

M A S S A C H U S E T T S  
**HIGHTECHNOLOGYCOUNCIL**

*Dedicated to Growth... Committed to Action*

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**MASS. HIGH TECH COUNCIL URGES LEGISLATURE TO PASS HOUSING CHOICES LEGISLATION**

The Board of Directors of the Massachusetts High Technology Council supports the enactment of House Bill 3507, an Act to Promote Housing Choices, proposed by Governor Baker in partnership with the Executive Office of Housing and Economic Development.

Housing costs in Massachusetts are among the highest in the country and are cited by Council members and technology peers as an increasing risk and impediment to our region's sustained economic growth and prosperity. While increased home values provide significant economic strength and security to Massachusetts and its residents, the Commonwealth's comparatively high housing costs create disincentives for skilled workers to migrate to, or remain in, Massachusetts.

According to US Census data in [MATTERS](#), the Council's 50-state competitiveness dashboard, median home values in Massachusetts are the 3rd highest in the country and nearly 30% of Massachusetts homeowners spend more than 30% of their monthly income on housing expenses. Massachusetts has produced an average of less than 10,000 new homes per year during the past 25 years, after producing approximately 30,000 new housing units each year for the prior four decades. According to US Census data, and despite the array of cranes and construction seen across much of greater Boston, overall Massachusetts housing production is lower than at any time since 1960.

The proposed legislation allows municipalities to approve zoning changes by simple majority (as opposed to a two-thirds vote) and provides financial support, technical assistance and new capital grant funding to participating cities and towns. These changes will create expanded opportunities for policymakers and developers to harness market dynamics to support new housing creation using proven "smart growth" principles including managed density, transit-oriented development and resilient, sustainable construction.

The Council urges legislators to act expeditiously on House Bill 3507 and enact it this year.

**About the Massachusetts High Technology Council – [www.mhtc.org](http://www.mhtc.org)**

MHTC is an organization of CEOs and senior executives representing technology companies, professional services firms, and academic and research institutions dedicated to creating and sustaining conditions that support investment and job growth in Massachusetts. Our members are growth-oriented, knowledge-intensive employers and institutions that develop, deliver and depend on technology products, services and innovations to advance their organizational objectives.

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