



MACDC Statement to the Massachusetts Senate in Support of
An Act promoting housing and sustainable development (S.2311)
June 7, 2016

The Massachusetts Association of Community Development Corporations (MACDC) is a founding member of the Massachusetts Smart Growth Alliance (MSGA) and we are pleased to join with key members of the Alliance and other partners to promote the adoption of comprehensive zoning reform legislation, S.2311, An Act promoting housing and sustainable development. MACDC is an association of mission-driven community development organizations dedicated to working together and with others to create opportunities for people of diverse incomes and backgrounds to access housing that is affordable, benefit from economic opportunities, and fully participate in the civic life of their communities.

An Act promoting housing and sustainable development (S.2311) will encourage new jobs and more housing, offering new models and resources for community planning and additional safeguards for public health and natural resource protection. The bill presents a balanced, well-crafted approach that offers greater certainty and predictability for developers and property owners, enhanced protections for important natural and agricultural landscapes, and an enhanced set of tools and incentives for local officials and citizens to guide and shape the future of their communities.

Our members have a long track record of balancing these three goals. CDCs work collaboratively with local residents and local governments to identify community goals and develop projects with strong local support. Over the years, our members have developed more than 17,000 apartments and hundreds of homeownership units, as well as dozens of commercial buildings and green spaces. In 2015 alone, our members built or preserved 2,055 homes and provided 2,252 jobs to local workers in real estate construction projects. This represents 39 different projects and \$489.7 million of investment.

Our members understand the challenges presented by our local zoning laws, and we believe S.2311 will allow us to do more of these projects with greater efficiency. With new tools and opportunities, CDCs will be able to increase their local impact. We urge the Massachusetts Senate to pass S.2311, so that all communities may benefit from updated zoning, subdivision, and planning laws that encourage balanced development and land preservation and will meet our Commonwealth's housing demands now and for years to come.