



September 25, 2013

Senator Gale D. Candaras  
Rep. Joseph F. Wagner  
Joint Committee on Economic Development and Emerging Technologies  
State House, Room 42  
Boston, MA 02133

RE: H.311- An Act to Promote Transformative Development in Gateway Cities

Dear Chairpersons:

I am writing to affirm MACDC's support for the passage of H.311- An Act to Promote Transformative Development in Gateway Cities.

The Massachusetts Association of Community Development Corporations (MACDC) is an association of mission-driven community development organizations dedicated to working together and with others to create places of opportunity where people of diverse incomes and backgrounds access housing that is affordable, benefit from economic opportunities and fully participate in the civic life of their community. We achieve this by building and sustaining a high performing and adaptive community development sector that is supported by private and public investment and sound public policies. Founded in 1982, MACDC currently has 88 members, including 60 CDC members and 28 associate members.

MACDC has members in many of the Commonwealth's Gateway Cities, who successfully navigate the challenges to provide essential programs and projects in their communities. Our commitment to Gateway Cities is evidenced by our successful advocacy for passage of legislation in 2012 creating the Community Investment Tax Credit (CITC), which will enable local residents and stakeholders to work with and through community development corporations (CDCs) to partner with nonprofit, public, and private entities to improve economic opportunities for low and moderate income households and other residents in urban, rural, and suburban communities across the Commonwealth. Under CITC, a minimum of 30% of the tax credits must be awarded to CDCs in Gateway Cities.

We support passage of H. 311 because of the positive impact its passage will have on Gateway Cities, in large part due to the breadth of its approach, including its emphasis on both economic development and housing development. Three elements stand out as particularly important:

1. We are strong supporters of expanding the Historic Rehabilitation tax credit which has a demonstrated track record of creating jobs, homes, and economic investment while also contributing to the aesthetic heritage of these vital cities.

2. The bill's proposed changes to the Housing Development Incentive Program are consistent with comments submitted by MACDC on the HDIP draft regulations in April, 2012, among these the importance of determining market rents consistent with local conditions.
3. The creation of the Transformative Urban Development Fund will give Gateway Cities new tools and resources to address challenges they face and respond to opportunities at a scale that can have a powerful multiplier impact.

MACDC supports passage of H.311, and upon passage would work with our members and with the Commonwealth to ensure its positive impact on our Gateway communities. Please contact me if you have any questions or if I can offer assistance in its passage.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Kriesberg".

Joseph Kriesberg  
President and CEO