

# Creating Homes, Building Community Yes in God's Back Yard (YIGBY)

H.2347/S.1430 — Rep. Vargas & Sen. Crighton

Massachusetts needs 222,000 new homes by 2035.

There are nearly 2,000 parcels owned by faith-based organizations<sup>1</sup> that can support development of the homes that people, our communities, and the Commonwealth need to thrive.

**An Act to promote Yes In God's Back Yard (YIGBY) would allow the creation of multi-family housing by right on parcels owned by faith-based organizations.** This would give Massachusetts an important tool to build the homes we need.



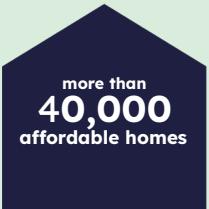
<sup>1</sup> Federally or state-recognized nonprofit religious organizations, including affiliates and land-holding trusts.

## Sign on to Support Yes in God's Back Yard (YIGBY)

or [bit.ly/YIGBY-support](http://bit.ly/YIGBY-support)

## Bill Summary

- Significant portion of new homes will be affordable to households earning at or below 80% of the Area Median Income:
  - Base Zoning: 30 units per acre with a 20% affordability requirement for 80% AMI.
  - Density Bonus for More Affordability: 50 units per acre with 25% affordable at 80% AMI or 20% affordable at 60% AMI.
- Developments will pay local property taxes unless the municipality chooses to grant an exemption.
- Parking cannot be required if located within 1/2 mile of transit.
- Parcel must have been owned by the faith-based organization for at least three years.



St. Katharine Drexel Parish, Planning Office of Urban Affairs (POUA), and JGE Development transformed **Drexel Village** in Roxbury into a mixed income development with 206 apartments for people across a range of incomes, 11 affordable homeownership opportunities, and 60,000 square feet of open space.

# **YIGBY Coalition Members**

Abundant Housing MA  
Associated Industries of Massachusetts (AIM)  
BMA TenPoint, Inc.  
B'nai B'rith Housing  
Brockton Interfaith Community  
Capstone Communities LLC  
Central Massachusetts Housing Alliance  
Charles River Regional Chamber  
Citizens' Housing and Planning Association (CHAPA)  
Community Action for Better Housing  
Community Development Partnership  
Congregation B'nai Israel Tikkun Olam Committee  
Diocese of Fall River  
Diocese of Worcester  
Eastern Bank  
Emmanuel Church in the City of Boston  
Essex County Habitat for Humanity  
Father Bill's & MainSpring  
Good Shepherd Lutheran Church  
Hearthway, Inc.  
Hebrew SeniorLife  
Housing Assistance Corp.  
Jewish Alliance for Law and Social Action  
Jewish Family Service of MetroWest  
Massachusetts Business Roundtable  
Massachusetts High Technology Council  
Massachusetts Housing and Shelter Alliance  
MetroWest Collaborative Development  
MetroWest Housing Coalition  
NAIOP  
Opportunity Communities  
Pine Street Inn  
Planning Office for Urban Affairs  
Racial Justice Initiative of Temple Beth Elohim  
Racial Wealth Gap Partnership  
St. Francis House  
The Boston Faith & Justice Network  
The Boston Foundation  
The Builder Coalition  
The Rehumanization Project  
United Methodist Foundation of New England  
United Way of Massachusetts Bay  
Urban Edge  
Way Finders  
Western MA Network to End Homelessness  
Zion Lutheran Church of Pittsfield