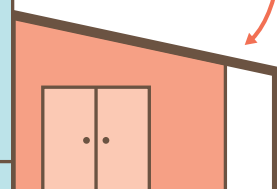
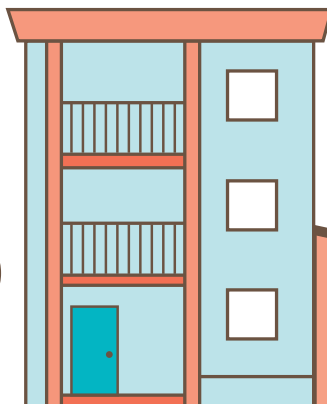


An Act to Promote Yes in My Backyard is a comprehensive housing bill that will increase housing supply and opportunities throughout the Commonwealth. *Learn more about the features of this bill below.*

THIS BILL WILL...

- 1 Set a statewide housing production goal
- 2 Lead to innovative uses of under-utilized and state-owned land
- 3 Require multi-family zoning around public transportation statewide
- 4 Allow towns to adopt minimum affordability requirements by a simple majority vote
- 5 Allow accessory dwelling units (ADUs) to be built statewide
- 6 Ensure that septic and sewage regulations are not used to constrain housing production



MASSACHUSETTS HOUSING SHORTAGE

Massachusetts currently faces a housing shortage of more than 200,000 homes. This scarcity directly drives up prices as residents at all-income levels compete against each other for the housing that is available.

In order to meet the demand for housing and create a more equitable housing market, Massachusetts communities need the right tools—and a lot of them—to build affordable and accessible housing in every city and town.

MORE DETAILS ABOUT THE BILL



Make your
voices heard!

Go to abundanthousingma.org to learn about actions you can take to stand up for abundant housing across the state.

MORE DETAILS ABOUT THE BILL...

1 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 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.

2 Lead to innovative uses of under-utilized and state-owned land

This bill creates a streamlined process for the conversion of vacant commercial space to multi-family housing and prioritizes the disposition of state-owned land for affordable housing.

3 Require multi-family zoning around public transportation statewide

While the new MBTA communities law is an important step for eastern MA, we should expand it to include multifamily housing near transit including bus stations, as well as walkable villages and commercial centers throughout the Commonwealth.

4 Allow towns to adopt minimum affordability requirements by a simple majority vote

Inclusionary zoning ordinances that do not unduly constrict new housing will be added to the list of zoning changes that can be made by a simple majority vote.

5 Allow accessory dwelling units (ADUs) to be built statewide

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.

6 Ensure that septic and sewage regulations are not used to constrain housing production

Requires municipalities wishing to adopt septic and sewage regulations that are more stringent than required by state law to provide evidence that the regulations are based on sound scientific basis and local conditions.



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