

**SENATE . . . . . No.**

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**The Commonwealth of Massachusetts**

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PRESENTED BY:

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

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*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:

*Vincent Dixon*

DISTRICT/ADDRESS:

*60 Lake St Apt N Winchester MA 01890*

**SENATE . . . . . No.**

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[Pin Slip]

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 134 OF 2023-2024.]

**The Commonwealth of Massachusetts**

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

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:*

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

3 An Act for Community Housing Packages.

4 PURPOSE OF THIS ACT:

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

9           Only by, creating improved incentives, and distinct standards, might these problems be  
10 eased, to the extent that it is possible, and these matters, are the business, and purpose of this act.  
11 Mandatory requirements, have value; but cannot be understood, as the only way to accomplish  
12 expanding needed housing supply.

13           SECTION 2.

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

20           2.) The Department of Communities and Development, shall be authorized to create  
21 suitable Regulations, to provide for the provisions of this statute, taking into account, particular  
22 local preferences for, and including strengthened, safe, and durable housing units; that reflect  
23 state-of-the-art, fire-resistant, and energy-efficient standards. While pressures to create  
24 significant increases in housing units, are understandable; these pressures should not prevent  
25 opportunities, to create substantially, better, well-built, longer-term quality construction.

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

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

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

38           6.) These Community Housing Packages (CHPs), shall also be distributed across the  
39 width, and breadth, of The Commonwealth, taking into account opportunities, to strengthen local  
40 businesses, local communities, and ranges of income levels.