

**MASSACHUSETTS
IS FOR EVERYONE**



Economic Development Bill Phone Bank

9/23/26

Agenda

1. Update on where the Economic Development Bill stands
2. Understand Duplexes & YIGBY
3. Review phone script
4. Call your legislators!



Economic Development Bill Process & Timeline

April 16 - Governor Healey files Mass. WINS Act (economic development bill)

July 8 - House passes its version of the economic development bill

July 24 - Senate passes its version of the economic development bill

July 30 - Conference Committee of House and Senate legislators appointed to negotiate compromise bill

Ongoing - Conference Committee negotiations

January 5 - Deadline for conference committee bills



Conference Committee Members

House Members

- Aaron Michlewitz, Chair, Joint Committee on Ways & Means
- Carole Fiola, Chair, Joint Committee on Economic Development and Emerging Technologies
- Michael Soter, Ranking Member, Joint Committee on Economic Development and Emerging Technologies

Senate Members

- Michael Rodrigues, Chair, Joint Committee on Ways & Means
- Barry Finegold, Chair, Joint Committee on Economic Development and Emerging Technologies
- Peter Durant, Ranking Member, Joint Committee on Economic Development and Emerging Technologies



Duplexes in Residential Neighborhoods

Status

- Passed by the Senate

Summary

- Would allow duplexes by-right in the same places where single-family homes are allowed
- Municipalities can still regulate the size and siting of duplexes (Unless those regulations are more restrictive than what is required of a single-family home)

Talking Points

- More homes; more choices
- Supporting the next generation
- Growing our economy



Duplex in Franklin, MA



Yes in God's Backyard

Status

- Passed by the House

Summary

- Would allow religious institutions to build multi-family housing by-right on land they own
- Establishes dimensional standards for height, setbacks, parking, and density

Talking Points

- Removing barriers to affordable housing
- Bringing new tax revenue to local governments



Rose Hill Manor Billerica, MA



Why Call Your Legislators?

1. The final bill is being negotiated now
2. A call lets your Representative and Senator know that housing is a priority for people in their district
3. Every call helps build pressure



Phone Script

Hi, is this the office of Representative/Senator ____?

Hi, my name is ____, and I'm a constituent of yours living in _____. I am deeply concerned about the housing crisis and am calling to voice my support for Duplexes and Yes in God's Backyard.

Housing is too expensive in Massachusetts. We need to make it easier to build more homes, so that residents aren't forced to compete against each other for the few homes that are available. Allowing Duplexes by-right and making it easier for faith-based institutions to build housing on land they already own are two practical ways to do that.

Can you urge your colleagues on the Economic Development Conference Committee to support both Duplexes and Yes in God's Backyard in the final economic development bill? We need to do everything we can to make housing more affordable!

Thanks so much for your time.



Make your calls!

[Find My Legislator](#)

