

**HOUSE . . . . . No. 02125**

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The Commonwealth of Massachusetts

PRESENTED BY:

*Bradley H. Jones, Jr.*

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the passage of the accompanying bill:

An Act relative to streamlining permitting for housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Bradley H. Jones, Jr.</i>	<i>20th Middlesex</i>
<i>Donald F. Humason, Jr.</i>	<i>4th Hampden</i>
<i>Angelo D'Emilia</i>	<i>8th Plymouth</i>
<i>F. Jay Barrows</i>	<i>1st Bristol</i>
<i>George Ross</i>	<i>2nd Bristol</i>
<i>Donald Wong</i>	<i>9th Essex</i>
<i>Sheila Harrington</i>	<i>1st Middlesex</i>
<i>George N. Peterson, Jr.</i>	<i>9th Worcester</i>
<i>Elizabeth Poirier</i>	<i>14th Bristol</i>
<i>Viriato Manuel deMacedo</i>	<i>1st Plymouth</i>

# HOUSE . . . . . No. 02125

By Mr. Jones of North Reading, a petition (accompanied by bill, House, No. 2125) of Harrington and others for legislation to expedite the permitting process for housing Joint Committee on Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE  
□ HOUSE  
□ , NO. 1224 OF 2009-2010.]

## The Commonwealth of Massachusetts

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**In the Year Two Thousand Eleven**  
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An Act relative to streamlining permitting for housing.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

- 1 SECTION 1. Section 2 of chapter 43D of the General Laws, as appearing in the 2008 Official
- 2 Edition, is hereby amended by inserting after the definition “Technical review team” the
- 3 following new definition:--
- 4 “Housing Priority Zone”, a privately or publicly owned property, a zoning district or a zoning
- 5 overlay district zoned and designated for the development or redevelopment of housing which:
- 6 Exceeds the allowable unit density by a minimum of 10 percent greater than the density allowed
- 7 prior to designation as a priority zone;

8 Includes a minimum of 40% of its units as affordable to those earning 80% or less of area  
9 median income;

10 May incorporate the use of zoning methods known as cluster development, as defined in Section  
11 9 of Chapter 40A of the General Laws, or open space residential design; and

12 Is designated a priority development site by the board, in consultation with the Department of  
13 Housing and Community Development.

14 SECTION 2. Chapter 43D of the General Laws, as so appearing, is hereby amended by  
15 inserting after section 16 by inserting the following new section:-

16 Section 17. For the purposes of determining consistency with the definition of “consistent with  
17 local needs” contained in Section 20 of Chapter 40b of the General Laws, a housing unit  
18 developed in a housing priority zone shall be credited at the rate of 1.75 units upon the issuance  
19 of a building permit.

20 SECTION 3. The provisions of this Act shall expire five years following the date of its passage  
21 unless otherwise terminated, modified or extended.