

Progressive Democrats of Massachusetts

Potential Housing Policy Priorities for Activists

DRAFT 1/21/2024

I. Keeping people housed

- A. MA Rental Voucher Program (MRVP): increase funding and expand eligibility**
- B. Rent control / stabilization: allow local option and/or approve current home rule petitions**
- C. Right to counsel for renters facing eviction**
- D. Eviction sealing** (Strengthen what's in the bond bill)
- E. Tenant Opportunity to Purchase (TOPA)**, i.e., first right of refusal to buy
- F. Foreclosure prevention** including requirement for mediation

II. Reducing regulatory barriers to housing production (especially affordable housing)

- A. Allow Accessory Dwelling Units (ADUs) by right statewide**
- B. Expand the requirement for municipalities to zone for by-right multi-family housing** (as in the MBTA Communities Law)
- C. Allow local zoning changes for inclusionary zoning by majority vote instead of 2/3s**

III. Addressing economic barriers to housing production (especially affordable housing)

- A. Authorize a local option real estate transfer tax** (with flexibility to provide a substantial revenue source for all communities)
- B. Support bonding authority for**
 - 1. Affordable Housing Trust (\$800M)**
 - 2. Housing Stabilization and Investment Trust Fund (\$425M)**
 - 3. Repair & Modernization of Public Housing (\$1.6B)**

IV. Municipal/Local Actions

- A. Reform zoning to**
 - 1. Allow more multi-family housing**
 - 2. Allow ADUs by right**
 - 3. Establish/strengthen inclusionary zoning requirements**
- B. Approve home rule petitions to**
 - 1. Enact a real estate transfer tax to support affordable housing**
 - 2. Enact rent stabilization measures**
- C. Attend hearings** on local development projects to support affordable and multi-family housing