

HOUSE . . . . . No. 29

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**The Commonwealth of Massachusetts**

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STATE HOUSING BOARD,  
120 TREMONT STREET, BOSTON 8, November 5, 1958.

*To the Honorable Senate and House of Representatives.*

GENTLEMEN: — In accordance with the provisions of section 33, chapter 30, of the General Laws, as amended by chapter 67 of the Acts of 1948, I herewith submit recommendations of the chairman of the State Housing Board for the year 1959, together with a draft of a bill embodying the legislation recommended. The bill has been submitted to the Counsel for the House of Representatives for advice and assistance as to the form thereof.

Very truly yours,

JOHN E. MALONEY,  
*Chairman.*

RECOMMENDATIONS.

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## AN ACT AUTHORIZING HOUSING AUTHORITIES TO PROVIDE RECREATIONAL AND COMMUNITY FACILITIES FOR HOUSING PROJECTS.

Since most public housing projects have been built for low-income families without recreational or community facilities, and the local communities cannot or will not provide such facilities, it is the opinion of this Board that in the interest of the tenants, the community and the Commonwealth properly supervised recreation areas within the budgetary limitations of the projects with parental and community assistance should be provided.

Young children and teen-aged boys and girls have been particularly neglected, with the result that in and near projects they have only the streets, hallways and alleyways for play areas. This concentration of hundreds of children in cramped areas has resulted in property damage to the projects, vandalism, juvenile delinquency, as well as a demand for police protection.

This Board is certain that although the local communities will not in many cases provide recreation facilities, they will co-operate and assist the projects in this endeavor if properly supervised play areas are provided. Furthermore, it would eliminate the need for police protection of the projects, would reduce property damage, vandalism and juvenile delinquency, and, with the financial assistance and co-operation of the parents and social agencies, would in part reduce the cost of providing said facilities.

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Recommendation of the State Housing Board (House, No. 29). Mercantile Affairs.

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## The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Fifty-Nine.

AN ACT AUTHORIZING HOUSING AUTHORITIES TO PROVIDE RECREATIONAL AND COMMUNITY FACILITIES FOR HOUSING PROJECTS.

*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 26FF of General Laws, chapter 121, as most recently  
2 amended, is further amended by striking out the first four sen-  
3 tences of the first paragraph and inserting in place thereof the  
4 following:— Upon the completion or acquisition of a project by  
5 a housing authority it shall be maintained and operated by such  
6 authority. It is hereby declared to be the policy of this common-  
7 wealth that each housing authority shall manage and operate its  
8 housing projects in an efficient manner so as to enable it to fix  
9 the rentals for dwelling accommodations at the lowest possible  
10 rates consistent with providing decent, safe and sanitary dwell-  
11 ing accommodations, and that no housing authority shall con-  
12 struct or operate any such project for profit, or as a source of  
13 revenue to the commonwealth or to the city or town in which  
14 it is located. To this end an authority shall fix the rentals for  
15 dwelling units in its projects at no higher rates than it shall find  
16 to be necessary in order to produce revenues which (together  
17 with all other available moneys, revenues, income and receipts  
18 of the authority, from whatever sources derived) will be suffi-  
19 cient (a) to pay, as the same become due, the principal and  
20 interest on the bonds of the authority; (b) to meet the cost of  
21 insurance and the payments in lieu of taxes provided by section  
22 twenty-six R, and to provide for maintaining, operating and  
23 using the projects and the administrative expenses of the au-  
24 thority; and (c) to create, during not less than the twelve years

25 immediately succeeding its issuance of any bonds, notes or other  
26 evidences of indebtedness, a reserve sufficient to meet the largest  
27 principal and interest payments which will be due on such bonds  
28 in any one year thereafter, and to maintain such reserve; (d) to  
29 provide, subject to the approval of the state housing board, such  
30 recreational and community facilities in or near a housing  
31 project or projects as the authority may deem necessary for the  
32 health and welfare of the residents in the projects under its  
33 control, and such supervision and maintenance as may be neces-  
34 sarily incidental thereto.