HOUSE DOCKET, NO. 2514 FILED ON: 1/17/2013

HOUSE . . . . . No. 1130

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:

An Act relative to streamlining permitting for housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
Bradley H. Jones, Jr.	*20th Middlesex*
George N. Peterson, Jr.	*9th Worcester*
Bradford Hill	*4th Essex*
Elizabeth A. Poirier	*14th Bristol*
Viriato Manuel deMacedo	*1st Plymouth*
Donald F. Humason, Jr.	*4th Hampden*
Sheila C. Harrington	*1st Middlesex*
Nicholas A. Boldyga	*3rd Hampden*
Kimberly N. Ferguson	*1st Worcester*
Todd M. Smola	*1st Hampden*
Matthew A. Beaton	*11th Worcester*
Daniel B. Winslow	*9th Norfolk*

HOUSE DOCKET, NO. 2514 FILED ON: 1/17/2013

HOUSE . . . . . No. 1130

By Mr. Jones of North Reading, a petition (accompanied by bill, House, No. 1130) of Bradley H. Jones, Jr. and others for legislation to expedite the permitting process for housing. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE
HOUSE
, NO. *2125* OF 2011-2012.]

The Commonwealth of Massachusetts

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:

SECTION 1. Section 2 of chapter 43D of the General Laws, as most recently amended by chapter 238 of the acts of 2012, is hereby amended by inserting, after the definition "Governing body", the following new definition:-

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

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

Section 17. For the purposes of determining consistency with the definition of "consistent with local needs" contained in section 20 of chapter 40B, a housing unit developed in a housing 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.