



# 2025-2026 STATE LEGISLATIVE PRIORITIES

Everyone in Massachusetts deserves the opportunity to live in a safe, healthy, and affordable home in the community they choose. CHAPA has a bold plan to cultivate a stronger housing ecosystem statewide by the end of the decade so that all our people, cities, and towns thrive.

Our plan sets a goal of creating 222,000 homes — including 40,000 affordable and 20,000 deeply affordable homes — by 2035. We can undo discriminatory policies that perpetuate segregation and hinder generational wealth building while creating more equitable communities by focusing on: **people** and their prosperity, **production** of homes affordable across all incomes, **planning** for inclusive and sustainable communities, and **preservation** of affordable housing as well as the ability of people to stay in their communities.

## PEOPLE

### **An Act codifying/relative to the Massachusetts Rental Voucher Program (H.1547/S.1008)**

Sponsors: Rep. Madaro & Sen. Lovely

Provides stability to the Massachusetts Rental Voucher Program (MRVP) by codifying it in statute.

### **An Act to create affordable homes for persons with disabilities (H.1481/S.1004)**

Sponsors: Rep. Consalvo & Sen. R. Kennedy

Updates the Alternative Voucher Program (AHVP) statute to improve program operation and facilitate rental assistance for people living with disabilities.

### **An Act promoting access to counsel and housing stability in Massachusetts (H.1952/S.968)**

Sponsors: Rep. D. Rogers & Sen. DiDomenico

Gives free legal assistance to eligible people involved in eviction or related legal proceedings.

### **An Act eliminating forced broker's fees (S.224)**

Sponsors: Sen. Edwards

Prohibits real estate brokers acting on behalf of property owners from charging tenants for their services.

### **An Act to promote economic mobility through matched savings (H.1158/S.737)**

Sponsors: Rep. Fluker-Reid & Sen. Eldridge

Creates a matched-savings program to enhance economic mobility for households with low and moderate incomes.

### **An Act providing for the removal of void restrictive covenants (H.1762/S.720)**

Sponsors: Rep. Holmes & Sen. Edwards

Creates a process to remove or expunge void racially restrictive covenants from deeds.

## PRESERVATION

### **Resolve creating a special commission on affordable housing insurance (H.1279/S.768)**

Sponsors: Rep. Owens & Sen. Keenan

Creates a commission to examine root causes of rising property insurance rates for affordable housing and to make policy recommendations.

### **An Act establishing a zero carbon renovation fund (H.3577/S.2286)**

Sponsors: Rep. Vargas & Sen. Gomez

Funds building renovations for energy efficiency and reduced environmental impacts.

## PRODUCTION

### **An Act to promote Yes in God's Back Yard (YIGBY) (H.2347/S.1430)**

Sponsors: Rep. Vargas & Sen. Crighton

Allows religions institutions to build multi-family housing by right on property they own.

### **An Act enabling a local option for a real estate transfer fee to fund affordable housing (H.3056/S.1937)**

Sponsors: Reps. Connolly/Gentile & Sen. Comerford

Allows municipalities the option to levy a surcharge on certain real estate transactions and use the resulting revenue to build housing that is affordable locally.

### **An Act relative to affordable housing and environmental adaptation dollars (AHEAD) (H.3194/S.1973)**

Sponsors: Rep. Montano & Sen. Eldrige

Brings the state deeds excise tax in line with comparable states and uses the revenue to support affordable housing and environmental protection.

### **An Act creating an interagency supportive housing finance and strategy board (H.1552/S.991)**

Sponsors: Rep. Mendes & Sen. Feeney

Creates the Interagency Supportive Housing Finance and Strategy Board to address chronic and high-need homelessness.

### **An Act setting a housing production goal for the Commonwealth (H.1560)**

Sponsor: Rep. D. Rogers

Establishes goals for for the creation of homes affordable across income levels in Massachusetts.

## PLANNING

### **An Act to promote Yes in My Back Yard (YIMBY) (H.1572/S.962)**

Sponsors: Rep. Vargas & Sen. Crighton

Proposes a slate of policies to eliminate barriers to the production of homes needed in Massachusetts.

### **An Act promoting fair and affordable housing (H.1558/S.965)**

Sponsors: Reps. D. Rogers/Barber & Sen. Cyr

Encourages inclusive zoning and prohibits local discriminatory land practices by municipalities.

### **An Act facilitating site plan review (H.2298)**

Sponsors: Rep. Kassner

Defines site plan review as objective, time-limited, and primarily administrative.

### **An Act regarding land use board training (H.2299/S.981)**

Sponsors: Rep. Kassner & Sen. Edwards

Establishes a training curriculum for members of local municipal boards with authority over land usage to provide support in their roles.

