



July 21, 2016

The Honorable Joseph F. Wagner  
The Honorable Brian S. Dempsey  
The Honorable James Kelcourse

The Honorable Eileen M. Donoghue  
The Honorable Karen E. Spilka  
The Honorable Viriato (Vinny) deMacedo

**Re: Economic Development Bill Conference Committee**

Dear Conference Committee Members:

As the committee reviews the House and Senate versions of the economic development bill, **An Act relative to job creation, workforce development and infrastructure investment**, NAIOP Massachusetts, The Commercial Real Estate Development Association, would like to provide feedback on a few specific provisions we hope the Conference Committee will choose to adopt.

NAIOP **supports Sections 95, 96 and 98 of H. 4483**, which would make important changes to I-cubed, the Infrastructure Investment Incentive Program. I-cubed was designed to finance significant public infrastructure improvements necessary to support major new private development. These sections strengthen the program by: raising the aggregate limit of funds from the program that may be used in any one municipality from 31% to 50% (Section 95); removing the per municipality cap on the number of projects that may participate in the program (section 96); and removing the ban on projects participating in the I-cubed program from participating in other economic development programs (Section 98). This program is a proven success for transformative projects which create new jobs. NAIOP strongly supports this language.

NAIOP also **supports Sections 33 – 50 of H. 4483**, which would create a starter home program in the Commonwealth. Massachusetts has one of the highest housing costs in the nation – a significant barrier for talent recruitment and retention. Without an adequate supply of workforce housing, Massachusetts will continue to lose that talent to other, more affordable, markets. The starter housing language included in the bill builds on the successful 40R program and creates a much needed form of housing.

Finally, NAIOP supports the **\$500 million capital authorization for the MassWorks** program in H.4483. The MassWorks program provides municipalities and other public entities grants to support public infrastructure, economic development and job creation. To date, over \$311 million has been invested through competitive grant rounds in 181 projects across the

NAIOP Letter to Economic Development Conference Committee Members

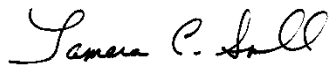
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Commonwealth. It is a proven success for projects large and small and NAIOP strongly supports this language.

NAIOP represents the interests of more than 1600 members involved with the development, ownership, management, and financing of more than 175 million square feet of office, research & development, industrial, mixed use, multifamily, and retail space in the Commonwealth.

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Tamara C. Small". The signature is fluid and cursive, with the first name "Tamara" being more prominent than the last name "Small".

Tamara C. Small

Senior Vice President, Government Affairs

NAIOP Massachusetts, The Commercial Real Estate Development Association