



LOCAL IMPLEMENTATION



Implemented on Cape Cod

OVERVIEW

Discretionary and more intensive review processes can delay or extend the timeline of projects, increasing the cost of permitting, and the outcomes can be unpredictable, which may make a project riskier and more time consuming for a developer. Streamlined processes often entail pre-determined timelines, pre-approval of certain types of developments, and clear guidelines for eligible projects. Streamlining permitting processes for housing developments in appropriate areas may encourage the development and redevelopment projects necessary to meet the region’s housing needs. When streamlining permitting, it is important to ensure the regulations in place will still produce desired development that does not negatively impact the community.

CHALLENGES ADDRESSED

- Not Allowed to Build Multi-family Housing
- Too Expensive to Build New Housing
- Too Expensive to Secure or Maintain Housing
- Hard to Find Year-round Housing

POTENTIAL BENEFITS & CONSIDERATIONS

- Predictable permitting timelines and approval standards allow developers to secure financing and design projects to fit the community’s vision
- Potentially a reduced administrative burden for towns with simpler review processes
- Streamlined processes may entail fewer reviews and allow for fewer opportunities for public input
- The parameters or criteria for the approval process must be clearly articulated well to produce the desired types of developments and the permitting process should remain transparent
- A streamlined process may be less adaptable to unforeseen circumstances

RESOURCES

Chapter 43D Expedited Local Permitting - This Massachusetts program, now part of the Community One Stop for Growth grant program, allows communities to identify priority development sites where local permitting processes can be streamlined, providing decisions within 180 days.

A Best Practices Model for Streamlined Local Permitting - This guide strives to assist municipal officials and permit applicants through the permit process by offering ways in which applications may be analyzed and considered more efficiently and effectively.

CASE STUDY: CALIFORNIA AFFORDABLE HOUSING STREAMLINED APPROVAL PROCESS (2019, UPDATED 2021)

California provides a streamlined process for projects where the development or rehabilitation is for 10 or more units, at least 20% are affordable rentals or 30% affordable for sale units, among some other requirements. Some benefits of this streamlined permitting process

include that the filing will be approved by a ministerial process rather than a more discretionary process, substantial time savings for applicants, and significant parking reductions.

See the California state guidelines [here](#).

Updated Streamlined Ministerial Approval Process
 Government Code Section 65913.4
 Guidelines



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