



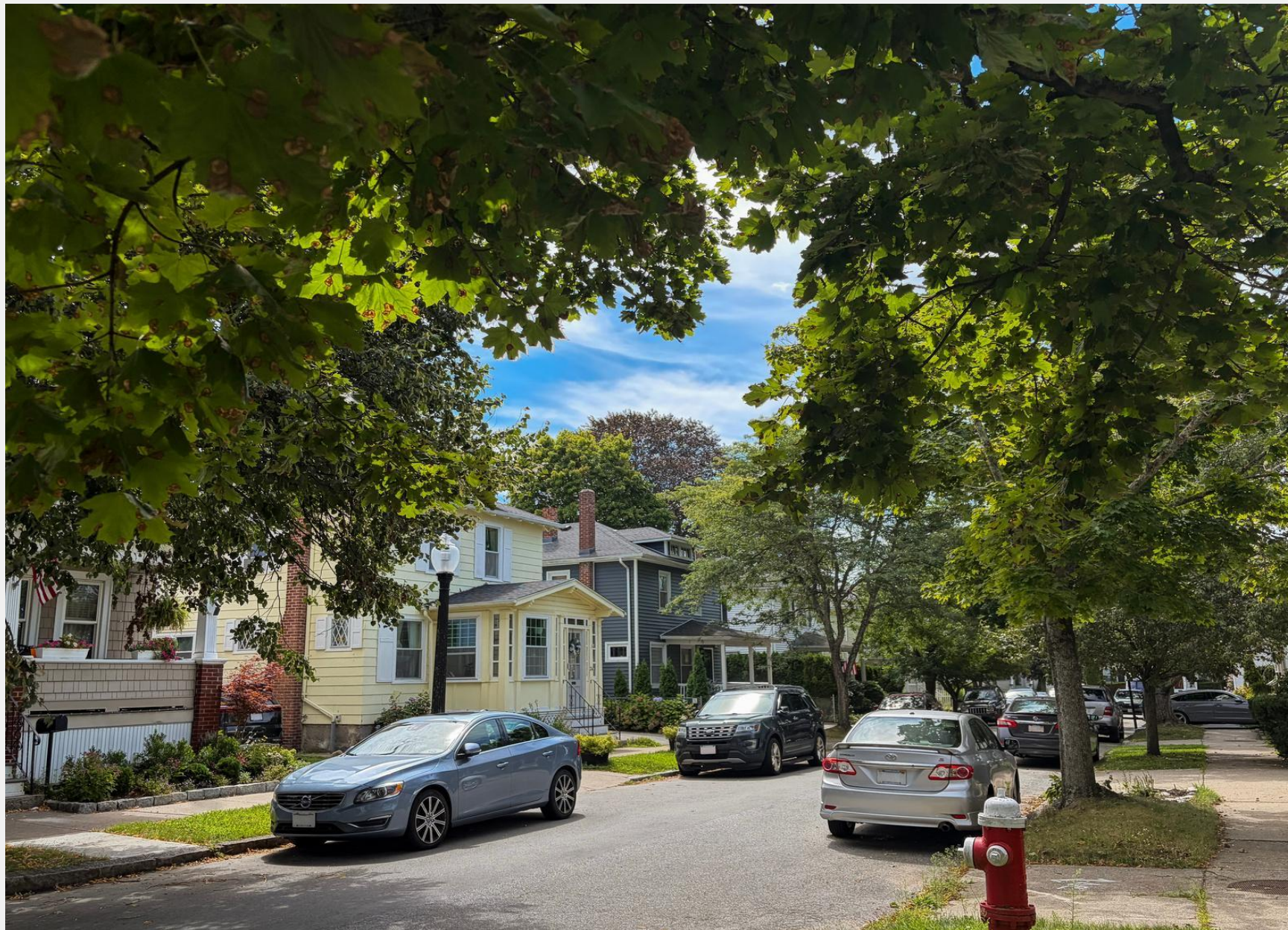
YES ON 7

LegalizeStarterHomes.com

THE HOUSING

WE NEED

WHAT WOULD THE BALLOT QUESTION DO?



- Allow for the construction of new single-family homes on smaller lots (5,000 square feet) wherever there is access to public sewer and water service.
- Allow for the construction of new single-family homes that have at least 50 feet of land bordering the street, road, or public way that it faces
- Allow cities and towns to reasonably regulate certain aspects including their height, distance from neighboring buildings, open space, parking requirements, and whether they can be rented out on a short-term basis

WHY IS THIS IMPORTANT?

COST OF HOUSING
HAS EXPLODED

DIFFICULT FOR YOUNG
ADULTS TO BUY A HOME

RELOCATION OUT OF
MASSACHUSETTS

SENIORS UNABLE
TO DOWNSIZE

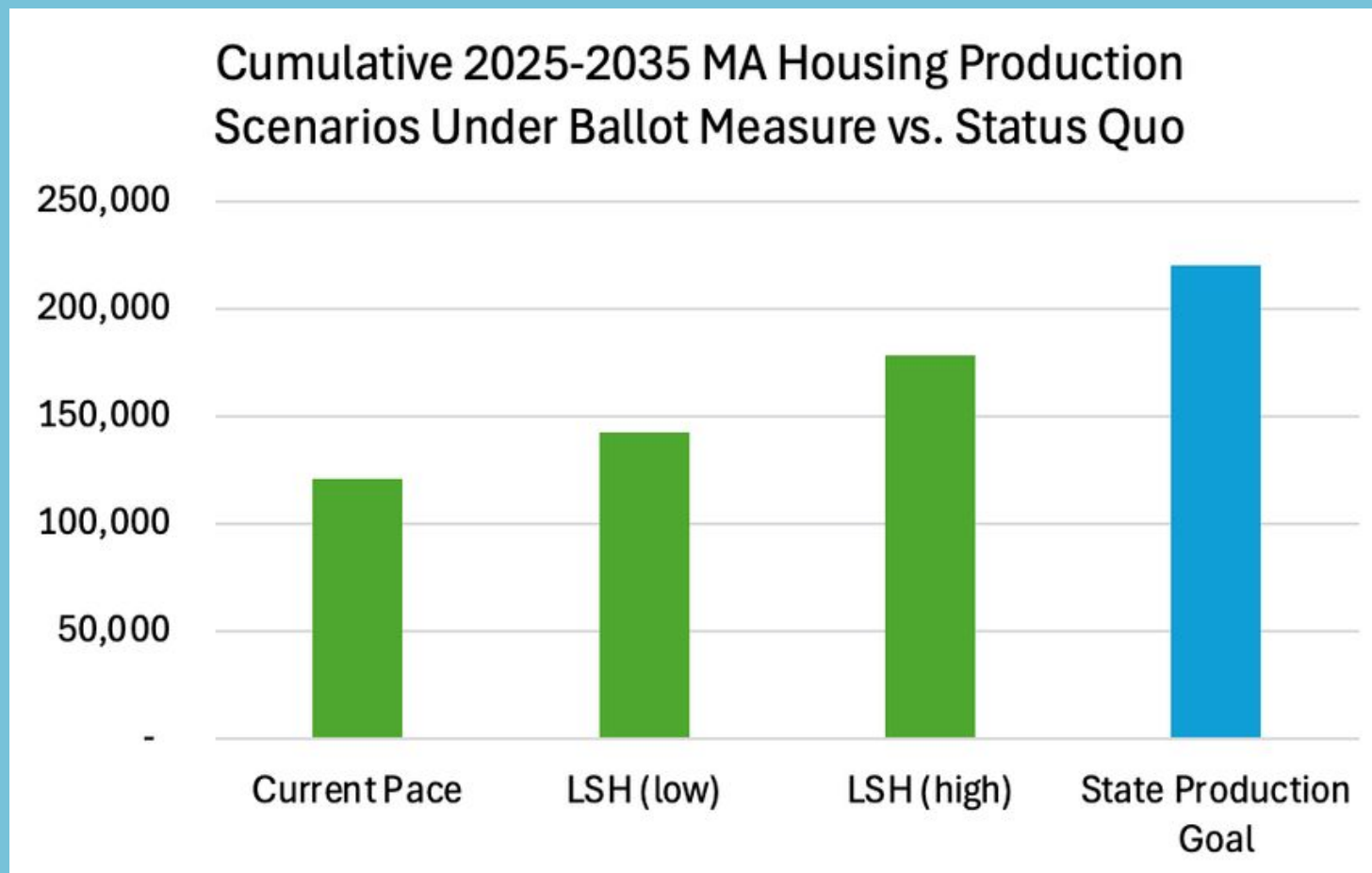


Massachusetts faces a severe housing crisis: skyrocketing costs have made it the hardest state for young adults to buy a home, have left many seniors unable to downsize, and the middle class is shrinking. **As a result, a third of Massachusetts residents — especially those ages 26–34 — are considering leaving,** threatening the state's economy and separating families.

To stabilize costs and remain competitive, Massachusetts must build 222,000 new homes between 2025 and 2035.

IMPACT POTENTIAL

- Under the maximum subdivision scenario, the measure could facilitate creation of **as many as 666,890 new buildable lots**
- Estimated production of **2,200 to 5,700 net new homes per year**
- **Up to 50%** increase in permitting volumes and **20% of state's 222,000-unit** production goal



MODELED NEW HOMES PER YEAR BY REGION

Region	Low estimate	High estimate
Greater Boston	1,925	4,295
Central Mass.	75	565
Greater Springfield	0	318
South Coast/Providence	28	280
Cape Cod & Islands	116	185
The Berkshires	9	100

WHO BENEFITS?

**YOUNG FAMILIES,
SENIORS & FIRST
TIME HOMEBUYERS**

**SMALL BUSINESS
OWNERS**

**LOW-INCOME
RENTERS**

This initiative would benefit anyone seeking a small, low-maintenance, more affordable home — especially **young families, downsizing seniors, and first-time buyers**. It would also support small businesses by making it easier to attract and retain employees, while easing pressure on the rental market so lower-income renters face less competition for affordable apartments.



IT'S A WINNER!

Polling from Beacon Research: Statewide survey
of 602 likely Massachusetts voters randomly
selected between August 12-14, 2026

- **Near-universal concern about housing costs** and broad openness to allowing more modest single-family homes in Massachusetts communities
- **Massachusetts voters support Question 7 63%-29%**
- **YES leads** in every region of the state, across every age group, among homeowners as well as renters, across Democrats, unenrolled voters, and Republicans



ENDORSEMENTS

ELECTED OFFICIALS

GOVERNOR AND LT. GOV.

- Maura Healey
- Kim Driscoll

U.S. REPRESENTATIVES

- Jake Auchincloss, Fourth Congressional District

STATE SENATORS

- John Cronin, Worcester and Middlesex
- Julian Cyr, Cape and Islands
- Lydia Edwards, Third Suffolk
- Jamie Eldridge, Middlesex and Worcester
- Adam Gomez, Hampden
- Rebecca Rausch, Norfolk, Worcester and Middlesex

STATE REPRESENTATIVES

- James Arena-DeRosa, 8th Middlesex
- Mike Connolly, 26th Middlesex
- Carlos Gonzalez, 10th Hampden
- Natalie Higgins, 4th Worcester
- Dave LeBoeuf, 17th Worcester
- Jay Livingstone, 8th Suffolk
- Jonathan Zlotnik, 2nd Worcester
- Bill MacGregor, 10th Suffolk

MAYORS

- Joshua Garcia, Holyoke
- Jared Nicholson, Lynn
- Sumbul Siddiqui, Cambridge
- Dominick Pangallo, Salem
- Jon Mitchell, New Bedford

CITY COUNCILORS

- Susan Albright, Newton Ward 2
- Cyrus Dahmubed, Newton Ward 4
- Alison Leary, Newton At-large
- Lydia King, Salem Ward 5
- Joe Lopes, New Bedford Ward 5
- Jose Rivera, Worcester District 5
- Jason Sydoriak, Salem Ward 3
- Maria Greenberg, Newton Ward 1
- Kate Toomey, Worcester At-Large
- Gumersindo Gomez, Springfield
- Ben Wheeler, Somerville
- Enrique Pepen, Boston District 5
- City Councilor Karen Colón Hayes of Malden

OTHER ELECTED OFFICIALS

- Barnstable Sheriff Donna Buckley
- County Commissioner Greg Hanley of Plymouth
- School Committee Member Alex Guardiola of Worcester (District D)
- Vice Mayor of Cambridge, Burhan Azeem
- Planning Board Vice-Chair Andy Meyer of Natick
- Select Board Member Michael Bettencourt of Winchester
- School Committee Member Colin Brown of Hardwick

ENDORSEMENTS GROUPS

NEWS ORGANIZATIONS

- The New York Times Editorial Board
- The Salem Commoner

CHAMBERS OF COMMERCE

- Charles River Chamber of Commerce
- Greater Boston Chamber of Commerce
- North Central Massachusetts Chamber of Commerce
- Worcester Chamber of Commerce
- Metro South Chamber of Commerce

BUSINESS GROUPS

- Builders and Remodelers Association of Greater Boston (BRAGB)
- Commercial Real Estate Development Association Massachusetts (CREDA)
- Greater Boston Real Estate Board (GBREB)
- Home Builders & Remodelers Association of Cape Cod, Inc.
- Home Builders & Remodelers Association of MA
- Massachusetts Association of Realtors (MAR)
- Pathfinder ADU
- Shrewsbury Street Merchants Association

ADVOCACY ORGANIZATIONS

- Abundant Housing Massachusetts
- A Better Cambridge
- Boston Democratic Socialists of America
- Building a Better Wellesley
- Building Equitable Neighborhoods for Franklin
- Buzzards Bay Area Habitat for Humanity
- Citizens' Housing & Planning Association (CHAPA)
- Equitable Arlington
- Franklin Hampshire Habitat for Humanity
- Greater Springfield Habitat for Humanity
- Housing Medford
- Jewish Alliance for Law & Social Action
- League of Women Voters MA
- League of Women Voters of Needham
- Marblehead Housing Coalition
- Needham Housing Coalition
- Newton For Everyone
- Norwood for All
- Progressive Massachusetts
- South Coast Places for People
- Somerville YIMBY
- The Coalition for Social Justice Education Fund
- Waltham Inclusive Neighborhoods

DEMOCRATIC TOWN AND CITY COMMITTEES

- Boston Ward 4 Democratic City Committee
- Boston Ward 10 Democratic City Committee
- Danvers Democratic Town Committee
- Hanson Democratic Town Committee
- Lowell Democratic City Committee
- Natick Democratic Town Committee
- Needham Democratic Town Committee
- Shrewsbury Democratic Town Committee
- Somerville Democratic City Committee
- Southwick Democratic Town Committee
- Sudbury Democratic Town Committee

JOIN THE CONVERSATION

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Sign up to receive updates from Legalize Starter Homes and stay informed about our efforts to increase housing production in Massachusetts



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