



November 10, 2025

MEPA Director  
100 Cambridge St. 10th Fl  
Boston, MA 02114

To whom it may concern,

On behalf of the Massachusetts Association of Community Development Corporations (MACDC) and our over 100 member organizations, I write in support of the proposed amendment to Massachusetts Environmental Protection Act (MEPA) regulation 301 CMR 11.00. MACDC represents over 100 community based non-profit organizations, including all 62 state-certified CDCs. Our members serve cities, towns, and neighborhoods across the state from Cape Cod to the Berkshires by, among other things, developing and preserving housing that both is affordable to low- and moderate-income households and upholds high standards of environmental stewardship.

Developing housing in Massachusetts is an inherently costly endeavor, and among the many drivers of this is the considerable time and cost related to navigating the regulatory process. MEPA regulations are a crucial tool to protect our environment and communities, but they should be structured in a way that ensures the most efficient process possible, especially when it comes to projects aimed at tackling our affordable housing crisis. Every dollar in added cost is a dollar taken away from the affordability of those who will live in the development.

It is crucial that our regulations balance these key priorities, and we believe the proposed amendment does so. Streamlining the review process for residential projects whose designs have already met the criteria to be unlikely to cause damage to the environment saves housing developers considerable time and money that they cannot afford to spare. We thank MEPA for the proposed amendment and hope it is made permanent.

Sincerely,

Emily Haber  
President & CEO