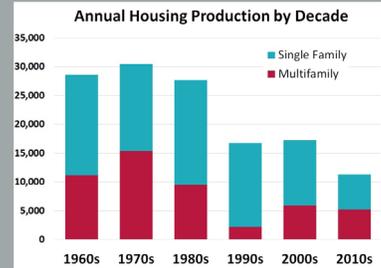




HOUSING PRODUCTION AND OUR ECONOMY



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.3845 / S.2131: AN ACT RELATIVE TO HOUSING PRODUCTION

Sponsor: Rep. Kevin Honan & Sen. Linda Dorcea Forry

This bill provides the tools necessary to meet the Commonwealth's housing needs. The legislation includes financial incentives for communities as well as mandatory measures and new and improved 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 accessory dwelling units in all Massachusetts zoning ordinances and bylaws.

Require open space residential 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 their production of affordable multifamily and open space residential developments.

NEW AND IMPROVED 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, through a Growth Cabinet, to collect data, analyze, and develop policies relating to the orderly growth and development of the Commonwealth.

Allow municipalities to create 40R smart growth zoning districts by a simple majority vote of the municipality's legislative body.



Learn more at www.massgrowth.net



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