



## PUBLIC POLICY FUND

Dear Members:

In our 2021 Public Policy Fund solicitation letter, we reported to you that the association was in discussion with both the Massachusetts Institute of Technology's Center for Real Estate and Wentworth Institute of Technology to study the relationship of housing and climate change. The goal was for Wentworth to provide real world building cost differences between the current Stretch Energy Code and the new Specialized Municipal Opt-in Energy Code developed by the Massachusetts Department of Energy Resources, and for MIT to take Wentworth's results and analyze their effect on housing production and housing affordability in the state. In addition, MIT would propose potential offsets and/or incentives as public policy recommendations based on those real-world costs to help maintain affordability and housing production in the wake of the code changes. 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 production and affordability could be successfully woven into climate change mandates without sacrificing one for the other.

We are pleased to report that this study is well under way. Through diligent and persuasive fundraising efforts we were able to raise almost \$300,000 through industry partners in support of this effort. We have additionally used some of this funding to retain a public relations consulting firm to hone our message of housing and climate into the discussion of simply climate change.

The association has been judicious in its use of the public policy funds however the upcoming study didn't come cheap. The study alone has a price tag of \$200,000 and vital oversight of the study by Amy Dain, our public relations initiative and the development of the website [www.housingandclimate.org](http://www.housingandclimate.org) have eaten deeply into the remaining \$100,000.

It has been 21 years since the HBRAMA's Public Policy Fund was created which has enabled the Association to target funds where needed to promote and defend the rights of builders, developers, and property managers to provide much needed for-sale and rental housing. Through your past contributions, we have been 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.**

With a new governor and more than 6,000 bills already filed at the State House, 2023 will provide both challenges and opportunities for the home building industry. You can be sure the HBRAMA will aggressively represent your interests on Beacon Hill. Additionally, the association has submitted 9 bills of its own covering a range of topics from the adoption of smart growth and starter home districts to curbing abutter appeals, to reducing the costs of subdivision roads. A list of the HBRAMA legislative agenda can be found at <https://hbrama.com/category/government-affairs/>.

The association scored a major victory last year with the enactment of Chapter 40Y, the Starter Home Zoning Districts law. In the months ahead, we will work with the Department of Housing and Community Development to develop regulations to implement that law so that our members can produce homes that are attainable for young families.

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 2021, Public Policy Donations exceeded \$21,000 with one exceptional donation of \$5,000 and 36 participants. We need much more participation. Please consider making this investment in the future of your business in 2023. 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/](http://www.HBRAMA.com/donate/) to make your donation by credit card.

Thank you in advance for your commitment to the industry.

Sincerely,



Jeffrey Brem, PE  
President



Michael Duffany  
President-Elect



Emerson Clauss  
Imm. Past President