



November 2021

Once again, we are reaching out to you for your financial support to help continue our regulatory and legislative initiatives that seek to promote the production of safe and affordable housing in Massachusetts.

In February of this year, the Massachusetts Legislature passed a sweeping climate change law that, among many other provisions, requires the Department of Energy Resources to promulgate a net-zero stretch energy code that could be adopted by municipalities throughout the Commonwealth. While we support efforts to address climate change, it should not come at the expense of housing affordability. To that end, the HBRAMA has established a Net-Zero Subcommittee that seeks to influence regulators to develop both builder and buyer incentives to mitigate the additional cost impact of building to a new net zero energy code.

In addition, the Association is currently in discussions with both the Massachusetts Institute of Technology's Center for Real Estate and the Wentworth Institute of Technology to study the relationship of housing and climate change. The goals are to propose potential offsets and/or incentives based on scientific evidence and real-world costs to help maintain affordability in the wake of this upcoming code change. We believe that such a study will have a positive impact not only in Massachusetts, but could serve as a national model of how housing affordability can be successfully woven into climate change mandates. Our Association has the full support of the National Association of Home Builders in this endeavor. Using MIT and Wentworth's research capability is costly and the HBRAMA is working with like-minded organizations to join us in sharing the expense of this important research.

Nineteen years ago, the HBRAMA's Public Policy Fund was created to enable the Association to target funds where needed to promote and defend the rights of builders, developers and property managers to provide needed for-sale and rental housing. Through your past contributions, we were able to advance our Public Policy Agenda and we are truly grateful for your support. The need to maintain adequate public policy funding is obviously critical to the HBRAMA's success in influencing code development, as well as legislative and regulatory measures that adversely affect our industry and your livelihood. As such, today **we are asking each member of the HBRAMA to make a contribution to the Public Policy Fund.**

In spite of increasing building material costs and supply chain issues, home building and remodeling in the Commonwealth remain at historically high levels – which has been great news for our builder, subcontractor and supplier members. Your success has been driven in part by the HBRAMA and NAHB's watchful eye and successful lobbying on matters that affect your business.

Since its inception, we have endeavored to be good stewards of the Public Policy Fund and use those monies in ways that are beneficial to most members. Because our efforts on your behalf never stop, the need to replenish the fund continues. **At this critical time when we are faced with such impending costs, coupled with such a booming housing economy we are asking each member of the HBRAMA to make a significant voluntary contribution to the Public Policy Fund** to allow the association to continue its critical role as *"The Voice of the Housing Industry"* in Massachusetts.

In the current legislative session, scores of bills were introduced at the State House that could have an impact on your business. In addition to the housing and climate change issue cited above, over the past year the Association has:

- Supported the passage of Governor Baker’s Housing Choices Law that makes it easier for cities and towns to zone for new housing,
- Supported legislation to update Chapter 40R, the Smart Growth Zoning and Housing Production Law, by increasing the financial incentives to cities and town to zone for housing,
- Opposed legislation that would allow cities and towns to mandate fire sprinklers in all newly constructed one and two-family homes,
- Opposed legislation that would allow cities and towns to ban new gas infrastructure and require new buildings be all-electric,
- Oppose home rule petitions that would allow municipalities to impose a surcharge on building permits to fund affordable housing,
- Opposed legislation that would weaken Chapter 40B, the Affordable Housing Law,
- Opposed efforts to re-establish rent control in Massachusetts,
- Opposed legislation that would limit the choice of building materials in all new construction,
- Opposed legislation that would make it easier for condominium associations to sue a builder, engineer or architect for an alleged construction defect,
- Represented you in various stakeholder groups and task forces seeking to alter and change regulations and laws relating to Title 5, Stormwater, Flood Plain, Stormwater and Sewer Districts, etc., in addition to attempting to affect positive change in utility relations in meetings with the senior management of Eversource and National Grid,
- Participated in an advisory committee established by the Massachusetts Environmental Policy Office to craft new rules regarding environmental justice outreach and protocols regarding climate change adaptation and resiliency,

We must continue to have the resources to implement sound housing policy, influence public opinion through the media, provide necessary research to strengthen our positions, and work with other like-minded industries and associations to promote increased housing production. The forces of NIMBYism and environmental extremism never rest and neither will the HBRAMA.

In 2020, Public Policy Donations exceeded \$17,000, with 60 members contributing. We need more participation. Please consider making this investment in the future of your business in 2021. All donations help!

“Public Policy Fund Initiative” Contribution Levels:

- **Influencer** - \$300
- **Playmaker** - \$500
- **Rulemaker** - \$1000+

Please send your check made payable to “HBRAMA Public Policy Fund” to HBRAMA 465 Waverley Oaks Rd. Suite 421 – Waltham, MA 02452 or visit www.HBRAMA.com/donate/ to make your donation by credit card and if doing so please fill out the survey indicating your ranking of issues that are most important to you and your business. This will help the association focus on those issues most important to its members.

Thank you in advance for your commitment to the industry.

Sincerely,



Emerson Clauss III, President



Jeffrey Brem, PE President-Elect