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Testimony in Support of LD 2116 ("An Act to Make Permanent the Affordable Housing Income Tax Credit")

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

January 21, 2026

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 2116 because it would make the Affordable Housing Income Tax Credit permanent by eliminating the existing sunset after 2028. The Affordable Housing Income Tax Credit has been an essential state funding tool which accompanies federal credits to develop affordable housing. By making permanent this program, Maine would be ensuring one pathway to affordable housing development remains steady on course.

Challenges to creating housing since the affordable housing income tax credit was introduced have only increased over time. The Maine Association of REALTORS® supports legislative measures and initiatives that serve to increase the availability and affordability of housing through the private sector and continuing this credit would do that. For these reasons, we support LD 2116 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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