

HOUSE No. 300

The Commonwealth of Massachusetts

PRESENTED BY:

Aaron Vega

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 adoption of the accompanying bill:

An Act to help developers revitalize under-utilized buildings.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Aaron Vega</i>	<i>5th Hampden</i>
<i>Peter V. Kocot</i>	<i>1st Hampshire</i>
<i>Leonard Mirra</i>	<i>2nd Essex</i>
<i>Peter J. Durant</i>	<i>6th Worcester</i>
<i>Paul A. Schmid, III</i>	<i>8th Bristol</i>
<i>Carole A. Fiola</i>	<i>6th Bristol</i>
<i>Eric P. Lesser</i>	<i>First Hampden and Hampshire</i>
<i>Dennis A. Rosa</i>	<i>4th Worcester</i>
<i>Michael O. Moore</i>	<i>Second Worcester</i>
<i>Marcos A. Devers</i>	<i>16th Essex</i>
<i>Shaunna L. O'Connell</i>	<i>3rd Bristol</i>
<i>John W. Scibak</i>	<i>2nd Hampshire</i>
<i>Marjorie C. Decker</i>	<i>25th Middlesex</i>
<i>Frank I. Smizik</i>	<i>15th Norfolk</i>
<i>Jose F. Tosado</i>	<i>9th Hampden</i>
<i>Antonio F. D. Cabral</i>	<i>13th Bristol</i>
<i>Diana DiZoglio</i>	<i>14th Essex</i>
<i>Chris Walsh</i>	<i>6th Middlesex</i>

Joan B. Lovely
Paul R. Heroux

Second Essex
2nd Bristol

HOUSE No. 300

By Mr. Vega of Holyoke, a petition (accompanied by bill, House, No. 300) of Aaron Vega and others for legislation to establish a Commonwealth underutilized building repair fund within the Massachusetts Development Finance Agency. Economic Development and Emerging Technologies.

The Commonwealth of Massachusetts

**In the One Hundred and Eighty-Ninth General Court
(2015-2016)**

An Act to help developers revitalize under-utilized buildings.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Chapter 23G of the Massachusetts General laws, is hereby amended by adding at the end
2 thereof the following section:

3 SECTION 47. (a) There shall be established within the agency a commonwealth
4 underutilized building repair fund. The purpose of the fund shall be to facilitate building
5 upgrades and improvements in underutilized buildings located in economically distressed areas,
6 as defined in section 2 of G.L. c. 21E, through grants to nonprofit and for profit entities and shall
7 be administered in a manner that takes into account the needs of owners of commercial or
8 industrial buildings in all regions of the commonwealth. The agency shall implement the fund
9 and may propose guidelines to establish a program in accordance herewith. The fund shall be
10 eligible to receive funds as appropriated by the general court, the board, federal grants and
11 programs, and transfers, grants and donations from state agencies, foundations and private
12 parties, to be held in a separate account or accounts segregated from other funds. The agency

13 shall, through grants or loans, administer the fund for the purpose of facilitating renovations of
14 underutilized commercial or industrial buildings located in economically distressed areas of the
15 commonwealth where the agency has determined that tenant rent rates or credit worthiness do
16 not support commercial debt. Grants or loans under this program shall be made to eligible
17 nonprofit and for profit entities for the following improvements, including but not be limited to:
18 (i) elevator installation, repair or improvement; (ii) handicapped access installation, repair or
19 improvement; (iii) sprinkler system installation, repair, or improvement; (iv) tenant fit-out or
20 improvements; and(v) any other building code requirement or building improvement. No grant
21 shall be awarded unless and until the applicant for such grant contributes an amount equal to 25
22 per cent of the grant for which such applicant has applied.

23 (b) To be eligible for financial assistance from the fund, in addition to the requirements
24 in subsection (a), the applicant shall submit to the agency, for the agency's approval, a
25 completed application providing all information required herein, including information on how
26 the proposed underutilized building repair project will result in economic impact in terms of
27 building occupancy, the number of jobs to be created or will contribute to the economic or
28 physical revitalization of the economically distressed area in which the underutilized building is
29 located.