

November 8, 2025

MEPA Director  
100 Cambridge St. 10<sup>th</sup> Fl  
Boston, MA 02114

To whom it may concern,

Valley Community Development, a nonprofit affordable housing developer in Western Massachusetts, supports the proposed changes to the Massachusetts Environmental Policy Act (MEPA) regulations that will streamline the review process for certain housing developments.

The proposed changes provide seven new criteria for residential projects that must be met to be considered unlikely to cause "Damage to the Environment" and therefore relieved from the Environmental Impact Review (EIR) process. The current EIR process adds considerable cost and time to a project, neither of which affordable housing developers can spare.

It is widely recognized that Massachusetts is in a housing and affordability crisis that deeply impacts households across the state. Valley Community Development is critically aware how urgently we need to build more homes. While MEPA regulations are critical to protect our environment and residents, we encourage the state to adopt the proposed changes to streamline this process.

The housing development timeline is already too long to hit the desired goals of the Healey administration. Streamlining MEPA regulations is a positive step in easing the process.

Kind regards,



Alexis Breiteneicher  
Executive Director

Valley  
Community  
Development



---

256 Pleasant Street, Suite A  
Northampton, MA 01060  
413.586.5855  
[valleycdc.org](http://valleycdc.org)

Alexis Breiteneicher  
*Executive Director*

---

BOARD

Dorothy Nemetz, *President*  
Kim Alston, *Vice President*  
Richard Abbott, *Treasurer*  
Greg Richane, *Clerk*

Alexandra Aguirre  
Carol Walker  
Emily Laufer  
Hugh Heisler  
Jeremy Payson  
Joel Feldman  
Leslie Saulsberry  
Richard Griffin Jr.  
Sophie Chambers  
Tasha Sams