GATEWAY CITIES AGENDA
DRAFT RECOMMENDATIONS
ECONOMIC DEVELOPMENT TOOLS & PROGRAMS

1. Create “Gateway Zones” exclusively within Gateway Cities with a definition to include areas with REAL economic obstacles to development.

2. Offer additional development incentives exclusively within “Gateway Zones.”
   a. A 15% ITC (Investment Tax Credit) to accompany any qualifying TIF
   b. A $5,000 deduction for any employees hired who live within the Gateway Zone and $3,000 deduction for all other hires, for a period of 5 years (also for qualifying TIF projects).
   c. Additional state lending and grant programs for Gateway Zone projects, utilizing state and quasi-public agencies.
3. Limit approval of retail-sector TIFs to “Gateway Zones”

4. Amend the state’s DIF (District Improvement Financing) program to make it work more effectively for urban areas; i.e., flexibility in sharing revenues across redevelopments, sources other than municipal bonding, etc.

   a. Restrict DIF to in-fill/redevelopment projects; not greenspace development

   b. Eliminate Proposition 2 ½ requirement for DIF projects
HISTORIC REHABILITATION TAX CREDITS

1. Remove cap on the historic tax credit program for projects located within Gateway Zones.

2. Allow historic tax credits for owner-occupied homes in blighted Gateway City neighborhoods.
   a. A 30% credit
   b. Up to $50,000 per home
1. Use mortgage credit certificates to offer a federal tax break to families who purchase a home in redeveloping areas of Gateway Cities (local option).

2. Coordinate and target a portion of existing capital housing production funds (HSF & AHT) for neighborhood revitalization.

3. Ensure state housing funds utilized in Gateway Cities create mixed-income developments by allowing more flexibility in income eligibility requirements (both in the income levels and in the percent of units) and deed restrictions (i.e., their duration).

4. Expand the current Urban Housing TIF program to allow designation of urban neighborhoods, not just predominately commercial areas.
1. Provide Gateway Cities with additional funds specifically for longer school days.

2. Provide Gateway Cities with additional funds for dropout prevention programs that have been determined effective in urban school systems.

3. Provide additional funding to Gateway community schools for the expansion of the two-plus-two vocational and non-vocational oriented educational programs for high school juniors and seniors.

4. Consider pilot programs for adult schools in the Gateway Cities with full state funding, to provide ABE and ESOL programs.
5. Provide assistance in recruiting and retaining high quality teachers with possible pay differentials in urban, turnaround schools.

6. Maximize collaboration between the state community colleges, the state colleges and the UMass system.

7. Create ways to incentivize greater linkages between educational programming and workforce development at the local level.

8. Provide Gateway Coalition representation in all aspects of review and implementation of the Readiness Project.
PUBLIC SAFETY

1. More policy officers to reduce crime and increase livability, targeting resources in the Gateway Cities
LOCAL AID/FINANCIAL SUPPORT

1. Increased local aid for Gateway Cities to improve livability.

2. Greater stability in local aid payments.

3. Additional support for Gateway Cities that exceed the 10% threshold for the number of affordable units proportional to the margin above 10%.

4. Additional incentives to Gateway Cities for regional collaboration in cost sharing, service provision and joint purchasing
1. Commit the state to a 180 day permitting process (ENF, EIR, Section 61 Findings, Direct and Indirect Access Permits, etc.) for those Gateway Cities who commit to the same at the local level.

2. Give greater preference and the most support to redevelopment of urban Priority Development Sites before supporting greenfield sites.
WORKFORCE DEVELOPMENT

1. More funds for ABE & ESOL programs
2. Removal of bureaucratic barriers and reorganizing of WIB to maximize a more effective system of direct funding for more immediate impact
3. Creation of alumni incentives to recruit young professionals back to their home cities.
4. Alignment of workforce development objectives with a community’s economic development goals to maximize the relevance of workforce training to a city’s economic future
TRANSPORTATION

1. Improve and expand commuter rail service to Gateway Cities (i.e. New Bedford/Fall River rail)

2. Provide funding for regional Intermodal Transportation centers
1. Provide low interest loans or grants to Gateway Cities to assess their broadband capability and determine whether it needs to be upgraded.

2. Target PWED, CDAG, and off-street parking grants to Gateway Cities.

3. Establish a set of grant funds set aside for urban infrastructure in support of 40R projects.

4. Establishment and enforcement of executive order requiring outlying state offices to locate in urban downtowns/Gateway Zones.
1. Establish a specific grant fund within MassDevelopment for long-range planning and capacity building in Gateway Cities.
1. A meeting between the Governor and the Coalition members within the next two months

2. Commitment to a phased approach for consideration of these ideas and others with eventual administrative and legislative package within 6 to 12 months

3. Designation of point person/agency within the administration to work with / for the Gateway Cities