



An Act Relative to Housing Production (HD925 / SD1651)

Filed by Rep. Kevin Honan & Sen. Linda Dorcena Forry

Element	CHAPA Production bill	Bill Sec.
Community Scale Housing Production Demonstration Program	Creation of community scale housing production program to support residential homeownership or rental development with fewer than 20 units that have not received LIHTC credits. 25% of units affordable to and occupied by HH at/below 80% AMI; 50% of units affordable to and occupied by HH at/below 100% AMI. Goal to create 1000 units by 2022.	1
Multifamily Housing - definition	Building with 3 or more residential dwelling units OR 2 or more buildings on same lot each with more than 1 residential dwelling unit.	2
Multifamily Housing - zoning	Every community must have at least one multifamily district in eligible locations by right: "suitable for families with children", "accommodate a reasonable share" of the regional multifamily housing need. Density at 15/acre or 8/acre (rural). DHCD waivers possible.	2
Open Space Residential Development (cluster development)	Every community must have open space residential (cluster) development by right either in cluster-by-right districts (or districts within districts) or through overlay zoning.	2
Zoning Amendment	Allows for simple majority vote to enact multifamily zoning district if a municipality has not complied with multifamily zoning requirement.	3
Open Space Residential - definition	Define "open space residential" (and remove "cluster"). If open land not conveyed to the municipality, city will record restriction to keep open space open/natural.	4-6

Element	CHAPA Production bill	Bill Sec.
Smart Growth development	Allows new affordable multifamily developments to qualify for 40S, increased school costs reimbursements. Includes multifamily developments where at least 20% of units are affordable to and occupied by HH at/below 80% AMI and 50% at/below 110% AMI; includes “any new dense cluster development.”	7–12
Accessory Dwelling Units	ADU by right for rental apts. within main single-family dwelling, with provisos: 5K lot (or sufficient for environ. code); subject to “reasonable” dimensional requirements. ADU 900sf or ½ floor area of principal dwelling – whichever is smaller. Municipality may require principal or ADU be owner-occupied; may limit total ADUs to 5% total non-seasonal single-family units. No more than 1 additional pkg. space. DHCD waivers possible.	13
40R approval	Allows 40R districts to be created by simple majority	14
Regionalization. Inter-municipal planning and development.	Allows contiguous municipalities to create regional planning, ZBA, conservation, and health boards. Permits contiguous municipalities to share costs of regional development.	15
Growth Cabinet	Create an inter-agency housing and economic growth cabinet to “promote a coordinated approach to data collection, analysis, and policy relating to the orderly growth and development of the commonwealth.”	16
Housing Impacts - report	Requires Secretaries of Administration & Finance and Housing & Econ. Dvlp’t to submit report to the Joint Committee on Housing detailing net fiscal impacts of housing development; ways to mitigate negative impacts on individual municipalities (including projections of state revenue growth to support such mitigation).	17
Greyfields	Inter-agency report to identify greyfield sites and options for redevelopment or reuse to include housing, public use or facilities, mixed use development, natural restoration/open space. Identify programs to support such repurposing.	18