



Fact Sheet
AN ACT RELATIVE TO HOUSING PRODUCTION (H.1111)
Sponsored by Rep. Honan

Massachusetts needs 17,000 new homes per year to meet housing demand and grow our economy. Community Development Corporations work with local residents to build housing that revitalizes neighborhoods and meets the community's most pressing needs. HD3173, filed by Rep. Honan, Chair of the Joint Housing Committee, provides new tools to help meet the Commonwealth's housing needs and helps CDCs build more affordable housing by:

Creating New Development Tools:

- Sets a goal for state-assisted affordable small-scale community-based rental projects that fit the local community context, better serve rural areas, address blighted properties and/or vacant land, and help stabilize or revitalize neighborhoods
- Allows cities and towns to regionalize land use regulation and engage in inter-local development compacts at a local option
- Restores the Office of State Planning to coordinate data collection and analysis

Improving Local Zoning:

- All Massachusetts zoning ordinances and bylaws would be required to provide for the reasonable opportunity to build multifamily housing
- Cluster development would be allowed as-of-right in all zoning districts that allow construction of detached single-family homes

Providing Financial Incentives:

- Expands Chapter 40S to reimburse communities for demonstrated increased school costs resulting from the production of multifamily and cluster developments
- Codifies the current housing priority within MassWorks

Removing Barriers to Housing Development:

- Streamlines the disposition of state-owned land for the development of housing for low- and moderate-income families
- Improves the Housing Development Incentive Program for Gateway Cities:
 - Changes the definition of “market rate residential unit,” which currently requires units to be priced for households above 110% of the area median income, and requires that at least 50% of the units be market rate rather than 80%
 - Changes the definition of “substantial rehabilitation” to “reuse” in order to give municipalities and developers more flexibility in transforming neighborhoods.

For more information, contact David Bryant at davidb@macdc.org or 617-379-5927

Rev. 2-2-15