

American Planning Association
Massachusetts Chapter

Making Great Communities Happen

June 11, 2007

Senator Harriette L. Chandler; and
Representative Anthony W. Petrocelli, Co-Chairmen
Joint Committee on Community Development and Small
Business
State House, Room 26
Boston, MA 02133

Subject: S. 146 and H. 159 (Proposed Chapter 40T)

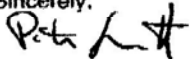
Honorable Committee Members:

The Massachusetts Chapter of the American Planning Association is pleased to support the proposed legislation known as "chapter 40-T." The over 1300 members of chapter represent both public and private sector planners from across the Commonwealth who share a concern for the need for additional financing tools to support the provision of needed public infrastructure. We believe that "Chapter 40-T" provides such a tool and urge your support of the proposed legislation with one caveat, that the infrastructure be consistent with the Commonwealth's Smart Growth principles and thus not be used to encourage sprawl.

Planners tend to take the long view and we urge our representatives in the legislature to do the same when it comes to the proposed legislation. Our traditional sources of financing for infrastructure projects are drying up as Federal infrastructure money follows the changing national demographics and continues to flow out of the northeast and Midwest to the sun belt. Local citizen's appetite to support infrastructure through local taxation often requires a proposition 2.5 over ride vote and does not necessarily benefit the entire tax paying public. 40 T offers an opportunity for those who directly benefit from the provision of infrastructure to pay for it, with the backing and support of the municipality. The planning community appreciates the deference given to local plans by the proposed legislation as well as the addition of a new tool to our much depleted financing and economic development tool box.

APA-MA and the MA Homebuilders don't often agree on legislative issues. This is one area where we do. Please support the proposed legislation.

Sincerely,



Peter C. Lowitt, AICP
President

Cc: Hal Davis

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