

**SENATE . . . . . No. 134**

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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.**

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PETITION OF:

NAME:

*Vincent Lawrence Dixon*

DISTRICT/ADDRESS:

*60 Lake Street Unit D, Winchester MA  
01890*

**SENATE . . . . . No. 134**

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By Mr. Lewis (by request), a petition (accompanied by bill, Senate, No. 134) of Vincent Lawrence Dixon for legislation for community housing packages. Community Development and Small Businesses.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 152 OF 2021-2022.]

**The Commonwealth of Massachusetts**

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

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           SECTION I

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

18           2.) The Department of Communities and Development, shall be authorized to create  
19 suitable Regulations, to provide for the provisions of this statute, taking into account, particular  
20 local preferences for, and including strengthened, safe, and durable housing units; that reflect  
21 state-of-the-art, fire-resistant, and energy-efficient standards.

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

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

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