

## *Economic Development Bill One Pager*

The Baker-Polito Administration's economic development bill (**H.4529**) is focused on the pillars and principles outlined in the 2019 economic development plan, [Partnerships for Growth](#), as well as the core themes of equity and recovery. This bill contains a total of \$275 million in capital authorizations as well as several policy changes across three central areas: *housing*, *community development*, and *business competitiveness*.

### Housing

- \$40M for **Neighborhood Stabilization** to return blighted or vacant units back to productive use, including in communities disproportionately affected by COVID-19;
- \$35M for **Transit Oriented Housing Development** to produce new, high-density, mixed-income affordable housing developments located near major transit nodes, help mitigate environmental/traffic concerns, and increase production in areas most impacted by COVID-19;
- \$10M for **Climate-Resilient Affordable Housing Production** of affordable, multi-family housing developments, with the goals of equipping homes to better respond to climate changes and reducing greenhouse gas emissions through use of efficient, sustainable design practices;
- Expansion of the **Housing Development Incentive Program (HDIP)** by raising the annual cap from \$10M to \$30M to support more market rate housing development projects in Gateway Cities and allowing similarly situated communities in need of housing to be eligible for the program;
- **Housing Choice** legislation, to enable cities and towns to adopt certain zoning best practices related to housing production by a simple majority vote, rather than the current two-thirds supermajority; and
- Prohibiting naming of a minor as a defendant in an eviction claim and expunging existing records.

### Community Development

- \$40M for **Revitalizing Underutilized Properties** by supporting the redevelopment of underutilized, blighted, or abandoned properties into active commercial space, housing, or green or civic space. Targeted investments will help address development costs, including those related to code compliance, remediation, build-out, or fit-out of underutilized spaces in communities across the state;
- \$15M for the **Site Readiness** program, to support site assembly and assessment, predevelopment permitting, and other predevelopment activities;
- \$10M to a new **Rural and Small Town Development Fund** for community and infrastructure development needs in small towns and rural municipalities, to support projects with significant community impacts;
- \$5M of **Regional and Community Assistance** for planning initiatives undertaken by individual municipalities, joint cities or towns, or entire regions, to address shared goals related to community development, housing production or other issues of local and regional concern;
- \$5M for maintenance of **broadband infrastructure** in central and western Massachusetts; and
- One year extension of state and local permits held by real estate developers that were unable to proceed with projects in light of COVID-19 disruptions.

### Business Competitiveness

- \$45M for a new **Technology Research and Development and Innovation Fund** to increase the state's competitiveness in key industry clusters for investments in areas such as AI, Robotics, FinTech, Blockchain, Quantum Computing, Digital Health, Cybersecurity, and Blue Tech;
- \$35M for grants to **community development financial institutions (CDFIs)** for small business lending, to leverage federal funding and better support entrepreneurs in underserved populations, including women-owned and minority-owned businesses;
- \$15M for **micro-businesses and low-to-moderate income and minority entrepreneurs** via a matching grant program through Massachusetts Growth Capital Corporation (MGCC) to provide capital for starting or expanding a business;
- \$10M to **expand the state's advanced manufacturing pipeline**, building on the successful model of the Massachusetts Manufacturing Innovation Initiative (M2I2); and
- \$10M for a **Tourism Asset Investment Fund** to create a matching fund to support capital improvements in tourism assets.