SENATE DOCKET, NO. 1465 FILED ON: 1/19/2023

SENATE . . . . . No. 134

The Commonwealth of Massachusetts

PRESENTED BY:

***Jason M. Lewis*, (BY REQUEST)**

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act for community housing packages.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
Vincent Lawrence Dixon	

SENATE DOCKET, NO. 1465 FILED ON: 1/19/2023

SENATE . . . . . No. 134

By Mr. Lewis (by request), a petition (accompanied by bill, Senate, No. 134) of Vincent Lawrence Dixon for legislation for community housing packages. Community Development and Small Businesses.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. *152* OF 2021-2022.]

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Third General Court
(2023-2024)

An Act for community housing packages.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. The Massachusetts General Laws are hereby amended by inserting the following new chapter:

An Act for Community Housing Packages.

PURPOSE OF THIS ACT:

Over a period of many recent years, it has been concluded by many communities, especially in Eastern Massachusetts, that the supply of affordable, high-quality, and/or housing of almost any kind, has fallen short of the actual needs, thereby creating severe economic pressures, often for, both employees, and employers, in convenience to actual work places.

Only by, creating improved incentives, and distinct standards, might these problems be eased, to the extent that it is possible, and these matters, are the business, and purpose of this act.

SECTION I

1.) The Department of Communities and Development, shall be authorized to create, after due consideration, Community Housing Packages (CHPs), for helping to create, and recruit, improved economics, across the 351 municipalities of Massachusetts, to expand, and strengthen local communities, and especially affordable, safe, and durable housing units. These CHPs, shall be part of a comprehensive state planning, and coordination process, intersecting with Master Planning processes, as needed, and appropriate.

2.) The Department of Communities and Development, shall be authorized to create suitable Regulations, to provide for the provisions of this statute, taking into account, particular local preferences for, and including strengthened, safe, and durable housing units; that reflect state-of-the-art, fire-resistant, and energy-efficient standards.

3.) Such Community Housing Packages shall be based on encouraging, where possible, mixed-use development, and by consulting a recognized list of pre-screened, neighborhood, and community-friendly developers, and contractors, with high-quality lasting construction standards.

4.) The Department of Housing and Community Development, shall establish, keep, and annually renew, a listing of high-quality, neighborhood, and community-friendly developers, by welcoming, pre-screening, of such companies, interviewing them, and publicizing such businesses, in various appropriate positive publicity, by public announcement, and general media.

5.) Community Housing Packages (CHPs), shall take into account relevant modest, to medium intensity regional transit options, in helping newer local economic development; and intersect with state transportation planning.