

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 organizations¹ 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.



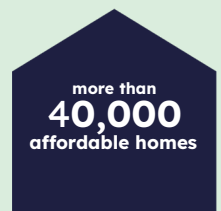
¹ Federally or state-recognized nonprofit religious organizations, including affiliates and land-holding trusts.

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

or bit.ly/YIGBY-support

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