

## COMMITTEE ON HOUSING ~ BILL SUMMARY

**Bill Number:** H.1535

**Name:** An Act requiring triennial reports on the impacts of multi-family zoning in MBTA Communities

**Sponsor(s):** Representative Bradley Jones Jr. (20th Middlesex)

**Hearing Date:**

**Prior History:** New File

**Reporting Deadline:**

**Similar Matters:**

**CURRENT LAW:** *M.G.L. c. 40A § 3A — Multi-family zoning as-of-right in MBTA Communities*

### **PROPOSED CHANGE:**

The bill would amend MBTA-C regulations to require the executive office of housing and livable communities, in consultation with the executive office of economic development, the Massachusetts Bay Transportation Authority, and the Massachusetts Department of Transportation, to submit a report on or before December 31st every three years to the general court regarding the status of the implementation of the MBTA communities law established in 2021.

The report shall evaluate the implementation and outcomes of this section, including but not limited to: (i) the number and types of housing units produced under this section; (ii) the impacts of such housing production on local infrastructure, including water, sewer, and transportation systems; (iii) the effects on public schools, including enrollment changes and funding needs; and (iv) recommendations for legislative or regulatory changes to improve the effectiveness and sustainability of multi-family zoning requirements.