

HOUSE No. 2039

The Commonwealth of Massachusetts

PRESENTED BY:

Mike Connolly

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 facilitating local approval of inclusionary zoning.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>1/19/2023</i>
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>	<i>1/20/2023</i>
<i>David Henry Argosky LeBoeuf</i>	<i>17th Worcester</i>	<i>1/30/2023</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	<i>2/19/2023</i>

HOUSE No. 2039

By Representative Connolly of Cambridge, a petition (accompanied by bill, House, No. 2039) of Mike Connolly and others relative to local approval of inclusionary zoning. Municipalities and Regional Government.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 4046 OF 2021-2022.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act facilitating local approval of inclusionary zoning.

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 5 of Chapter 40A of the General Laws is amended by inserting in paragraph 5 the
2 following after “in accordance with section 3 of chapter 40R.”:-

3 (5) an inclusionary zoning ordinance or bylaw. As used in this paragraph the term
4 “inclusionary zoning” shall mean a residential subdivision or a multi-unit residential project of a
5 size to be determined by the municipality; and provided further, that a certain percentage of such
6 subdivision or project’s dwelling units or net floor area, as determined by the municipality, shall
7 be reserved for the construction of dwelling units permanently affordable for occupancy to
8 persons whose household income does not exceed a municipally determined per cent of such
9 municipality’s area median income as such income is determined by the federal department of
10 Housing and Urban Development.