



GREAT NEIGHBORHOODS

COMMUNITIES THAT WORK
FOR FAMILIES AND SENIORS

FACT SHEET: “An Act building for the future of the Commonwealth” H 2420 Filed by Representatives Stephen Kulik and Sarah Peake


Reform our state’s planning, zoning, and permitting laws to support communities that work for families and seniors. Great neighborhoods offer housing choices, are vibrant and healthy places that protect open space and natural resources, and allow cities & towns to plan for the future.

Supporting families and seniors by offering housing choices

- We are producing less than half of the homes we need annually, particularly those suitable for young families and seniors. The cost of housing continues to rise, making it hard for young and old to stay in their communities.
- The bill promotes more multifamily housing in sensible locations, while allowing for regional and local differences.
- The bill will allow for more accessory dwelling units so that seniors can live with family or caregivers or make additional income to stay in their homes.
- More artist live-work spaces will help artists and promote lively neighborhoods.
- By making variances rules more reasonable, minor renovations will make it possible for families to change their homes as their needs evolve.
- The bill will make it illegal to discriminate through land-use decisions.

Rental Housing Crisis

TOP 5 JOBS FOR MASSACHUSETTS'S DISTRESSED RENTERS

 25,929
food service
employees



23,726
office and admin.
workers



16,441
personal care and
child care workers



16,058
building and
maintenance workers



16,058
transportation
workers

- **249,000** households pay more than 50% of their income on housing
- **26%** of renters in spend at least half of their income on rent

Graphic Credit: Make Room USA

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Source: Make Room Analysis of 2014 ACS, accessed via University of Minnesota, www.ipums.org, 2016

Promoting vibrant/healthy places, protecting open space and natural resources

- Every day, thirteen acres of forests and farmland are lost to low-density sprawl. Yet people want to live in walkable neighborhoods, where they do not have to use a car as often. We must encourage walkable development patterns and a vibrant mix of uses.
- By promoting more multifamily development in smart growth locations, we will have more neighborhoods that are walkable, bikeable and near suburban centers.
- The bill promotes cluster development where large lots are required now, so that less land is consumed and critical natural resources preserved.
- The bill reduces cookie-cutter development to curb roadside sprawl.
- Notice of development projects to local boards of health.

Zoning: 1 Unit Per Acre



Providing cities & towns with tools for planning their future

- Our cities and towns are saddled with state zoning, subdivision and planning statutes that have not been overhauled since 1975. To plan for the future, they need 21st century tools, better resources and more sensible rules.
- The bill enables cities and towns to study their infrastructure needs so fair development impact fees are charged.
- Tools like inclusionary zoning, site plan review and form-based codes are authorized for the first time.
- The bill allows lower thresholds for zoning and special permit approval, at local option.
- The bill makes it easier to master plan, by streamlining the requirements.
- Reduces abuse of “vesting” rules when rezoning is proposed.
- Opportunities for training citizens who serve on local boards are expanded.
- We support additional funding in the state budget for local planning and rezoning.

MASSACHUSETTS SMART GROWTH ALLIANCE

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