

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. Vargaz & 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 religious 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. Eldridge

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 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.

