

**HOUSE . . . . . No. 1479**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Mike Connolly*

*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 facilitating a statewide housing policy simulator.**

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>1/17/2025</i>

**HOUSE . . . . . No. 1479**

By Representative Connolly of Cambridge, a petition (accompanied by bill, House, No. 1479) of Mike Connolly for legislation to establish a statewide housing policy simulator to model the impacts of existing and potential housing policies and conditions in the Commonwealth. Housing.

**The Commonwealth of Massachusetts**

**In the One Hundred and Ninety-Fourth General Court  
(2025-2026)**

An Act facilitating a statewide housing policy simulator.

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

1 Chapter 23B of the General Laws is hereby amended by adding the following section:-

2 Section 37. The executive office shall partner with relevant academic institutions,  
3 development agencies, community members, advocacy groups and other stakeholders and  
4 experts to create a simulator to model the impacts of existing and potential housing policies and  
5 conditions in the commonwealth. The simulator shall incorporate in its model factors including  
6 all municipal zoning ordinances and bylaws, state-level and federal-level housing policies,  
7 census data, digitized land use data, real-time datasets, land costs, construction costs, rent rates,  
8 vacancy rates, housing prices, pro formas for modeling development feasibility, costs of  
9 financing, capitalization rates, information on climate change impacts and other factors that the  
10 executive office and its partners deem relevant. To the extent possible, the model may include a  
11 public-facing, online portal that will allow users to make adjustments to any assumptions built  
12 into its algorithm, while also allowing users to adjust policy inputs and model future outcomes,

13 both locally and across the commonwealth. In developing the housing policy simulator, the  
14 executive office may incorporate elements of functionality found in the En-ROADS climate  
15 simulator or the Turner Housing Policy Dashboard and draw upon recommendations from the  
16 Federation of American Scientists and others.