



H.3507: AN ACT TO PROMOTE HOUSING CHOICES

Sponsor: Governor Charlie Baker

This bill will help meet the Commonwealth's housing needs by enabling a municipality to pass – **by a simple majority vote** – certain zoning changes that would help to advance housing production and smart growth. The bill would also allow a simple majority vote to approve certain special permits to build affordable housing around public transit or in mixed-use developments.

The legislation would **eliminate a key barrier to housing production** – the need for a two-thirds vote of Town Meeting or a City Council to approve certain zoning changes for housing and smart growth planning.

The proposed statute **would not require** a community to bring any of these certain zoning changes forward. Rather, if a community decides to bring forward these zoning changes, the bill would change the vote necessary to **allow** them to take these steps if a simple majority of the community approves.

H.3507 would allow **only the following zoning changes** to be approved by a majority vote:

- Allowing **multi-family housing** as-of-right or by special permit in town in smart growth locations such as town centers or near transit centers
- Approving special permits for **affordable housing** around public transit or in mixed-used developments
- Allowing a small **accessory dwelling unit** or “in-law” apartment in the same building or on the same lot as an existing home
- Adopting **smart growth zoning districts** and starter home zoning districts
- Allowing **mixed-use developments** by special permit in town and city centers, commercial districts and rural village districts
- Reducing **dimensional requirements**, such as minimum lot sizes, to allow homes to be built closer together
- Allowing special permits to enable developments that have **more density** or **fewer parking spaces**
- Providing for **Natural Resource Protection Zoning, Open Space Residential Development**, and **transfers of development rights** to allow the clustering of new development while protecting open space or conservation land

FOR MORE INFORMATION:

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