

# Homes Within Reach Plan

## A Practical Plan to Lower Housing Costs and Help Working Families Stay in Massachusetts

### Core Commitment

Everyone deserves a safe, stable, affordable place to live—whether they are a senior aging in place, a veteran returning home, a young family buying their first home, or a worker who wants to live near their job.

Massachusetts faces two housing challenges at the same time:

- We have not built enough homes.
- Too many families cannot afford the homes that exist.

Experts estimate Massachusetts needs roughly 220,000 additional homes by 2035 to stabilize costs and meet demand. At the same time, rising rents and home prices are forcing young families, seniors, teachers, nurses, tradespeople, municipal workers, and first responders out of the communities they love.

This plan is built on a simple principle:

### Anti-Displacement + Pro-Production

We can protect renters, respect local communities, and build substantially more housing at the same time.

As State Representative, Lori's role is not to override local zoning or direct individual developments.

Her role is to:

- Build on housing reforms that are already working
- Remove barriers that prevent housing from getting built
- Align state investments with housing production
- Protect civil rights and fair housing
- Support workers and local economies
- Give municipalities tools, not mandates

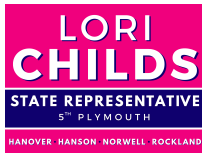
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## Build on What's Working

Massachusetts has already taken important steps.

The Healey-Driscoll Administration has:

- Legalized Accessory Dwelling Units (ADUs)
- Expanded first-time homebuyer assistance



- Advanced permitting reforms
- Increased mixed-income housing investments
- Launched the State Land for Homes Initiative
- Expanded supportive housing investments for veterans, seniors, and families
- Accelerated commercial-to-residential conversions

These are meaningful reforms.

But zoning alone does not create housing.

Public land alone does not create housing.

Housing gets built when land, infrastructure, permitting, financing, and local planning all work together.

The next phase of housing policy must focus on actual production.

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# Pillar 1

## The Walkable Homes Act

### Building More Housing Where It Makes Sense

The centerpiece of Lori's housing agenda is the Walkable Homes Act: a voluntary, incentive-based framework that helps communities create mixed-income housing near transit, downtowns, jobs, and existing infrastructure.

Instead of relying solely on mandates, the state should reward communities that choose smart growth.

### Walkable Homes Zones

Communities could voluntarily establish Walkable Homes Zones around:

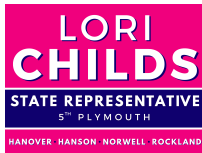
- MBTA stations
- Frequent bus corridors
- Traditional downtowns
- Town centers
- Underused commercial districts
- Highway-adjacent areas with existing infrastructure

To qualify, these areas must be genuinely walkable and connected to jobs, services, transportation, and community amenities.

### Communities That Build Receive Priority Support

Participating communities would receive priority access to:

- State housing grants



- Infrastructure funding
- Water and sewer upgrades
- Planning assistance
- School-impact support
- Technical assistance
- State coordination support

Housing gets built when zoning, infrastructure, and permitting are aligned.

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## Pillar 2

### Turn Housing Capacity into Housing Production

Massachusetts has passed important housing reforms, but too often communities achieve "paper compliance" without producing meaningful housing.

Lori will focus on converting housing capacity into actual homes.

#### Fast-Track Housing Approvals

Projects that:

- Follow local zoning
- Meet published design standards
- Include affordable or workforce housing
- Are located within approved growth areas

should receive:

- Predictable review timelines
- Consolidated hearings
- Reduced duplicative reviews
- Clear approval standards

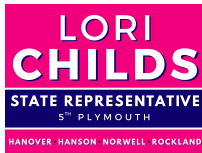
Communities should write the rules.

Once those rules are established, projects that comply with them should not spend years trapped in bureaucracy.

#### Expand Predevelopment Support

Many housing projects fail before construction even begins because municipalities lack resources for:

- Site analysis
- Environmental review
- Feasibility studies



- Infrastructure planning

Lori will support expanding state assistance that helps communities move projects from concept to construction.

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## Pillar 3

### Build on State Land for Homes

The Healey Administration's State Land for Homes initiative is already identifying surplus state-owned properties suitable for housing development.

Rather than creating a duplicate program, Lori's goal is to maximize its impact.

#### What Lori Will Do

- Prioritize mixed-income and workforce housing on suitable state-owned sites.
- Encourage housing opportunities for seniors, veterans, and working families.
- Align infrastructure funding with State Land for Homes projects so housing can move forward faster.
- Support public-private partnerships that convert underused state properties into homes.
- Ensure redevelopment decisions remain transparent and accountable.

State-owned land represents one of the Commonwealth's most valuable tools for expanding housing supply without consuming additional open space.

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## Pillar 4

### Use Existing Land More Efficiently

Massachusetts has thousands of acres of underused land already served by roads, utilities, and public services.

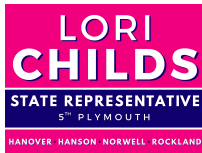
Rather than encouraging sprawl, Lori supports helping communities voluntarily redevelop:

- Underused municipal properties
- Vacant public buildings
- Oversized parking lots
- Underperforming commercial corridors

#### Municipal Housing Partnership Program

Communities that opt in could receive:

- Asset inventory assistance
- Site planning support



- Environmental review funding
- Feasibility analysis
- Access to housing grant programs

Full local control remains intact.

No zoning mandates.

No forced land sales.

No state takeover of local decision-making.

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## Pillar 5

### Homes People Can Actually Afford

Massachusetts does not simply need more luxury housing.

We need:

- Workforce housing
- Starter homes
- Senior housing
- Duplexes and triplexes
- Mixed-income housing
- Housing near jobs and transit

Projects receiving state incentives should include meaningful affordable and workforce housing components.

The goal is not simply more units.

The goal is more attainable homes for ordinary working families.

### Aging in Place

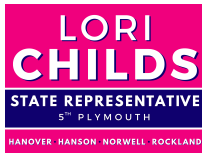
Housing policy should help seniors remain in their communities.

Lori supports:

- Accessible housing design
- Universal design standards
- Senior-friendly ADUs
- Housing near services and transit
- Protections for residents living on fixed incomes

Housing should adapt to people—not force people out of their communities.

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## Pillar 6

### Housing as Workforce and Economic Policy

Housing affects nearly every part of Massachusetts' economy.

When workers cannot afford to live near jobs:

- Businesses struggle to hire
- Commutes grow longer
- Traffic worsens
- Families spend more on transportation
- Communities lose young residents

Housing policy should strengthen workers and local economies.

#### Lori Will Support

- Prevailing wage protections
- Safe worksites
- Project Labor Agreements where appropriate
- Workforce housing partnerships
- Fair competition for small and mid-sized builders
- Voluntary use of modular construction where it reduces costs and delays

Housing investments should create good jobs and stronger communities.

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## Pillar 7

### Protect Residents While Increasing Supply

Massachusetts must address displacement without discouraging new housing construction.

Lori supports a balanced approach that:

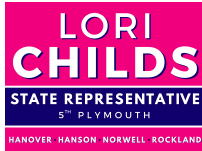
- Protects tenants
- Supports housing production
- Protects small property owners
- Encourages predictable housing markets

Any housing proposal should pass a simple test:

#### **Does it reduce displacement while supporting housing production?**

If the answer is no, it needs to be improved.

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# Accountability & Public Trust

Strong housing policy requires public trust.

Lori supports:

- Annual reporting on housing production outcomes
- Public reporting on affordability metrics
- Oversight hearings for housing agencies
- Transparent funding criteria
- Strong ethics and conflict-of-interest standards
- Public accountability for housing investments

Taxpayers deserve to know what is working and where improvements are needed.

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## The Bottom Line

Housing affordability is no longer simply a housing issue.

It is an economic issue, a workforce issue, a transportation issue, and a quality-of-life issue.

Massachusetts can lower housing costs without endless sprawl, without undermining local communities, and without creating unnecessary bureaucracy.

By building on reforms already underway, aligning infrastructure with housing production, supporting local communities, and focusing on results, we can create more homes within reach for the people who make our communities work.

Because people who work hard should be able to afford to stay in the communities they love.