

Zoning Reform

S.2311 An Act Promoting Housing and Sustainable Development

Summary



- 1 The bill changes state zoning laws in a number of ways, including multi-family zoning, accessory or in-law apartments, impact fees for developers, inclusionary zoning, master plan development, and permitting.
- 2 The bill requires communities to designate districts for multi-family units and not to require a special permit. In addition, to help seniors and families with aging parents, the bill allows for accessory apartments, also known as in-law apartments, to be allowed without any special permit for up to five percent of the local housing stock.
- 3 The bill also requires cities and towns to adopt inclusionary zoning, which requires a percentage of the new housing stock to be priced as affordable housing and not as market rate housing. While many cities and towns currently have this requirement, this legislation would allow any municipality to adopt it.

The bill was sponsored by Senator Daniel A. Wolf (D-Harwich)



Senator Daniel A. Wolf
@SenatorDanWolf

Chair, Joint Committee on Labor and Workforce Development
Chair, Senate Committee on Steering and Policy

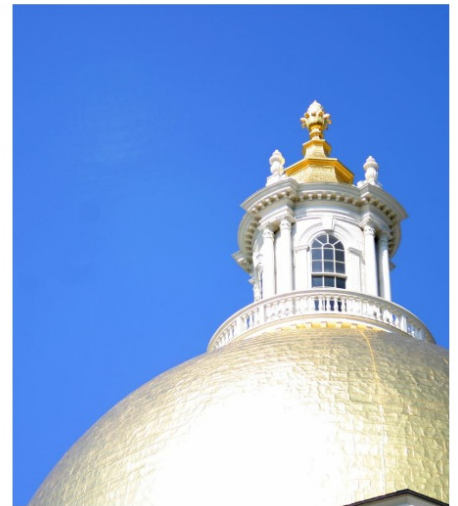


This Legislation was passed on
June 9, 2016



63 Amendments
Were filed and debated

STATUS



Sent to House

Massachusetts currently has some of the highest costs for housing in the country, making it harder for families to purchase homes and businesses, and to create jobs in a region that is affordable for their workers. According to a recent report by the National Low Income Housing Coalition, Massachusetts ranked 7th highest in the cost of housing for minimum wage workers. The report states that a minimum wage worker would have to work an average of 104 hours per week to afford a modestly priced two bedroom apartment.

RESPONSE



"The Senate took a historic vote to modernize housing and land use laws in Massachusetts for the first time in over 40 years. The bill will provide cities and towns with new tools for planning, zoning and permitting."

- *Environmental League of Massachusetts*

"Senate leaders want to clean up those systems so that more affordable housing can get built. The idea is to give cities and towns ways to plan ahead and cooperate with neighbors."

- *Mike Deehan, WGBH News*




INFOGRAPHICS

Impacts of Zoning

Economists estimate that restrictive zoning:

Drives Up
20% 
Housing Prices

Leads to a
20% 
Decline in Employment

@Ma_Senate

S. 2311

#MaHousing