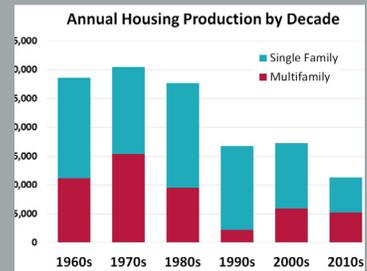




HOUSING PRODUCTION AND OUR ECONOMY



We are allowing less housing production in Greater Boston now than at almost any point in recent history. Overall production dropped by 52 percent and multifamily production dropped by 80 percent between the 1960s and 1990s.

We are also losing people to metro areas with faster growing innovation economies. Most of these regions are also permitting more housing units and have lower median rents.

H.111: AN ACT RELATIVE TO HOUSING PRODUCTION

Sponsor: Representative Kevin Honan

This bill provides the tools necessary to meet the Commonwealth's housing needs. The legislation includes financial incentives and the removal of programmatic barriers for communities as well as mandatory measures and new tools to build the kind of housing Massachusetts residents want.

ZONING REFORM

Where appropriate, require multifamily zoning in all Massachusetts zoning ordinances and bylaws.

Require cluster development as-of-right in all residential zoning districts.

Allow cities and towns to regionalize land use regulation and engage in inter-local development compacts.

FINANCIAL INCENTIVES

Identify impacts and ways to support communities in meeting the Commonwealth's housing needs.

Expand Chapter 40S to reimburse communities for demonstrated increases to school costs from the production of affordable multifamily and cluster developments.

Codify the priority for housing projects within MassWorks.

REMOVING PROGRAMMATIC BARRIERS

Streamline the disposition of state-owned land for the development of housing for low and moderate-income families.

Change to the Housing Development Incentive Program (HDIP) to make it a stronger tool for redevelopment in Gateway Cities.

NEW TOOLS

Create a state-assisted program to develop affordable community-scale developments that fit the local community context.

Identify strategies and tools to redevelop greyfields, underutilized or former commercial sites in communities across the Commonwealth.

Coordinate state agencies to collect data, analyze, and develop policies relating to the orderly growth and development of the Commonwealth.

MORE INFORMATION:

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5 Largest Migration Imbalances

Source: U.S. Census Bureau, 2009-2014 American Community Survey



Learn more at www.massgrowth.net

