

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

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Daniel Cahill***

*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 relative to local preference in affordable housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Daniel Cahill</i>	<i>10th Essex</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 relative to local preference in affordable housing.

*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. The secretary of the executive office of housing and livable communities,  
2 under the authority granted in section 16G.5(a) of chapter 6A of Massachusetts General Laws,  
3 shall promulgate regulations authorizing, :

4 (a) municipalities with a population of more than 65,000 residents but less than 150,000  
5 shall be permitted to prioritize no greater than seventy percent of eligible residents who currently  
6 reside within their geographic boundaries for vacancies in affordable housing units for a period  
7 of no less than 30 years from the date the tenancy is created, and

8 (b) this preference shall apply to all privately assisted housing and any housing subject to  
9 inclusionary zoning requirements listed on the municipality’s subsidized housing inventory.

10 SECTION 2. The secretary shall ensure said regulations pursuant to this Act, shall take  
11 effect within sixty days of its passage.