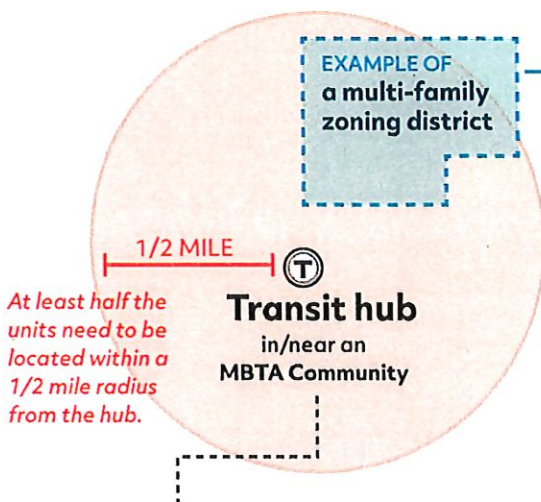


WHAT IS THE MBTA Communities Law?

The MBTA Communities Law, passed in January 2021, addresses Massachusetts' housing shortage by changing zoning near transit stops to allow development of multi-family housing.

What are the law's requirements?

The law requires MBTA Communities to have a multi-family zoning district near their transit hub.



Multi-family zoning districts must have

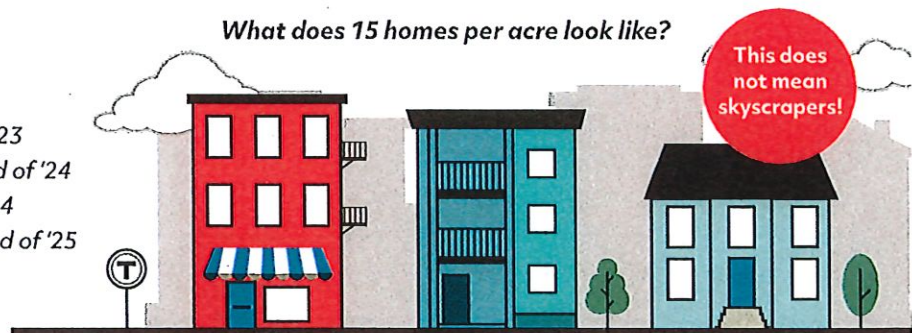
- Multi-family housing permitted "by-right" (no discretionary review process)
- Zoned for minimum gross density of **15 homes per acre**
- **No age restrictions**, and suitable for families with children, and no limits of number of bedrooms.

MBTA Communities:

- **12 on rapid transit** must submit plan* by end of '23
- **71 on the commuter rail** must submit plan by end of '24
- **59 adjacent towns** must submit plan by end of '24
- **35 small adjacent towns** must submit plan by end of '25

*Must submit their zoning plans for compliance review.

What does 15 homes per acre look like?



How will the law benefit my community?

WITH THE NEW
MBTA COMMUNITIES ACT

Changing zoning to allow multi-family housing near transit

Creates a variety of housing options for...

- low and middle-income families
- seniors looking to downsize
- young adults looking to move back to their hometowns.

Costs of new housing will be reduced when housing does not require the time and expenses of special permitting.

More housing closer to the places that we go every day, such as local shops, jobs, schools, restaurants, parks, etc.

Encourages eco-friendly practices like commuting via transit.