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Testimony in Support of LD 1453

(“Resolve, to Establish the Innovative Factory-made Housing Working Group”)

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
April 25, 2025**

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 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 1453. The bill is a welcomed approach to examining creative approaches to improve housing in our state.

In recent years, the material and regulatory costs of construction and development have proven to be a significant barriers to the creation of new housing in our state. LD 1453 would establish a working group to examine and recommend the potential of innovative factory-made housing technologies to reduce housing production costs and accelerate housing production in the State. The group would produce a report to be delivered to this committee toward the end of this year. One recommendation would be that the composition of the working group include at least one REALTOR® member of our state association who could provide valuable insight on the needs of our housing market.

MAR supports this bill because it would help provide solutions to our housing shortage and make recommendations on how to harness new technologies that streamline production and potentially lower the cost of housing development in Maine. As our industry continues to modernize, it is essential that we are studying of how we can best plan to meet Maine’s housing needs of today and tomorrow.

For these reasons, we support LD 1453 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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