



Statewide Housing Production Goal (HD.3784)

An Act setting a housing production goal for the Commonwealth
Sponsored by Rep. Dave Roger

To help meet the Commonwealth's housing needs, this bill sets a new statewide housing production goal of creating 427,000 new units of housing by 2040 and sets an affordable housing goal for 20% of that new housing to be affordable, with 10% dedicated to Extremely Low Income households.

By setting and working towards these goal, we will better understand our statewide housing needs as well as the resources and policies needed to meet these goals.

The Metropolitan Area Planning Council (MAPC) estimates that between 2010–2040, the state will grow by 610,000 new households. Between now and 2040, this means Massachusetts needs to add 427,000 new units of housing, or about 20,000 units per year.

The housing production goal includes a sub-goal of having at least 20% of new housing be affordable housing – this would mean 85,400 units by 2040 – for households at or below 80% of the Area Median Income (AMI).

The bill also includes a sub-goal of having at least 10% of these affordable units be dedicated to extremely low income (ELI) households (those earning less than 30% AMI) – this would mean 8,500 ELI units by 2040, or about 400 ELI units per year.

Finally, the bill directs the Secretary of Housing and Economic Development to report annually on the progress made towards meeting these housing production goals. In the report, the Secretary will also provide information on the amount of housing created that is accessible or adaptable to persons with disabilities; the amount of senior housing created; and information on the impact of short term rentals and foreign investment into residential real estate in Massachusetts.

