

**HOUSE . . . . . No. 685**

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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 adoption of the accompanying bill:

An Act streamlining permitting for housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Bradley H. Jones, Jr.</i>	<i>20th Middlesex</i>	<i>1/19/2017</i>
<i>Susan Williams Gifford</i>	<i>2nd Plymouth</i>	<i>10/23/2017</i>
<i>Paul K. Frost</i>	<i>7th Worcester</i>	<i>10/23/2017</i>
<i>Todd M. Smola</i>	<i>1st Hampden</i>	<i>2/3/2017</i>
<i>F. Jay Barrows</i>	<i>1st Bristol</i>	<i>10/23/2017</i>
<i>Angelo L. D'Emilia</i>	<i>8th Plymouth</i>	<i>10/23/2017</i>
<i>Sheila C. Harrington</i>	<i>1st Middlesex</i>	<i>10/23/2017</i>
<i>Kimberly N. Ferguson</i>	<i>1st Worcester</i>	<i>10/23/2017</i>
<i>Steven S. Howitt</i>	<i>4th Bristol</i>	<i>10/23/2017</i>
<i>Hannah Kane</i>	<i>11th Worcester</i>	<i>10/23/2017</i>
<i>Nicholas A. Boldyga</i>	<i>3rd Hampden</i>	<i>10/23/2017</i>
<i>Michelle M. DuBois</i>	<i>10th Plymouth</i>	<i>10/23/2017</i>

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By Mr. Jones of North Reading, a petition (accompanied by bill, House, No. 685) of Bradley H. Jones, Jr., and others for legislation to expedite the permitting process for housing. Housing.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 1115 OF 2015-2016.]

**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninetieth General Court  
(2017-2018)**  
\_\_\_\_\_

An Act 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 2014  
2 Official Edition, is hereby amended by inserting, after the definition "Governing body", the  
3 following new definition:-

4           "Housing Priority Zone", a privately or publicly owned property, a zoning district or a  
5 zoning overlay district zoned and designated for the development or redevelopment of housing  
6 which: (1) exceeds the allowable unit density by a minimum of 10 percent greater than the  
7 density allowed prior to designation as a priority zone; (2) includes a minimum of 40% of its  
8 units as affordable to those earning 80% or less of area median income; (3) may incorporate the  
9 use of zoning methods known as cluster development, as defined in Section 9 of Chapter 40A of

10 the General Laws, or open space residential design; and (4) is designated a priority development  
11 site by the board, in consultation with the department of housing and community development.

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

14 Section 17. For the purposes of determining consistency with the definition of "consistent  
15 with local needs" contained in section 20 of chapter 40B, a housing unit developed in a housing  
16 priority zone shall be credited at the rate of 1.75 units upon the issuance of a building permit.

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