

AN ACT RELATIVE TO HOUSING PRODUCTION

HD.3945 / SD.2313

Sponsors: Representatives Andy Vargas and Kevin Honan & Senator Brendan Crighton

WHY IS PRODUCTION IMPORTANT?



WE ONLY HAVE HOMES FOR 48% OF PEOPLE WITH LOW INCOMES WHO NEED THEM¹

While not the only solution to the housing crisis, creating more affordable and available homes in all 351 cities and towns is an essential part of ensuring everyone has a safe and stable place to call home. As a state, we haven't built enough homes since the 1970s, and the Gap Report estimates Massachusetts has a **shortage of over 156,000 homes** for people with extremely low incomes¹.

We need to consider creative solutions to this shortage, including reimagining our spaces in order to foster welcoming and inclusive communities with homes. For example, if we allowed for modest amounts of new homes to be built near public transportation, we could have at least 250,000 more homes² in vibrant, walkable neighborhoods. Discriminatory zoning, lengthy approval processes, and land use policies like redlining also contribute to the shortage, requiring us to make structural changes that will allow for more homes of all types to be created for those who need them.

WHAT WILL THIS BILL DO?

This legislation will create more affordable homes, remove restrictive zoning barriers that hinder production, and consider innovative solutions in Massachusetts by:

- Setting a **statewide affordable housing goal**
- Allowing duplexes, triple deckers, and other **family-friendly housing** to be built near public transportation
- **Making it easier to vote yes on affordable housing** by allowing inclusionary zoning bylaws to be passed with a simple majority
- Allowing **accessory dwelling units (ADUs)**, or small apartments, to be built by-right in every municipality
- Examining how underutilized, **vacant commercial properties** like offices and strip malls can be repurposed for housing
- Prioritizing **state-owned land**, like empty lots, land around the MBTA, or old facility buildings for housing



Questions? Contact CHAPA's Director of Public Policy, Eric Shupin at eshupin@chapa.org or 617-682-9712.

¹<https://reports.nlihc.org/gap/2019/ma>

²<https://mhpcenterforhousingdata.shinyapps.io/todex/>

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<https://malegislature.gov/search/findmylegislator>