

Bill #	Title	Sponsor	Description
H.1288 & S.775	An Act relative to housing reform	Rep. Honan/Rep. Vargas & Sen. Boncore	CHAPA priority that combines Housing Choice provisions with three additional provisions - (1) requiring multifamily zoning in municipalities served by the MBTA (2) Sets affordable housing production goals (3) Allows judges discretion to put a bonding requirement on frivolous abutter appeals
H.1251	An Act relative to smart growth multifamily housing production	Rep. Barber	CHAPA priority that requires municipalities served by the MBTA to have multifamily zoning in a smart growth location. Also included in CHAPA's Housing Production bill (H.1288/S.775).
H.1318	An Act setting a housing production goal for the Commonwealth	Rep. Dave Rogers	CHAPA Priority that sets housing production goal of 427,000 new units by 2040. Includes affordable housing production goal of 20% of those units as well as a production goal for housing for extremely low income households. Also included in CHAPA Housing Production bill H.1288/S.775.
H.3507	An Act to promote housing choices	Gov. Baker	Lowers the vote majority for certain zoning changes and certain special permit applications.
H.1250 & S.820	An Act relative to accessory dwelling units	Rep. Barber & Sen. Tarr	Allows ADUs to be built as-of-right but requires that at least one person living in the ADU be a senior or a person with a disability
H.1277 & S.788	An Act relative to accessory dwelling units	Rep. Hay & Sen. Cyr	Allows ADUs to be built as-of-right, while allowing municipalities to put certain restrictions on ADUs
H.1280	An Act relative to smart growth housing production	Rep. Honan	Allows 40R districts to be created by a simple majority vote
H.1281	An Act to expedite multifamily housing construction	Rep. Honan	Requires municipalities to have 1.5% of its land area zoned for multifamily housing. Also allows Cluster by-right in every district where single family conventional subdivision are by-right. Also allows ADUs by right in every district where single family housing is by-right.
H.1282	An Act promoting accessory dwelling units	Rep. Honan/Rep. Coppinger	Creates ADU overlay district under Chapter 40R
H.1284	An Act relative to smart growth school cost reimbursement	Rep. Honan	Allows starter home districts built under 40R to qualify for 40S payments
H.1285	An Act relative to single-family home construction	Rep. Honan	Removes starter homes for 40R section that allows/limits design standards
H.1289	An Act facilitating site plan review	Rep. Honan	Reforms to site plan review
H.1290	An Act relative to housing production	Rep. Honan	CHAPA Housing Production bill from 2017-2018 Legislative Session that contain a requirement for every municipality to zone for multifamily housing as-or-right in a smart growth location

Bills for Housing Committee Hearing - May 14, 2019

Bill #	Title	Sponsor	Description
H.1294	An Act authorizing limited rate of growth controls and to promote housing production	Rep. Jones	Prohibits municipalities from imposing rate of growth controls (i.e. development moratoriums) unless there is a “reasonable response to specific tangible concerns” and there is a strategic plan to address the concerns. The limit can be in effect for 1 year, unless extended for another year.
H.1299	An Act relative to zoning density	Rep. Jones	Municipalities may allow, without special permit, density increases to provide more affordable units or for other “public purposes.”
H.1325	An Act to establish a task force to review housing production and equity in the Commonwealth	Rep. Vargas	Creates a joint House and Senate task force to make recommendations on housing production and preservation for a full range of incomes and of all housing types; strategies for addressing the displacement of lower income households; modernizing the commonwealth’s zoning, planning and permitting statutes; and promoting such development consistent with commonwealth’s smart growth principles and environmental goals.
S.776	An Act commissioning a study to increase regional housing production	Sen. Boncore	Commission within DHCD to study & make recommendations within 1 year on regional goals, ways to increase production
S.779	An Act creating a multi-family housing incentive pilot program	Sen. Chandler	Creates pilot program to provide transit infrastructure investments for multifamily housing.
S.780	An Act establishing a roadmap for housing solutions	Sen. Chandler	Combines Housing Choice provisions with four additions. It would create a joint House and Senate task force to make recommendations for housing production/preservation, anti-displacement strategies, modernizing state land use law and promoting sustainable development. The other three provisions relate to board training, local mediation of land use disputes, and simplifying subdivision appeals
S.787	An Act promoting cluster residential development	Sen. Cyr	if a municipality already has an Open Space Residential Design (OSRD) ordinance, it must meet certain general requirements. If a municipality does not have OSRD, it provides a “default” so that an owner proposing 5+ homes in a district with minimum lot size 30,000 sq. ft. or more can use the cluster option if they permanently preserve significant open space.
S.789	An Act relative to attainable housing in seasonal communities	Sen. Cyr	Comprehensive measures for seasonal communities, including: (1) relaxing what goes on SHI, (2) promoting and defining tiny houses, (3) allowing munis to give tax break to owners who are renting year-round at less than 150% AMI, (4) ADUs by right, and (5) enabling munis to set up real estate transfer fee for affordable housing.
S.794	An Act facilitating site plan review	Sen. DiZoglio	Site plan review reforms

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Bill #	Title	Sponsor	Description
S.799	An Act creating affordable housing in every community	Sen. Eldridge	Authorizes \$500 million for affordable housing (less than 50% AMI) and \$10 million for new affordable housing incentive program (Chapter 40X). Half must go to public housing. Under new incentive program, communities that have produced at least 1% increase in affordable housing stock (less than 50% AMI) are eligible for \$\$ incentives if they zone for more in smart growth areas and these developments are also eligible for 40S school cost reimbursement.
S.818	An Act streamlining housing permitting	Sen. Tarr	Munis that create "housing priority zones" with certain attributes (including 40% or more affordable housing) can have each resulting unit counted as 1.75 units on SHI
H.3696	An Act relative to certain affordable housing in the South End section of the city of Boston	Rep. Michlewitz	Home Rule Petition for the redevelopment of Boston Housing Authority Eva White property
H.3685	An Act relative to the Northampton Housing Authority	Rep. Sabadosa	Home Rule Petition to add 2 seats to the Northampton Housing Authority board