



# Why Is Housing So Expensive?

*What can we do about it?*

November 6, 2017



**CHAPA's mission is to encourage the production and preservation of housing that is affordable to low and moderate income families and individuals and to foster diverse and sustainable communities through planning and community development.**

- Advocating for Opportunity
- Expanding Access to Housing
- Developing the Field



Citizens' Housing and  
Planning Association, Inc.



## Become a Champion for Housing

- Get Involved at the Federal, State, & Local Level
- Current Policies at the State Level that Could Impact on Greater Boston's Housing Future

**FIND YOUR STATE LEGISLATOR**



**[www.malegislature.gov](http://www.malegislature.gov)**

DISCOVER POLITICS IN YOUR STATE

Find your legislators ★ Review their votes ★ Search upcoming legislation ★ Track bill progress

**[www.openstates.org](http://www.openstates.org)**



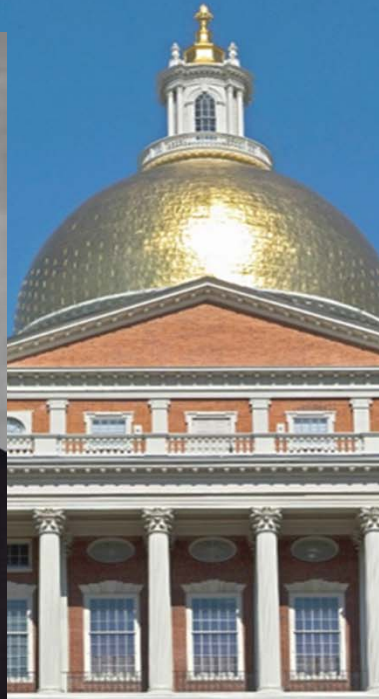
# STATE ADVOCACY



## Know Your State Representatives & Senators



Speaker of the House  
Robert DeLeo



Senate President  
Stan Rosenberg

# STATE ADVOCACY



## Know Your State Representatives & Senators



Representative Kevin Honan



Senator Joseph Boncore

Committee on Housing



# SPEAK UP FOR HOUSING



## Engage with your legislators and other policy makers

- Personal or professional experiences about trying to find an affordable home
- Challenges you see in your community related to housing or community development
- How do housing costs impact you and your future?
- Letting legislators and policy makers know that you support new homes in your community

# SPEAK UP FOR HOUSING



## Engage with your legislators and other policy makers

- Make a Phone Call
- Write a Letter
- Meet with your Legislator
- Attend a Legislative Hearing
- **VOTE!**



# PRODUCTION BILL



## H.3845 / S.2131 – An Act Relative to Housing Production

### ZONING REFORM

**Where appropriate, require multifamily zoning** in all Massachusetts zoning ordinances and bylaws.

**Require accessory dwelling units** in all Massachusetts zoning ordinances and bylaws.

**Require open space residential development as-of-right** in all residential zoning districts.

**Allow cities and towns to regionalize** land use regulation and engage in inter-local development compacts.

### FINANCIAL INCENTIVES

**Identify impacts** and ways to support communities in meeting the Commonwealth's housing needs.

**Expand Chapter 40S** to reimburse communities for demonstrated increases to school costs from their production of affordable multifamily and open space residential developments.

# PRODUCTION BILL



## H.3845 / S.2131 – An Act Relative to Housing Production

### NEW AND IMPROVED TOOLS

**Create a state-assisted program to develop affordable community-scale developments** that fit the local community context.

**Identify strategies and tools to redevelop greyfields**, underutilized or former commercial sites in communities across the Commonwealth.

**Coordinate state agencies, through a Growth Cabinet, to collect data, analyze, and develop policies** relating to the orderly growth and development of the Commonwealth.

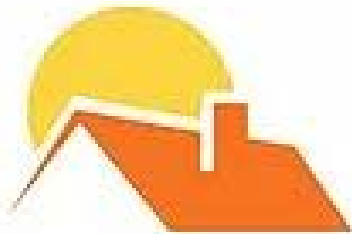
**Allow municipalities to create 40R smart growth zoning districts by a simple majority vote** of the municipality's legislative body.

## GREAT NEIGHBORHOODS CAMPAIGN – S.81 & H.2420



- Make it easier for **young families and seniors** to stay in their communities by providing additional **housing choices**
- Promote **healthy, active communities** with good access to **open space** and protections for **natural resources**
- Provide cities and towns with the tools they need to **plan for the future**
- Establish **predictable permitting rules**

# GREAT NEIGHBORHOODS CAMPAIGN – S.81 & H.2420



## Great Neighborhoods

*Communities that work for families and seniors*

[Join the Campaign](#) | Sign the [Petition](#)

[www.great-neighborhoods.org](http://www.great-neighborhoods.org)





## Housing Bond Bill (H.3925)

- Authorizes \$1.7 billion in funding for affordable housing programs over the next 5 years
- Support of key resources and tax credits that produce and preserve affordable housing in Massachusetts

# CONNECT WITH CHAPA



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