



May 31, 2023

Karen E. Spilka, Senate President  
 Michael J. Rodrigues, Chair  
 Senate Committee on Ways and Means  
 State House  
 Boston, MA 02133  
 via email

**Time-sensitive: Housing Development Incentive Program (HDIP)**

Dear Senate President Spilka and SWM Chairman Rodrigues:

We, the undersigned Mayors and Managers representing Gateway Cities, respectfully ask you to include the Housing Development Incentive Program (HDIP) in the Senate’s forthcoming tax reform package. We support the Healey-Driscoll language contained in H.42, *An Act creating tax relief for affordability, competitiveness and equity*, or the very similar language in H.2724/S.1779 sponsored by Rep. Antonio Cabral and Sen. John Cronin. Both versions include a one-year increase to address the program backlog, and an ongoing increase in the state tax credit cap from \$10M to \$30M.

HDIP has been funded at its original pilot level (\$10M) since its creation in 2013. Given its clear success in creating new multifamily housing in our downtowns and transit areas, right-sizing the program to meet the real need has been a top Gateway City priority for several years. We thank you for your past support, having

included these provisions in the Senate's economic development bills that passed the chamber and went to conference committee in both the 2019-2020 and 2021-2022 sessions.

Now we write with greater urgency: Without action this year, a sunset provision will take effect on January 1, 2024 that will reduce the cap from \$10M to \$5M. In consequence, the current five-year waitlist for project funding would turn into a ten-year waitlist.

Even as many municipalities push back against building more homes, our communities welcome housing investment and new residents. HDIP is the state's most effective tool for creating vibrant, mixed-income neighborhoods in underinvested areas, yet it is also flexible enough to support up to 20% income-restricted units in stronger markets.

Our racial, ethnic, and economic diversity make Gateway Cities strong. Please help us build the housing that will benefit the entire Commonwealth by helping reduce competition for homes, curb upward pressure on rents, and create more housing choices in every region of the state.

We thank you for your attention and leadership in solving this issue.

Sincerely,

Cathleen DeSimone, Mayor of Attleboro  
Robert F. Sullivan, Mayor of Brockton  
John L. Vieau, Mayor of Chicopee  
Carlo DeMaria, Mayor of Everett  
Paul Coogan, Mayor of Fall River  
Stephen DiNatale, Mayor of Fitchburg  
James Fiorentini, Mayor of Haverhill  
Joshua A. Garcia, Mayor of Holyoke  
Brian DePeña, Mayor of Lawrence  
Dean Mazzarella, Mayor of Leominster  
Sokhaury Chau, Mayor of Lowell  
Thomas A. Golden, Jr., City Manager of Lowell  
Jared C. Nicholson, Mayor of Lynn

Gary Christenson, Mayor of Malden  
Neil Perry, Mayor of Methuen  
Jon Mitchell, Mayor of New Bedford  
Edward A. Bettencourt, Jr., Mayor of Peabody  
Linda M. Tyer, Mayor of Pittsfield  
Thomas P. Koch, Mayor of Quincy  
Patrick Keefe, Jr., Interim Mayor of Revere  
Domenic J. Sarno, Mayor of Springfield  
Shaunna O'Connell, Mayor of Taunton  
Mike McCabe, Mayor, Westfield  
Eric D. Batista, City Manager of Worcester  
Joseph M. Petty, Mayor of Worcester

cc: Sen. Cindy Friedman, Vice Chair, Senate Ways and Means  
Sen. Lydia Edwards, Chair, Joint Committee on Housing  
Sen. John Cronin, Chair, Gateway Cities Caucus