

SENATE No. 152

The Commonwealth of Massachusetts

PRESENTED BY:

Jason M. Lewis, (BY REQUEST)

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 Lawrence Dixon

DISTRICT/ADDRESS:

*60 Lake Street – Unit N Winchester, Mass.
01890*

SENATE No. 152

By Mr. Lewis (by request), a petition (accompanied by bill, Senate, No. 152) of Vincent Lawrence Dixon for legislation for community housing packages. Community Development and Small Businesses.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. 87 OF 2019-2020.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Second General Court
(2021-2022)**

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 1.) The Department of Communities and Development, shall be authorized to create, after
12 due consideration, Community Housing Packages (CHPs), for helping to create, and
13 recruit,

14 improved economics, across the 351 municipalities of Massachusetts, to expand, and
15 strengthen

16 local communities, and especially affordable, safe, and durable housing units. These
17 CHPs, shall

18 be part of a comprehensive state planning, and coordination process, intersecting with
19 Master

20 Planning processes, as needed, and appropriate.

21 2.) The Department of Communities and Development, shall be authorized to create
22 suitable

23 Regulations, to provide for the provisions of this statute, taking into account, particular
24 local

25 preferences for, and including strengthened, safe, and durable housing units; that reflect
26 state-of-

27 the-art, fire-resistant, and energy-efficient standards.

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

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

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