

Massachusetts House of Representatives
Bill Summary

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| Bill #: | H.484 |
| Title: | An Act relative to the town of Avon |
| Sponsor: | Rep. William Galvin and Sen. Michael Brady |
| Committee: | Economic Development and Emerging Technologies |
| Hearing Date: | September 25, 2025 |
| Reporting Deadline: | November 24, 2025 (subject to extensions under House Rule 27) |
| Prior History: | <p>2023-2024 (H.409): Reported out favorably, Referred to House Third Reading</p> <p>2021-2022 (H.510): Reported out favorably, Referred to House Third Reading</p> <p>2019-2020 (H.371): Reported out favorably, Referred to House Third Reading</p> <p>2017-2018 (H.3472): Ordered to a House Study-See Study Order H.4584</p> <p>2017-2018 (S.207): Ordered to a Senate Study-See Study Order S.2486</p> |
| Key Terms: | <p>MGL refers to the Massachusetts General Laws.</p> <p>The Economic Assistance Coordinating Council (EACC) is a council consisting of public officials and appointees by the governor. This council oversees and approves projects under the Economic Development Incentive Program (EDIP), the Massachusetts Vacant Storefronts Program (MVSP), and related tax incentives.</p> |
| Current Law: | Chapter 23A of MGL governs the department of economic development. |

Section 3B of this chapter establishes an economic assistance coordinating council (EACC) within the Massachusetts office of business development. Under this section, the EACC shall administer the economic development incentive program and may designate 1 or more areas as an economic target area or an economic opportunity area.

Section 3G subsection (a) of this chapter authorizes the economic assistance coordinating council to designate 1 or more areas as an economic target area or an economic opportunity area in connection with applications from municipalities, particularly those seeking designations under federal programs like the Empowerment Zones and Enterprise Communities Program or other local, state or federal programs that contemplate such designations. Designations of new economic target areas shall be made in accordance with criteria in subsection (b).

Section 3G subsection (b) lists the criteria for which the EACC can designate a new economic target area. The EACC can designate an economic target area if the area comprises 3 or more contiguous tracts or 1 or more contiguous municipalities provided that the area proposed for designation meets 1 of the following criteria:

- The proposed economic target area has an unemployment rate that exceeds the statewide average by not less than 25%
- If the proposed economic target area is located in a metropolitan area, then not less than 51% of the households in the proposed economic target area have incomes that are below 80% of the median income for households in the metropolitan area
- If the proposed economic target area is not located in a metropolitan area, then not less than 51% of the households in the proposed economic target area have incomes that are below 80% of the median income for households in the commonwealth
- The proposed economic target area has a poverty rate which is not less than 20% higher than the average poverty rate of the commonwealth
- The area proposed for designation has heightened economic need due to (i) an industrial or military base closure; (ii) the presence of underutilized maritime or electric generation facilities; or (iii) a commercial vacancy rate greater than 20%; or (iv) the area proposed for designation has exceptional potential for economic development as a result of (i) the proposed redevelopment of blighted real estate or abandoned buildings totaling not less than 1,000,000 square feet; (ii) the

proposed establishment of a regional technology center of not less than 3,000,000 square feet; or (iii) the proposed development of a Class I renewable energy generating facility.

Summary: The bill authorizes the town of Avon to become a member of the Brockton Economic Target Area.

Notes: According to the Economic Assistance Coordinating Council, the Brockton Economic Target Area currently includes Brockton and West Bridgewater.