

The Commonwealth of Massachusetts

EXECUTIVE OFFICE OF
COMMUNITIES AND DEVELOPMENT
OFFICE OF THE SECRETARY
100 CAMBRIDGE STREET ROOM 1404
BOSTON, MASS. 02202, NOVEMBER 6, 1979

The Honorable Michael Joseph Connolly,
Secretary of State of the Commonwealth
State House, Boston, Massachusetts 02133

Dear Mr. Secretary: In compliance with section 33 of Chapter 30 of the General Laws, I am pleased to submit to you the legislative proposals of the Executive Office of Communities and Development for the 1980 session of the General Court.

Attached are five (5) proposals the Office wishes to have considered by the General Court in 1980.

Sincerely,

BYRON J. MATTHEWS,
Secretary

*LEGISLATIVE RECOMMENDATIONS OF THE EXECUTIVE
OFFICE OF COMMUNITIES AND DEVELOPMENT
AND DEPARTMENT OF COMMUNITY AFFAIRS*

1. AN ACT TO PROVIDE INCREASED FUNDING FOR HOUSING FOR THE ELDERLY.

OBJECTIVE: This bill would provide an additional \$100 million for elderly housing in the Commonwealth. Passage of the bonding authorization will provide for the construction of approximately 2,000 units of badly needed housing for our senior citizens.

2. AN ACT TO ASSIST CITIES AND TOWNS IN THE CONSTRUCTION OF OFF-STREET PARKING FACILITIES IN COMMERCIAL AREA REVITALIZATION DISTRICTS.

OBJECTIVE: This bill would provide assistance to cities and towns undertaking commercial area revitalization projects. The bill would provide \$25 million in state funding to assist in the construction of off-street parking facilities in commercial area revitalization districts. Such facilities are a key factor in ensuring the success of commercial area revitalization efforts, thereby further helping to stimulate economic development for the Commonwealth.

3. AN ACT TO FURTHER STRENGTHEN THE EFFECTIVENESS OF CHAPTER 705 PROGRAM TO INCREASE HOUSING OPPORTUNITIES IN THE COMMONWEALTH.

OBJECTIVE: This bill would allow the Executive Office of Communities and Development to contract directly with private non-profit and profit corporations to assist in providing family housing in any city of the Commonwealth where the Office determines, and the Mayor of the City approves, that such action will best serve the goals of providing adequate housing and neighborhood revitalization.

4. AN ACT MAKING CERTAIN CLARIFICATIONS WITH RESPECT TO URBAN REDEVELOPMENT CORPORATIONS.

OBJECTIVE: This bill would accomplish three purposes. First, it would eliminate the prior three year average assessment on existing buildings. Because of the extremely high assessment of buildings in prior commercial or industrial use, even though the building may have been vacant or in marginal use for a number of years, development becomes financially impracticable. Deletion of the three year average would provide a necessary incentive to the reuse of older buildings. Second, the bill would clarify the definition of gross income. This is particularly relevant to commercial development realizing income other than real estate related income. And thirdly, the bill would eliminate the problem of double taxation of a 121A project in the year of property acquisition.

5. AN ACT PROVIDING FOR INCREASED FUNDS FOR MODERNIZATION AND RENOVATION OF STATE-ASSISTED HOUSING PROJECTS AND FOR IMPROVED MANAGEMENT IN CERTAIN PROJECTS.

OBJECTIVE: This bill would provide an increased bonding authorization of \$75 million to assist in undertaking certain major physical improvements in state housing projects. These projects are a valuable resource for the Commonwealth, and represent a large investment the Commonwealth has made to ensure adequate housing for its citizens. Now, especially with the ever increasing housing shortage, this investment must be managed in the soundest possible fashion to ensure that the public's interests are fully protected. With this in mind, this bill would also provide that in certain limited cases involving projects that are severely distressed, the department could immediately reassign the management responsibility for the projects to a private management company.

