



**CSG East Housing  
Summit Boston 2025  
Solutions to the Housing  
Shortage and  
Affordability Crisis**

**Subtitle: States, Please Help!**

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# Addressing the nation's housing crisis?

- Leadership
- Leadership
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**Zoning  
reform will  
not happen  
without it!**



# The Housing Equation

LAND (10-20%)

LABOR

LUMBER

**LAWS (25-40%)**

LOANS

Source: Eric Kronsberg

March 1, 2025

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# Ideas worth state attention: single-family conversions

- Single-family conversions to 2-4 units
  - Appropriate scale for single-family neighborhoods
  - “Incremental density”
  - “Gentle density”

“Where land is expensive, building more homes per parcel increases affordability”

-Baca, McAnaney, Schuetz, “Gentle Density can Save Our Neighborhoods,” Brookings, Metropolitan Policy Institute, 2019



Ideas worth state  
attention:  
**Two-family  
homes**

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Allow two-family homes in  
all single-family home  
zoning districts



# Ideas worth considering: Minimum lot area no greater than required area for on-site septic system





Ideas worth considering:  
**Eliminate  
minimum lot size  
requirements in  
existing  
neighborhoods**

# Ideas worth considering: Regulatory strategies for housing preservation

Some examples of preservation tools:

- Simplify residential conversions
- Allow buildings to be moved to lots with existing residences
- Property tax incentives for preservation and reinvestment (e.g., New Hampshire's RSA-79E)





# Ideas worth considering: Accessory Dwelling Units (ADUs)

State laws are increasingly common for ADUs as-of-right

- Connecticut
- California
- Massachusetts
- New Hampshire
- Oregon
- Hawaii
- Maine
- Vermont
- Others ...

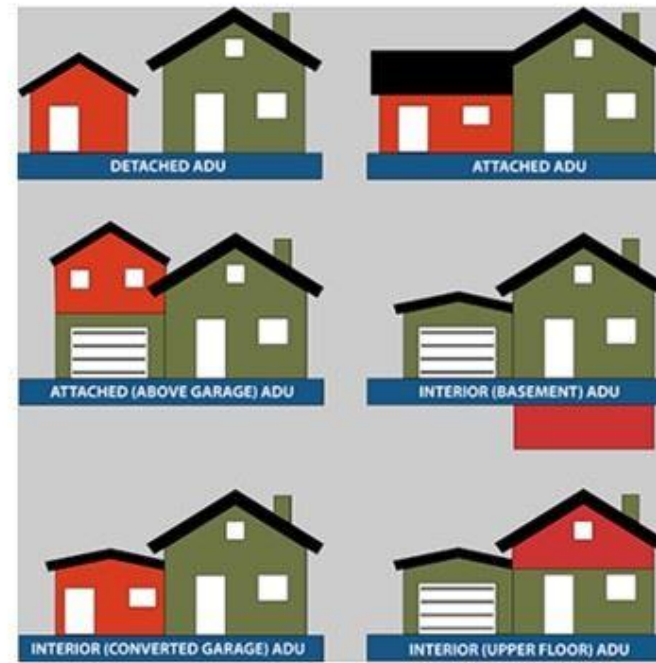


Image source: APA and AARP

**A**ccessory  
**D**welling  
**U**nit



# Ideas worth considering: Eliminate minimum parking requirements

PS: and please, do not require every parking space to accommodate a Ford F-150)





Ideas worth considering:

**Provide for  
administrative  
approval for  
more types of  
housing  
applications**



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# Ideas worth considering: Multifamily by-right in designated areas

- City/town centers and similar neighborhood activity centers
- Transportation access points: train, trolley, ferry, bus
- And, to scale in established residential neighborhoods, e.g. “1-4”



# Ideas worth considering: Streamline, professionalize site plan review



# Ideas worth considering: Cottage Court

Classic “missing middle”  
design

Can achieve 15+/- units per  
acre

Can accommodate ownership  
or rental



# Thank you! Questions?

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