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**Testimony in Support of LD 2127
("An Act to Increase the Cap on Bonds Issued by the Maine State Housing Authority to
Reflect Current Housing Production Needs in the State")**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
January 20, 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® supports LD 2127. This bill would increase the cap on mortgage purchase bonds issued by the Maine State Housing Authority (MSHA), allowing MSHA to have increased financial flexibility as we work toward creating more housing for our state.

MAR has consistently supported targeted MSHA bond financing as one of the most effective and efficient tools the State has to increase housing supply. In prior testimony we supported bond proposals that finance workforce and affordable housing and that strengthen MSHA's ability to deliver both rental and homeownership opportunities across Maine.

Raising the bond cap will allow MSHA to finance more projects — including workforce housing, rental developments, and homeownership programs — that are designed to streamline housing production. MSHA is uniquely positioned to use bond proceeds in ways that leverage private capital, direct subsidies to projects that would not otherwise be feasible, and preserve long-term affordability. This is the type of targeted financing that leads to new housing supply rather than temporary fixes.

Housing affordability in Maine is primarily due to a lack of supply. Bond financing targeted through MSHA funds the construction and rehabilitation projects that create new housing units for working families, renters, and first-time buyers. MAR opposes measures that raise taxes or fees without ensuring the funds are deployed toward building new homes. Bond programs tied to MSHA ensure funds are applied directly to housing production and incentivize private developers to take on projects that expand the supply.

Unlike broad tax increases or non-targeted revenue proposals, MSHA bonds are a specific funding resource that is directly tied to housing production. This accountability ensures that state-supported funds are used to produce and preserve housing rather than being diverted to other policy areas or programs.

For these reasons, the Maine Association of REALTORS® respectfully urges you to vote Ought to Pass on LD 2127. Thank you for your time and consideration.



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