establish an Innovative Housing Incentive Program to support producers of manufactured and other housing types in the State through grants for operating expenses, the manufacturing of affordable and energy-efficient housing and low-interest loans for new or expanded factories.

MAR supports policies which preserve and protect the economic interests of the real estate industry and the right of all people to own, use, and transfer real property. This proposal would encourage continued development and innovative housing options.

MAR believes that housing needs are best met through private investment and recognizes the value of public incentives to accomplish the development of housing of all types. LD 1912 carefully balances this concept. This proposal would encourage more efficiencies in manufactured housing development which is needed to address our state's housing shortage.

For these reasons, we support LD 1912 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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