

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

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Bradley H. Jones, Jr.***

*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 establishing a commission to study housing affordability and density reform.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Bradley H. Jones, Jr.</i>	<i>20th Middlesex</i>	<i>1/16/2025</i>
<i>Kimberly N. Ferguson</i>	<i>1st Worcester</i>	<i>1/17/2025</i>

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

[Pin Slip]

**The Commonwealth of Massachusetts**

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

An Act establishing a commission to study housing affordability and density reform.

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

1           SECTION 1. Notwithstanding any general or special law to the contrary, there shall be a  
2 special commission to study and provide recommendations on the feasibility of reforms to  
3 improve housing affordability, increase housing density, and reduce regulatory barriers in the  
4 Commonwealth. The commission shall: (1) Analyze the impact of zoning regulations, such as  
5 minimum lot sizes, height restrictions, and multi-family housing prohibitions, on housing supply  
6 and affordability; (2) Investigate the effects of exclusionary zoning practices that limit housing  
7 accessibility for low- and moderate-income residents; (3) Study best practices from other states  
8 and regions, particularly those employing higher-density development and streamlined  
9 regulatory processes; (4) Utilize econometric models and AI-driven methodologies to evaluate  
10 current housing regulations and propose cost-effective reforms; (5) The commission shall make  
11 determinations on the feasibility of implementing zoning reforms in Massachusetts, including  
12 incentivizing higher-density development and simplifying permitting processes.

13           SECTION 2. The commission shall consist of the house and senate chairs of the Joint  
14 Committee on Housing, who shall serve as co-chairs; the Speaker of the House of  
15 Representatives or a designee; the President of the Senate or a designee; the House Minority  
16 Leader or a designee; the Senate Minority Leader or a designee; a housing economist from the  
17 Federal Reserve Bank of Boston, appointed by its president; a municipal planner with experience  
18 in zoning reform, appointed by the Massachusetts Municipal Association; a representative from  
19 the Massachusetts Home Builders Association, appointed by its board of directors; a legal  
20 scholar specializing in property rights and land use law, appointed by the Dean of a  
21 Massachusetts law school; and a nonprofit housing advocate with experience in affordable  
22 housing development, appointed by the Governor.

23           SECTION 3. The commission shall submit its report and findings, along with any  
24 recommendations, to the house and senate committees on ways and means, the Joint Committee  
25 on Housing, and the clerks of the House of Representatives and the Senate no later than 12  
26 months after the passage of this legislation.