MMA Massachusetts Municipal Association

NO on 7!

Question 7 claims to promote "starter homes" Does it really?

- **What's the issue?** Question 7 would make 5,000 sq ft the minimum lot size in every residential zone across the state – as long as there is access to public sewer and water.
- **What's at stake?**
  - **Strips local voice**
    - By creating by-right minimum lot sizes, **Question 7 strips communities of their authority and voice** to determine their own zoning, preventing local leaders from tailoring zoning to meet the unique needs, abilities and desires of their communities.
  - **Access does not mean capacity**
    - Question 7 **ignores severe water and sewer capacity limits** and leaves **local taxpayers to bear the cost** when municipalities have to upgrade their local infrastructure to meet state and federal requirements.
  - **NO affordability requirement**
    - Without affordability criteria, the result would likely be large, market-rate homes. Rather than lowering home costs statewide, this supply-side approach would **incentivize more McMansions** in neighborhoods.
  - **Funded by for-profit developers**
    - Question 7 proponents have raised more than $1.5 million and spent nearly $1.3 million on signature gathering to **take away your say in your community!**

Say NO to unfunded mandates benefitting for-profit developers