

STATE RESOURCES SUPPORTING REVITALIZATION OF GATEWAY CITIES

Resource	Established by	Approving Authority / Administering Authority	Funding Sources	Purpose	Targeted Participants*
Brownfields Programs	MGL c. 21E Chapter 206, Acts of 1998	Varies by program (see Purpose)	Grants and Loans	<ul style="list-style-type: none"> The Brownfields Redevelopment Fund provides assistance for the reuse of brownfields in Economically Distressed Areas (EDAs): <ul style="list-style-type: none"> The Brownfields Site Assessment Program – provides unsecured, interest free financing up to \$100,000 for environmental assessment of brownfields. Administered by MassDevelopment The Brownfields Remediation Loan Program – provides flexible loans up to \$500,000 for environmental clean-up of brownfields. Administered by MassDevelopment. The MassBRAC Program- makes high quality, low cost, pre-negotiated and often state-subsidized environmental insurance available to parties who wish to purchase, clean up and/or develop brownfields sites anywhere in MA, and to lenders willing to finance such projects. Administered by the Business Development Corporation of New England Brownfields Tax Credit Program – Offers eligible businesses and non-profits a tax credit for the costs incurred to remediate contaminated property owned or leased for business purposes. Administered by MA Department of Revenue. 	<ul style="list-style-type: none"> Open to any community
Chapter 43D Expedited Permitting	MGL c. 43D	EOHED/MPRO	No	<ul style="list-style-type: none"> Provides a tool for targeted economic development in order to: <ul style="list-style-type: none"> Ensure a transparent and efficient process for municipal permitting. Guarantee local permitting decisions on Priority Development Sites within 180 days. Increase visibility of Priority Development Sites. Priority Development sites may be zoned for commercial, industrial development, residential or mixed use purposes. 	<ul style="list-style-type: none"> Open to any community
Chapter 40R Smart Growth Zoning Overlay District Act	MGL c. 40R	DHCD	Incentive payments for new housing	<ul style="list-style-type: none"> Provides Zoning Incentive and Density Bonus payments to municipalities that adopt and implement zoning regulations allowing higher density mixed-income residential development in smart growth locations. Maximum incentive payment is \$600,000 per smart growth district and a \$3,000 bonus payment for each newly zoned housing unit constructed in the smart growth location 	<ul style="list-style-type: none"> Open to any community.
Community Development Block Grant (CDBG)	Federal Housing and Community Development Act of 1974, as Amended	DHCD for MA Small Cities Program; HUD for Entitlement Communities	Grants 17% cut to the federal FY11 CDBG program has been implemented	<ul style="list-style-type: none"> Provides communities with resources to address a wide range of unique community development needs, including housing rehabilitation, improvements to public facilities and infrastructure, and social services. <ul style="list-style-type: none"> Entitlement communities receive formula-based grants directly from HUD. Nonentitlement communities receive CDBG funds from DHCD through a competitive grant program under MA’s Small Cities Program. DHCD also awards noncompetitive Small Cities Program funds on an annual basis to communities it designates as mini-entitlements based on need indicators. 	<ul style="list-style-type: none"> Federal entitlement cities that are also Gateway cities: Barnstable, Brockton, Chicopee, Fall River, Fitchburg, Haverhill, Holyoke, Lawrence, Leominster, Lowell, Lynn, Malden, New Bedford, Pittsfield, Quincy, Revere, Salem, Springfield, Taunton, Westfield, and Worcester. Mini-entitlement cities that are also Gateway cities: Chelsea, Methuen and Everett
Community Investment Tax Credit Program (Community Partnership Act)	Chapter 238, Acts of 2012	DHCD	State tax credit (awarded competitively)	<ul style="list-style-type: none"> Establishes the Community Investment Tax Credit for individual and corporate taxpayers designed to encourage private donations that support community development. The credit is equal to 50% of “a qualified investment” in a CDC. Also establishes the Community Investment Grant, which provides funds to CDCs to support neighborhood revitalization. Details to follow. 	<ul style="list-style-type: none"> Open to CDCs in any community At least 30% of credits allocated to CDCs in Gateway Cities \$750, 000 appropriated for community Investment Grant funding
District Improvement Financing (DIF)	M.G.L c. 46	EOHED	No	<ul style="list-style-type: none"> Enables municipalities to fund public works, infrastructure and development projects by allocating future, incremental tax revenues collected from a predefined district to pay project costs. A locally driven public financing alternative. 	<ul style="list-style-type: none"> Open to any community
Economic Development Incentive Program (EDIP)	MGL c. 40, section 59 & MGL c. 59, section 5	EACC/MOBD	State tax incentives	<ul style="list-style-type: none"> Provides tax incentive to foster job creation and stimulate business growth: <ul style="list-style-type: none"> Expansion Project – Up to 10% tax credit; dependent on level of economic activity generated outside the Commonwealth or jobs created within an Economic Target Area (ETA). 	<ul style="list-style-type: none"> Expansion Project – Must be within ETA and part of an EOA

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				<ul style="list-style-type: none"> ▪ <u>Enhanced Expansion Project</u> – Up to 10% tax credit; at least 100 new jobs are created and maintained for 5 years. ▪ <u>Manufacturing Retention Project</u> – Up to 40% tax credit; at least 100 new jobs created or retained for 5 years. 	<ul style="list-style-type: none"> • Enhanced Expansion Project – No restrictions • Manufacturing Retention Project – Restricted to Gateway Cities
<u>Financial Literacy Trust Fund</u>	Chapter 14, Acts of 2011	MA State Treasurer’s Office	Grants and private funding	<ul style="list-style-type: none"> • Promotes financial literacy, education and training for residents, businesses, educational institutions, community organizations, and other entities throughout the Commonwealth on issues such as household budgeting, saving more, consumer protection, and the power of compound interest in long-term financial planning. 	<ul style="list-style-type: none"> • Open to any community
<u>Gateway Cities Loans</u>	MassDevelopment	MassDevelopment	Loans	<ul style="list-style-type: none"> • Helps complete improvements of designated projects, including electrical work, masonry, roofing, and equipment. 	<ul style="list-style-type: none"> • Restricted to Gateway Cities
Gateway City Parks Program	Energy and Environment Bond Bill 2008	EOEEA	Grants	<ul style="list-style-type: none"> • Supports significant park projects for underserved urban populations. 	<ul style="list-style-type: none"> • Restricted to Gateway Cities
<u>Growth Districts Initiative (GDI)</u>	Section 2C of c. 303, Acts of 2008	EOHED	Grants	<ul style="list-style-type: none"> • Supports commercial, residential, transportation, and infrastructure development, improvements and various capital investment projects. See also MassWorks. 	<ul style="list-style-type: none"> • Open to any community
<u>HOME Investment Partnerships Program</u>	Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended	HUD/DHCD	Competitive Grants	<ul style="list-style-type: none"> • Provides funds for a broad range of activities, including new construction, acquisition and rehabilitation of rental properties, to assist in the production and preservation of affordable housing for low and moderate-income families and individuals. 	<ul style="list-style-type: none"> • Open to any community
<u>Housing Development Incentive Program (HDIP)</u>	MGL c. 40V	DHCD	Local and state tax incentives	<ul style="list-style-type: none"> • Increases residential growth, expands diversity of housing stock, supports economic development, and promotes neighborhood stabilization in designated Housing Development Zones by providing tax incentives to developers to support market rate housing for sale or lease. 	<ul style="list-style-type: none"> • Restricted to Gateway Cities
<u>I-Cubed (Infrastructure Investment Incentive Program)</u>	Chapter 293, sections 5-12, Acts of 2006 Chapter 129, Acts of 2008	MassDevelopment	Bonds	<ul style="list-style-type: none"> • Promotes job growth and economic development by providing funding for the public infrastructure improvements necessary to support major new private development. 	<ul style="list-style-type: none"> • Open to any community
<u>Massachusetts Cultural Facilities Fund</u>	Chapter 123, Acts of 2006	Mass Cultural Council and MassDevelopment	Grants	<ul style="list-style-type: none"> • Increases investments from both the public sector and private sector to support planning and development of cultural facilities. 	<ul style="list-style-type: none"> • Open to any community
<u>Massachusetts Growth Capital Corporation</u>	MGL c. 40W, section 2 Economic Development Reorganization Act of 2010	Massachusetts Growth Capital Corporation	Customized financing and technical assistance grants	<ul style="list-style-type: none"> • Mission is to create and preserve jobs at small businesses, women and minority owned businesses, and to promote economic development in underserved, gateway municipalities and low and moderate income communities. • Provides loans, lines of credit, guarantees and more, to eligible Massachusetts businesses and community development efforts. • New Tools to Grow Program provides focused management assistance and flexible, customized financing for smaller enterprises in Gateway Cities and high growth companies statewide. 	<ul style="list-style-type: none"> • Open to Massachusetts' small businesses, women and minority owned businesses • For New Tools to Grow Program eligible “Small Businesses” will be those primarily operating in Gateway Cities. • Minority, woman, and immigrant owned businesses are encouraged to apply.
<u>Mass Historic Commission: Survey and Planning Grants</u>	National Historic Preservation Act of 1966, as amended.	Mass Historical Commission	Grants	<ul style="list-style-type: none"> • Supports historic preservation planning activities in communities throughout the state through federally funded, reimbursable, 50/50 matching grant program. 	<ul style="list-style-type: none"> • Open to any community
<u>Massachusetts Preservation Projects</u>	950 CMR 73.00	Mass Historical Commission	Grants	<ul style="list-style-type: none"> • Supports the preservation of properties, landscapes and sites (cultural resources) listed in the State Register of Historic Places through state-funded 50% reimbursable matching grant program. 	<ul style="list-style-type: none"> • Open to any community or non-profit organization

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Fund					
<u>MassWorks Infrastructure Program</u>	EOHED	EOHED/MassDOT/ A&F	Competitive Grants	<ul style="list-style-type: none"> Provides public infrastructure funding to support economic development. <ul style="list-style-type: none"> Consolidates six grant programs into one office to streamline the grant process. 	<ul style="list-style-type: none"> Open to any community At least 50% of the total funding to support developments in Gateway Cities
<u>Safe and Successful Youth Initiative</u>	Executive Order	Governor's Office of Community Affairs	Grants/pending legislation	<ul style="list-style-type: none"> Prevents and seriously curbs the epidemic of youth violence in MA by providing a full continuum of social services within targeted communities, including case management, intensive supervision, employment, education, and health care. <ul style="list-style-type: none"> Establishes an emergency intervention compact among state, community groups, law enforcement, and other stakeholders. Includes a major summer jobs program. 	<ul style="list-style-type: none"> Targets seven cities: Boston, Springfield, Brockton, Lawrence, Lowell, New Bedford, and Worcester
<u>Shannon Grants</u>	Sen. Charles E. Shannon Jr. Community Safety Grants	EOPSS	Competitive Grants	<ul style="list-style-type: none"> Supports regional and multi-disciplinary approaches to combat gang violence through coordinated programs for prevention and intervention. 	<ul style="list-style-type: none"> Open to any community
<u>Smart Growth Districts</u>	MGL c. 40 R	DHCD	Incentive and Bonus Payments	<ul style="list-style-type: none"> Creates Smart Growth Zoning Overlay Districts for the production of compact/high density housing. 	<ul style="list-style-type: none"> Open to any community
<u>Tax-Exempt Bonds</u>		MassDevelopment	Bonds	<ul style="list-style-type: none"> Provides tax-exempt bonds (federal and, in certain circumstances, state) to support affordable rental housing; assisted living and long term care facilities; public infrastructure projects; manufacturing facilities and equipment; municipal and governmental projects; and solid waste recovery and recycling projects. 	<ul style="list-style-type: none"> Open to any community
<u>Urban Renewal Program</u>	MGL c. 121B	DHCD	No current funding (grants)	<ul style="list-style-type: none"> Redevelops deteriorated and disinvested areas by providing the economic environment needed to attract and support private investment for residential, commercial, industrial, business, governmental, recreational, educational, hospital or other purposes. 	<ul style="list-style-type: none"> Open to any community

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Prepared by the Office of Sustainable Communities

