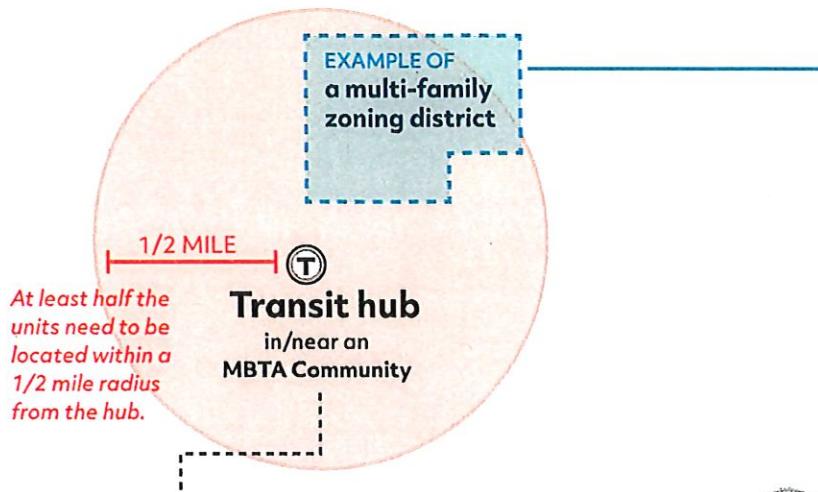


WHAT IS THE MBTA Communities Law?

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.

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.