HOUSE DOCKET, NO. FILED ON: 1/12/2009

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

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The Commonwealth of Massachusetts

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PRESENTED BY:

**Bradley H. Jones, Jr.**

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*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: |
| Bradley H. Jones, Jr. | 20th Middlesex |
| George N. Peterson, Jr. | 9th Worcester |
| Viriato Manuel deMacedo | 1st Plymouth |
| Elizabeth Poirier | 14th Bristol |

The Commonwealth of Massachusetts

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**In the Year Two Thousand and Nine**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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 appearing in the 2006 Official Edition, is hereby amended by inserting after the definition “Technical review team” 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:

Exceeds the allowable unit density by a minimum of 10 percent greater than the density allowed prior to designation as a priority zone;

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

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

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 by inserting 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 of the General Laws, 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.

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