



Maine Real Estate &
Development Association

Supporting Responsible Development



MEREDA News Bulletin

February 2026

Signature Event

February 26, 2026

[Register Now!](#)

Public Policy Update

The MEREDA Public Policy Committee continues to advocate on its members behalf. [**Check out our update below.**](#)

MEREDA Announces Appointment of Sno Barry to Board of Directors

MEREDA Matters Podcast

Check out the latest episode!

Build Homes Build Community

MEREDA is a Proud Founding Member of Build Homes Build Community

WELCOME to the Latest Edition of MEREDA's Online Newsletter

We hope that the new year is off to a great start and that the holiday season brought you time to relax and recharge!

We are grateful for your continued support and engagement with our organization. Your participation, insights, and commitment to our community are what make MEREDA such a vibrant and valuable network. As we look ahead to the coming months, we're excited about the connections we'll forge, the knowledge we'll share, and the growth we'll experience together.

Speaking of the new year, we invite you to register now for MEREDA's [2026 Real Estate Forecast Conference and Member Showcase](#), which will take place on February 26th at the Holiday Inn By the Bay. This continues to be an exceptional opportunity to gain insights into the year ahead, connect with fellow industry professionals, and discover the latest trends shaping our market. We can't wait to bring our community together for another outstanding conference!

Thank you for being such valued members of our community. Here's to a successful and prosperous year ahead!

Shelly R. Clark
Executive Director

MEREDA's Annual Forecast Conference & Member Showcase is February 26, 2026



Where Important Conversations Happen

Join the movers and shakers of Maine's real estate industry on February 26th for MEREDA's Forecast Conference & Member Showcase being held at Holiday Inn **By the Bay!** Register now for a day filled with important conversations about the future of Maine's real estate economy. We encourage you to register early to secure your preferred session(s).

Check out this year's agenda and lineup of presenters!

CONTINUING EDUCATION CREDITS: This course has been approved for 4 hours by the Maine Real Estate Commission & Board of Real Estate Appraisers for Continuing Education Credits for Real Estate Licensees and Appraisers.

This course has been approved for 4 hours of HWS (Health, Safety, and Welfare) Architect continuing education credits by AIA Maine.

This course has been approved for 4 hours of Assessor Credits by the Maine Revenue Services.

This course has been approved for 4 Legal continuing education credits by the Board of Overseers.

Application has been made to the American Planning Association for AICP CM Credits. *Approval is pending.*

Register Here!

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Public Policy Update

Mills' State of the State Highlights Funding for Housing, "Affordability Agenda"

Last week, Governor Janet Mills delivered her final State of the State address, centering her remarks on affordability — and, importantly for our members, on housing. Below are highlights of the



Governor's "affordability agenda," which includes \$70 million for housing, \$300 individual checks, and permanent free community college. A specific breakdown of the housing funding proposal is below. [**Affordability Agenda \(PDF\)**](#)

- \$55 million for new housing production, including:
 - \$15 million for the Rural Affordable Rental Program (83 new apartments).
 - \$7.5 million for the Affordable Homeownership Program (88 homes).
 - \$10 million for a new MaineHousing pilot to create 100 homes for middle-income Mainers (rental or ownership).
 - \$7.5 million for a new MaineHousing pilot to create 429 affordable homes via mobile home park expansion and infill.
 - \$15 million to leverage federal housing tax credits (125 new rental apartments).
- \$15 million to support proven, existing housing programs, including:
 - \$12 million for the Emergency Housing Relief Fund (short- and long-term solutions for homelessness and imminent risk).
 - \$2 million for the Community Aging in Place Program (upgrade 645 homes so older Mainers can age in place).
 - \$1 million to the Maine Office of Community Affairs to help communities implement recent zoning and land use reforms.

WIN Act – Update on Recent Housing Committee Vote

The Joint Standing Committee on Housing and Economic Development (HED) voted a divided report on [**LD 1926**](#) on January 20, 2026. The majority report is Ought Not To Pass. Importantly, there is a one-person minority report — Ought To Pass As Amended — signed by Representative Amanda Collamore.

MEREDA helped propose LD 1926 because it is exactly the kind of supply-focused reform Maine needs: a practical no-cost tool to allow increased housing density or reduced minimum lot sizes for middle housing — so communities can create more attainable homes without waiting years for the next comprehensive plan rewrite, or a change in interest rates, or some other magic bean.

Unfortunately, legislators are facing opposition from communities and community leaders regarding the statewide land use laws recently passed by the legislature in LD 1829 (now [**Public Law 2025, Ch. 385**](#)). This pushback has made legislators unwilling to advance more statewide land use solutions to the housing crisis.

While the WIN Act may not pass this session, MEREDA and Build Homes will continue to apply pressure to elected leaders and officials to encourage statewide policy changes that will make it easier to build housing, grow the market, and lower costs.



Build Homes: Top Issues for 2026 - <https://yestohousing.me/>

Build Homes, Build Community is also working hard in our Maine communities and through media outlets and social media to raise awareness of the need for housing creation in Maine. Additionally, Build Homes is working to support legislative initiatives that will help pave the path for housing construction in our communities. This year's top priorities include:

- 1) Regulatory Reform, Arising from LD 1375 (now [**Public Law 2025, Ch. 64**](#)).
 - a) Bill language TBD. Encourage adoption of [**report recommendations**](#) and beyond to reduce friction that drives cost and delay: permitting predictability, clear timelines, modernized standards, and fewer duplicative reviews.
- 2) Support for Middle Housing – up to 220% of Area Median Income (AMI)
 - a) Multiple bills, supplemental budget. Expand opportunities for duplexes, triplexes, townhomes, ADUs, and small multi-family where Maine people already want to live — near jobs, services, and downtowns. Encourage broad income range options for middle housing programs.

3) Housing Bond

a) Bill language TBD. Strategic bonding for housing support, including middle housing, infrastructure, and additional dollars to unlock key affordable housing construction.

4) Permanent State Low Income Housing Tax Credit (SLIHTC)

a) **LD 2116** and the supplemental budget. Move SLIHTC from temporary/renewal mode to a permanent tool that provides predictability for investors and developers, supporting long-term affordable rental production.

What's Next

The Governor put real housing dollars on the table. The question now is whether the Legislature will pair those investments with the policy reforms needed to actually produce units at scale — in the places Maine people need them most. MEREDA will continue to stay at the table, keep members informed, and push relentlessly for common-sense solutions that build homes.

MEREDA will continue to remain diligent in protecting its members' interests. Our members represent a critical pillar of the state economy, and we will continue to advocate for policies that are fair, practical, and predictable. We encourage all those who are interested in rolling up their sleeves and helping to further MEREDA's mission and vision in policymaking to contact Shelly R. Clark, MEREDA's Executive Director at info@mereda.org.



MEREDA continues to be a proud partner in the Build Homes, Build Community movement to change hearts, minds, and policy to open us the barriers that currently exist in the development of new housing. Build Homes is keeping the work going in the following ways:

- Social media and op eds
- Events by our founding partners (MEREDA breakfast with 100+ in attendance a couple weeks ago in Portland, a state house hall of flags day, tabling at conferences, and more to come)
- News conference and media push on February 19th in Augusta to share our policy priorities for this legislature.
- Speaking engagements like the Maine Development Foundation's Leadership Maine Class of 2026, which led to a collaboration on a project to develop a framework for engaging residents in supporting housing at their local planning board meetings. If you are a member of an organization (like Rotary, your local Chamber, or others) that you think should know more about housing in Maine, please connect us so we can share the campaign across Maine!

If you'd like to know more about the Build Homes movement or the policy priorities, please sign up for the newsletter at yestohousing.me and/or reach out to Bev Uhlenhake at buhlenhake@pierceatwood.com.



Maine
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Maine Real Estate &

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MEREDA Matters Podcast

The next edition of the MEREDA Matters Podcast is now available! This dynamic podcast puts you in the room with Maine's real estate industry leaders, featuring insider conversations delivering fresh insights from the voices driving responsible development in Maine.

Season 3, Episode 2, "A WIN for Middle Housing" is now available!

Listen Now!

<https://mereda-matters.simplecast.com/>



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Welcome to our New Board Member

MEREDA Announces Appointment of Sno Barry to Board of Directors!

Sno L. Barry, CPA, CEPA, MST, is a Principal in BerryDunn's Commercial Practice Group, based out of the firm's Bangor office. She specializes in providing compliance and consulting services to privately held companies, with a focus on proactive and innovative tax solutions. Sno also advises clients on exit planning strategies, bringing a strategic, value-focused approach to helping business owners prepare for and navigate transitions effectively.



"Sno brings tremendous value to our board, and we couldn't be more pleased to have her join us, on both the board and MEREDA's Membership & Marketing Committee" says Shelly R. Clark, Executive Director for MEREDA. "Her presence in Bangor will also help us deepen our reach across the state, and her expertise and vision will strengthen our impact as we pursue the work that matters most to our members."

Read the full press release:

<https://bit.ly/3MLJ80T>

[Read the Full Press Release Here](#)

Upcoming MEREDA Events



**Check out our
Upcoming Events**

The real estate industry is constantly changing, especially in these uncertain and challenging economic times. Our timely seminars and conferences keep you up to date on important trends and provide you with expert information on a wide range of topics such as financing options, tax policy, environmental issues and market forecasts.

February 26, 2026 - Annual Forecast Conference & Member Showcase

Holiday Inn By the Bay, 88 Spring Street, Portland, ME

March 19, 2026 - Morning Menu Breakfast Event - Finding the Green for a Brownfield

McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME

April 2, 2026 - MEREDA Heads to Bangor for Networking Social

Location TBD, Bangor, ME

April 8, 2026 - Morning Menu Breakfast Event - Topic Coming Soon!

McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME

April 30, 2026 - A Notable Night...A Social Celebration of 2025's Best Projects

Hannaford Hall - Abromson Community Education Center, 88 Bedford Street, Portland, ME

May 7, 2026 - MEREDA's Strikes for Scholars Bowl-a-Thon Fundraiser

Bayside Bowl, 58 Alder Street, Portland, ME

May 21, 2026 - Morning Menu Breakfast Event - Topic TBD

McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME

June 4, 2026 - MEREDA Returns to Bangor for Breakfast - Topic Coming Soon!

Hollywood Casino, 500 Main Street, Bangor, ME

September 17, 2026 - Morning Menu Breakfast Event - Topic TBD
McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME

October 1, 2026 - MEREDA's 2026 Fall Conference Returns!
Hannaford Hall - Abromson Community Education Center, 88 Bedford Street, Portland, ME

Special thanks to **Norway Savings Bank** for their Gold Sponsorship of MEREDA's Morning Menu Breakfast Series in 2024-2025 and their renewed partnership for 2025-2026!



Our Members are Invested in What we Do!

MEREDA's strength has always stemmed from the support and active participation of our valued members. Thanks to their ongoing commitment, we continue to be Maine's leading advocate for responsible real estate development, representing hundreds of commercial real estate owners, developers, and industry professionals.

We are pleased to give special recognition to our Cornerstone and Sustainer Level Members. If you are interested in learning more about these levels of membership, please contact the MEREDA office.

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