

SUPPORT ZONING REFORM

The Housing Crisis is Hurting Families, Seniors, & the Millennials we Need for our Future Workforce

- ❖ Nearly half of renter households in metro Boston pay more than 30% of their incomes in rent
- ❖ The Boston Globe reported in February 2018 that prices for single family homes and condos continue to rise as the inventory of homes for sale is at a historic low
- ❖ One million workers now over the age of 40 will retire by 2030 (39% of Metro Boston's labor force)—but will enough millennials be here to replace them if housing costs drive them away?

We need to reform state zoning law to lower barriers to housing production in good locations and that offers diverse housing choices

Rents and home prices are rising because we are not building enough housing where people want to live, and particularly not enough of the housing types that are most in demand (multifamily, accessory apartment, single family homes on small lots,). We can produce more of the housing we need by lowering artificial barriers to production, while protecting the environment and providing modern zoning tools to municipalities. Our state zoning laws, which largely date from 1975, need reform

Support Comprehensive and Balanced Zoning Reform

House 4397, Sponsors: Reps. Kulik and Peake; Senate 81, Sponsor: Senate President Chandler (“Great Neighborhoods” bills)

House 4290, Sponsor: Gov. Baker (“Housing Choice” bill)

House 3845, Sponsor: Rep. Honan (“Housing Production” bill)

We urge the House to combine the best elements of these three bills. To address the housing crisis, these elements include:

- ✓ More multifamily zoning near transit and city/town centers/commercial nodes
- ✓ Enable property owners to create accessory apartments within single family homes
- ✓ Promote cluster subdivisions that create single family homes on smaller lots and preserve land
- ✓ Lower voting majority for zoning changes that will accomplish these goals (more multifamily housing, accessory apartments, cluster developments)
- ✓ Lower voting majority for special permit applications that propose multifamily/mixed use development near transit and contain 10% affordable units
- ✓ Protections from discrimination through land use and permitting decisions
- ✓ Reduce frivolous appeals and encourage alternative dispute resolution

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