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**Testimony Neither for Nor Against LD 916
("An Act to Promote Investment in Housing")**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
February 19, 2026**

Senator Curry, Representative Gere, and members of the Joint Standing Committee on Housing and Economic Development, my name is Andy Cashman. I am the Founder of Resolve Government Relations. We represent 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, sellers and owners of residential and commercial real estate. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, and others involved in the real estate industry. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® is neither for nor against LD 916. As amended, LD 916 would create the Middle-income Housing Support Program and Fund administered by Maine State Housing Authority. The program would provide loans and grants to cover construction costs for new homes or rehabilitated homes for rent or purchase based on different levels of middle income families.

While we support the concept of new home construction and improvement of existing dwellings, we are concerned that the administrative costs of the program would consume a disproportionate amount of the overall subsidy. In addition, without a designated and continued funding source, we have concerns around the fiscal impact of where the funding will come from in the future as we know that housing will remain a focus of policy making in our state for a number of years to come.

MAR has long supported private and public initiatives for housing development and we recognize and appreciate the intent to address a significant piece of the housing puzzle in Maine. However, we feel there are more impactful and less costly ways to unlocking more of Maine's middle income housing.

Expanding housing of all types for all income levels is essential to the fiscal and economical well-being of our state. Furthermore, housing policy should focus on encouraging a balance of private capital along with public incentives to bring new units to the market. Due to decades of undevelopment, coupled with historic population growth for our state, Maine should dive deeper into regulatory reform, trades programming, incentivizing investment and focusing on policy that reshapes how we effectively produce more housing. Examining ways to improve permitting and development at the state and local level will unlock incentives to invest in housing that does not carry a significant fiscal impact to our state's overall budget in the way LD 916 could.

MAR commends the concept and focus on housing but respectfully urges continued conversations around how we can more effectively address our missing middle housing in Maine. Thank you for your time and consideration.



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