



Maine Real Estate &  
Development Association

Supporting Responsible Development

**LD 2212: An Act Making Supplemental Appropriations and Allocations  
from the General Fund and Other Funds for the Expenditures of State  
Government and Changing Certain Provisions of the Law Necessary to the  
Proper Operations of State Government for the Fiscal Years Ending  
June 30, 2026 and June 30, 2027**

**Testimony in Support**

February 19, 2026

Chair Rotundo, Chair Gattine, and members of the Appropriations and Financial Affairs Committee; Chair Curry, Chair Gere, and members of the Housing and Economic Development Committee:

My name is Elizabeth Frazier, and on behalf of the Maine Real Estate and Development Association, I submit following testimony in support of LD 2212 with suggested amendments as noted below. MEREDA's members consist of a wide range of people and organizations involved in real estate development in Maine, from architects and contractors to bankers and attorneys to developers and municipalities. Our members work together to support responsible development in Maine.

Today's discussion is focused on funding for housing, and while not all MEREDA members are in the business of housing construction, all MEREDA members are aligned on the need for housing to improve our communities and our economy. MEREDA views housing through the lens of the State's HR&A reports, which first detailed how much housing our state needs by 2030 (84,000 units) and suggests ways to achieve that goal. Much of the funding for housing in this budget exists in the framework laid out in those reports.

Generally, MEREDA is supportive of the responsible and sustainable development of any type of housing throughout the state of Maine. We expect most of the details to achieve "responsible and sustainable" housing as proposed in this budget will be worked out in more detail within MaineHousing, we do want to offer an amendment to the middle-income housing pilot proposed in Part T, Program 0442 on Page 46 of the General Fund Language. The model proposes subsidies for rental housing to households with incomes up to 120% AMI and ownership programs for households with incomes up to 150% AMI. MEREDA strongly believes these guidelines to be so low as to miss the true "middle income" strata and that stepped subsidies should be available up to 220% AMI, particularly in areas of the state where housing costs far exceed typical residents' earnings.

MEREDA is supportive and appreciative of the remainder of the budget lines within Program 0442.

We also want to call your attention to Section T-20, which provides funding for a pilot program for regional code enforcement. MEREDA is strongly in favor of this initiative, as many of our members experience delays and inconsistencies when smaller municipalities are unable to hire full-time code enforcement officers.

Finally, while we are incredibly thankful for the consideration of additional funding being allocated to the responsible, sustainable development of housing, MEREDA would like to take this opportunity to remind you that not all of Maine's housing woes can be solved through funding. The Housing and Economic Development Committee has been working hard to ensure that the regulatory barriers to housing are being examined and addressed. MEREDA will continue to push HED and the rest of the legislature to act boldly to make certain that the non-financial solutions are available to assist in solving this problem.

In summary, thank you for your support of Maine's communities, economy, and future by supporting the creation of housing. And the appropriate upper limit for subsidized construction should be 220% AMI.

Thank you for your consideration of this testimony.

Elizabeth Frazier

On behalf of Maine Real Estate & Development Association  
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