



HARRIETTE L. CHANDLER
SENATE PRESIDENT
FIRST WORCESTER DISTRICT

Remarks from Senate President Harriette L. Chandler (D-Worcester):

Massachusetts Association of Community Development Corporations Lobby Day

Massachusetts is an incredibly prosperous place. The unemployment rate sits below the national average, and gateway cities and towns across the Commonwealth have seen tremendous revitalization in the post mortgage-crisis world. But the wealth in Massachusetts is not equally spread. And the rising cost of housing is the greatest indicator of that inequity.

I've spoken about Massachusetts' desperate need for housing supply over the past few months – and we have indeed made some progress. A new housing bond bill is currently in conference with the House. That bill will extend funding for affordable housing programs and extends the Community Investment Tax Credit into 2025. And increases the credit's maximum from \$6 million to \$12 million.

These are small first steps in what needs to be a major overhaul of how we build housing across the state. In fact, state and local zoning laws have not been significantly updated since the 1970s, and prices are rising as units are barred from construction. It is a simple fact: the supply of housing in Massachusetts simply does not meet the demands of the market.

Massachusetts is a place where we strive to provide opportunity for all. And that means that everyone in the Commonwealth – people like post-grads, working families, and the elderly – they should have access to housing across the affordability spectrum. If just one family cannot afford to live in Massachusetts, then we have failed our collective responsibility to fairness, and have failed in our pursuit for economic prosperity.

The Senate is working with the House and the Administration to implement meaningful zoning reform that will open the doors to development. One of our top priorities is a comprehensive



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housing bill that would lower housing costs overall, allow municipalities to require affordable housing as part of every housing development, and provide stronger tools to prevent housing discrimination.

In our cities and towns, we need development, and we need community appropriate housing. Our zoning statutes are woefully outdated and they hinder every municipality's and developer's ability to provide housing that its residents and economy demand. There is very much to be done in the coming months and onward, and we have many partners in this fight. And one of the greatest partners is our Community Development Corporations. The work that CDCs do is integral to creating a more fair and just Commonwealth. As lawmakers, we must empower our CDCs with the tools to do their jobs and improve their communities. It is immensely important to host you here today so that you can tell us exactly what you need to most effectively do your jobs.

The priorities of the Senate and priorities of Massachusetts' CDCs intersect at many ventures. And I always look forward to our collaboration together, especially moving forward into the hectic thralls of the end of the session. Together, we can accomplish so much. So it has been my pleasure to address you all today, commend you for your fantastic work, and express my excitement at the collaboration to come.

Thank you.