



Don't be fooled by the wonky name, **(HB1448/SB871) *An Act Relative to Housing Production***\* is a comprehensive reform bill packed with the tools Massachusetts needs to increase the production of all types of housing in all corners of the Commonwealth. This past year MA made some progress with the Housing Choice bill and the MBTA Communities Multifamily Zoning Law but you can't build a home with just two tools. We need more.

## This reform bill will...



### Set a statewide housing production goal.

For years there's been a recognition that Massachusetts has severely underbuilt homes for our growing population, but there remains no clarity—or accountability—on the number of homes we need. This law establishes a shared target—including a minimum number of affordable homes—that MA needs to build by 2040 so that state agencies, local communities, and all MA residents can work towards a common goal.



### Require multi-family zoning around public transportation or other suitable locations throughout the state.

While the new MBTA communities law is an important step for eastern MA, we should expand it while implementing effective consequences for communities that fail to do their part. Multifamily housing near transit including bus stations, as well as walkable villages and commercial centers, is great for the environment and decreases our reliance on fossil fuels.



### Allow accessory dwelling units (ADUs) to be built by-right in every city and town.

ADU's are a gentle way for communities to add new homes. They keep seniors in their communities by providing a space for a caregiver or supplemental income; they help families stay together by providing housing for grandparents, recent graduates, or loved ones with disabilities. ADU's provide the flexibility that homeowners need all while adding much needed rental units to the community.



### Propose innovative solutions for land use in Massachusetts.

Let's make better use of our vacant commercial properties and state-owned land by using them for mixed use and affordable housing.



### Allow cities and towns to set minimum affordability requirements for new housing development by a simple majority vote.

## HOUSING SHORTAGE

Massachusetts currently faces a **housing shortage of more than 200,000 homes** and our low-income communities are facing the brunt of this shortage. As a result, our communities continue to be increasingly segregated by race and class. In order to meet the demand for housing and create a more equitable housing market for our growing population, **Massachusetts communities need the right tools—and a lot of them—to build affordable and accessible housing in every city and town.**

## Make your voices heard!

Go to **[abundanthousingma.org](http://abundanthousingma.org)** to learn about actions you can take to stand up for abundant housing across the state.

\*HB1448/SB871 is co-sponsored by Rep. Andres Vargas (D), Rep. Kevin Honan (D) and Sen. Brendan Crighton (D).