C. C. 106

PUBLIC HEARING NOTICE

City of Cambridge

COMMERCIAL AREA REVITALIZATION DISTRICT FOR CENTRAL SQUARE.

A public hearing will be held on Monday, March 31, 1980 at 8 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts to discuss the plans for a Commerical Area Revitalization District. A District Plan will be presented for Central Square.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978, Chapter 495) authorizes the use of industrial revenue financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization Plan has been approved by the Secretary for Communities and Development. A similar amendment to Chapter 23D make approval of such a plan by the Secretary, a precondition for the use of Urban Job Incentive Program tax credits by commercial facilites (St. 1978, Chapter 499, S2, 3, 5).

The use of industrial revenue financing bonds has two major advantages.

1. 100% Financing -- 100% of the funds required for the acquisition of land, buildings, machinery and equipment plus the cost of issuing the bonds can be financed.

2. Lower Interest Rates -- The purchaser of the bond issue receives interest which is tax-exempt from federal and Massachusetts income taxes. As a result of this tax exemption, the interest rate on the loan is considerably lower than comparable conventional loan rates.

By order of the City Council, Paul E. Healy, City Clerk.

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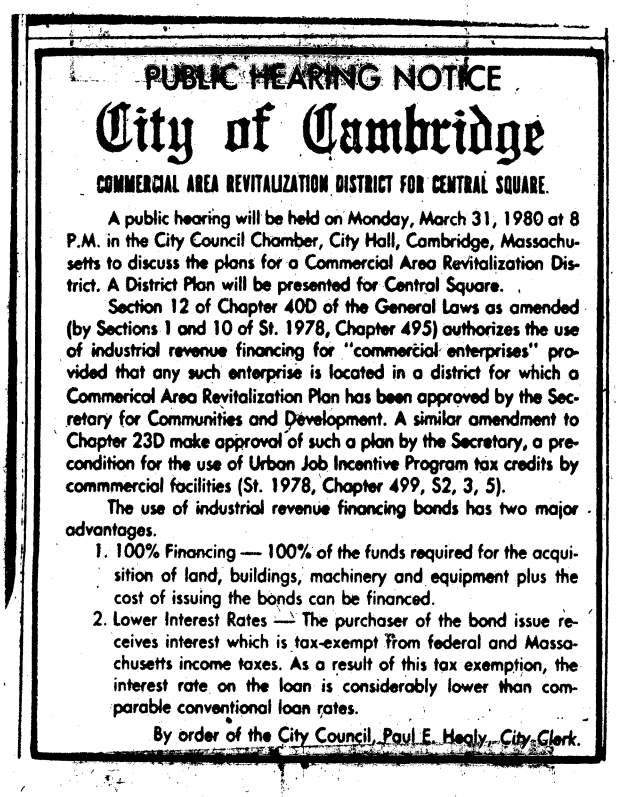

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(C)Mar.20

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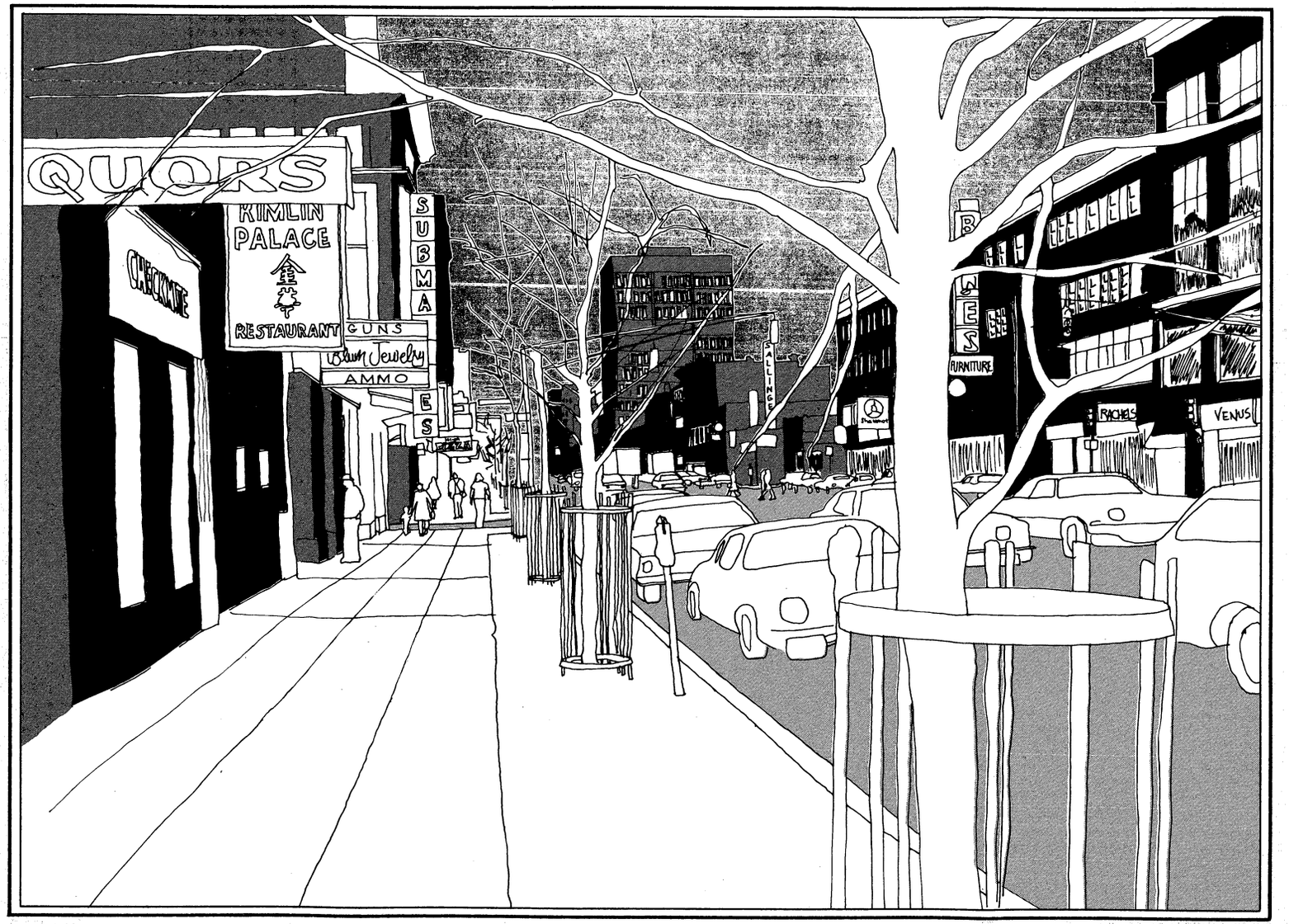
CENTRAL SQUARE

Commercial Area Revitalization District



Cambridge, Massachusetts · Community Development Department · February 1980

CENTRAL SQUARE

Commercial Area Revitalization District

Central Square
Commercial Area Revitalization District

City of Cambridge, Massachusetts
James L. Sullivan, City Manager

Cambridge City Council

Francis H. Duehay Mayor
Leonard Russell Vice-Mayor
Kevin P. Crane
Thomas W. Danehy
Saundra Graham
David Sullivan
Walter J. Sullivan
Alfred E. Vellucci
David A. Wylie

Submitted to
The Commonwealth of Massachusetts
Edward J. King, Governor

Executive Office of Communities and
Development
Byron J. Matthews, Secretary

February 1980

Central Square CARD Administration

Community Development Department
David R. Vickery, Assistant City Manager for Community Development

Acknowledgements
The Central Square Association has long initiated and supported revitalization efforts. The Association, its President Carl Barron, and their consultant David Clem have helped lay the groundwork for this report.

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Preface

This document has been prepared by the Community Development Department in response to an order of the City Council instructing the Department to investigate the feasibility of creating a Commercial Area Revitalization District (CARD) plan for all or parts of Massachusetts Avenue, including Central Square. The primary purpose of the Massachusetts CARD program is to allow commercial enterprises to utilize the State industrial revenue bond program. Costs of closing an industrial revenue bond, however, are often somewhat higher than for conventional loans. There is no minimum size limit on an Industrial Revenue Bond, but in general, projects seeking financing of less than $200,000 may not find the interest savings of the tax exempt status to be sufficient to offset the higher closing costs.

In addition to tax-exempt financing, CARD designation brings other financial and tax advantages. Should private lending institutions require further assurance in order to finance a commercial rehabilitation project, the Massachusetts Industrial Finance Agency's mortgage insurance program could be linked to an industrial revenue bond issue. When commercial enterprises locate or expand in a CARD, the State's Urban Job Incentive Program could provide payroll and property tax credits against the Massachusetts State Excise Tax. These programs are specifically designed to encourage development in urban areas such as the Central Square CARD and both would become available upon final CARD approval.

The Central Square CARD plan represents a public commitment to the revitalization of this important commercial area. The City will complement the State revenue bonding program with additional revitalization activities, as described in this report. These include public space improvements in conjunction with the MBTA, facade improvements partially sponsored by the National Endowment for the Arts, and various redevelopment programs through the Federal Department of Housing and Urban Development. The Community Development Department welcomes suggestions for further improvements throughout the CARD area.

Card description

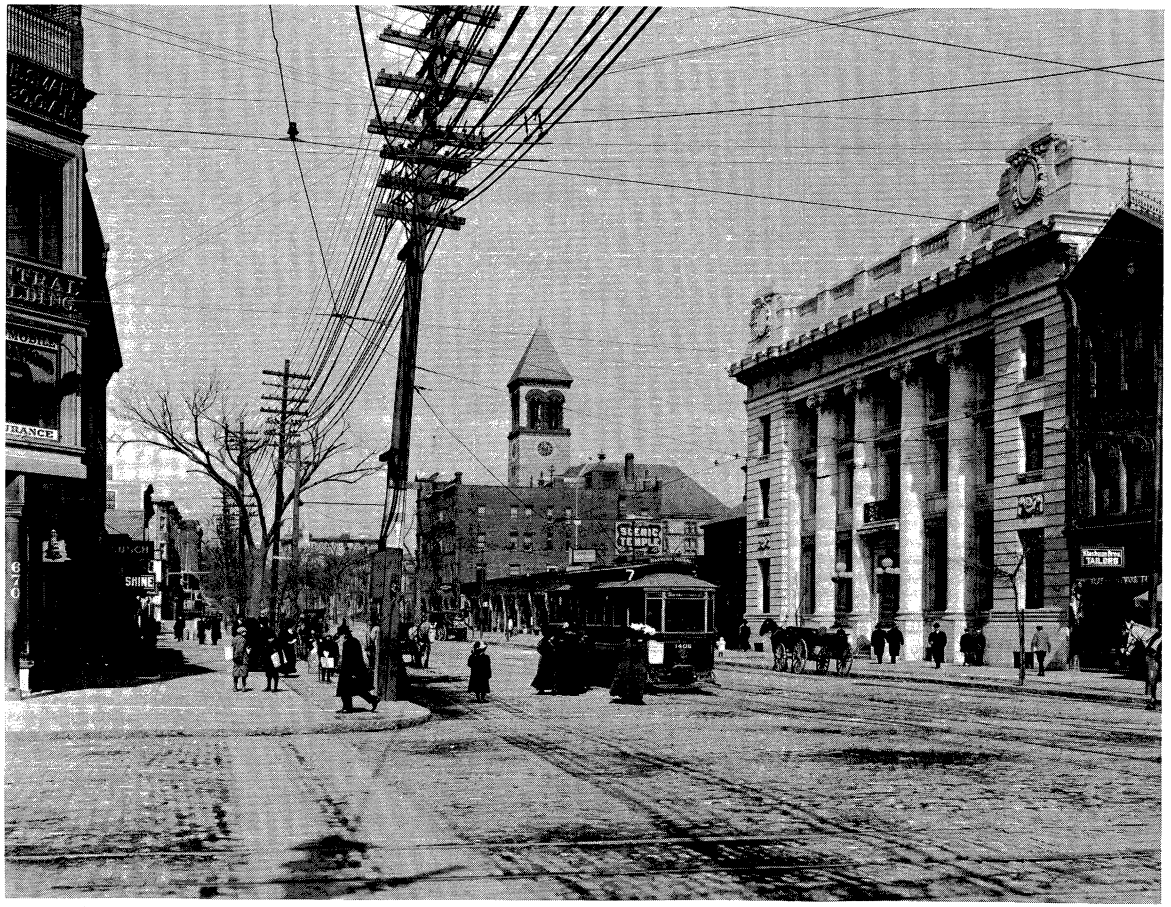
General physical conditions

The Central Square CARD area was almost completely urbanized by the early Twentieth Century. Although the area today appears generally run-down, many structures are appropriate for rehabilitation and several parcels are likely to be developed.

Many Central Square buildings are good examples of early Twentieth Century mercantile architecture, but need substantial rehabilitation. Typical problems encountered in these structures include inadequate insulation; code violations such as improper fire exits; and facade neglect requiring cleaning and painting of masonry, removal of flimsy surface materials, and replacement of obtrusive signs.

Some of the oldest and newest buildings offset this blighted image. Cambridge City Hall, an attractive building constructed in 1888, has been undergoing renovation over the past few years. The Odd Fellows Hall, built in 1881, has been partially renovated. The tallest building in Central Square, the 14-story Central Plaza Building, was constructed in 1967 and remains as a successful example of modern office development.

On the other hand, a number of buildings offer little promise of improvement. Demo-



Central Square looking east from Prospect Street and Massachusetts Avenue, circa 1904-1912.

lition of these structures and replacement by healthy new development is essential to the Central Square revitalization effort.

Commercial marketing conditions

Over the past 15 years Central Square's commercial economy has both contracted in terms of retail activity and expanded in terms of office space development. Throughout this period retail activity not only has declined steadily, but also has changed in character.

However, the past 15 years were not years of absolute decline in commercial activity. Between 1967 and 1974 over 390,000 square feet of prime office space was constructed even as retail activity declined. While no new development has occurred since then, the fact that new development did happen in the recent past offers promise that investment in Central Square might again be made attractive, especially if the retail decline can be reversed.

Retail Establishments — The number of retail establishments in Central Square has declined by 42% since 1963. The harshness of this factor is offset somewhat by the present 6% vacancy rate among Central Square storefronts. The apparent discrepancy between these two statistics is explained in that some storefronts have been converted to less intensive uses and other storefronts have been combined to form larger sales areas for individual establishments. Nevertheless, the character of the retail mix has changed as shown by the closing of all of Central Square's full line department stores.

Retail Sales — As would be expected with a substantial loss of retail establishments, Central Square's retail sales have declined by 48% in constant dollars over the same 15 year period. Unfortunately, when the amount of retail sales generated per square foot of retail sales area is calculated for this period (a factor that would remain somewhat constant in a stable retail economy), Central Square's sales per sales area is shown to have experienced a 35% decline in constant dollars. Reflected in this decline is an absolute reduction in sales volume as well as a change in the character of retail goods offered — two economic indicators often associated with a decline in a commercial area's physical character.

Retail Sales and Establishment Decline Implications — As a result of the overall decline in retail activity, Central Square's retail market could now be characterized as more dependent on the surrounding residential and business communities than in the past. Many of the 45,000 people who live within a one-half mile radius of Central Square are dependent upon its full line supermarket and other basic goods stores. Central Square's retail establishments also offer goods and services to the more than 36,000 people who work in the immediate area. However, if the underlying economic and physical problems of Central Square are not addressed, the future variety and quality of retail goods might be reduced further, thereby lessening available choices to a largely captive market.

Commercial Office Space — More than 900,000 square feet of commercial office space are now located within the Central Square CARD boundaries. As previously indicated, 390,000 square feet were developed between 1967 and 1974. The balance was constructed over a time period beginning in the late Nineteenth Century.

Largely because the vacancy rate in the relatively newer office buildings is approaching 0%, the possibility of developing additional prime space of up to 750,000 square feet has been actively discussed. Some of this potential demand could be met by rehabilitating a portion — perhaps as much as 25% — of the 510,000 square feet of older commercial office space. The balance of the demand would probably require new construction.

Nevertheless, even with several suitable sites available for new development and the possibility of rehabilitating some of the older office space, no new or rehabilitated office development has occurred since 1974.

Implications — Whatever the reasons for Central Square's retail decline and simultaneous but limited office space expansion, Central Square today is an area that has the potential for growth in both types of commercial activity. A CARD designation could provide the incentives necessary to make this become a reality.

Rationale for district boundaries

There is no clearly defined central business district in Cambridge. However, most of the City's business uses are found along Massachusetts Avenue, which is Cambridge's "Main Street." Massachusetts Avenue is composed of three concentrations of activity, at Central, Harvard, and Porter Squares, and linking street segments lined by a mixture of business and residential uses. Central Square stands out as the business center most in need of revitalization and with the most potential for growth.

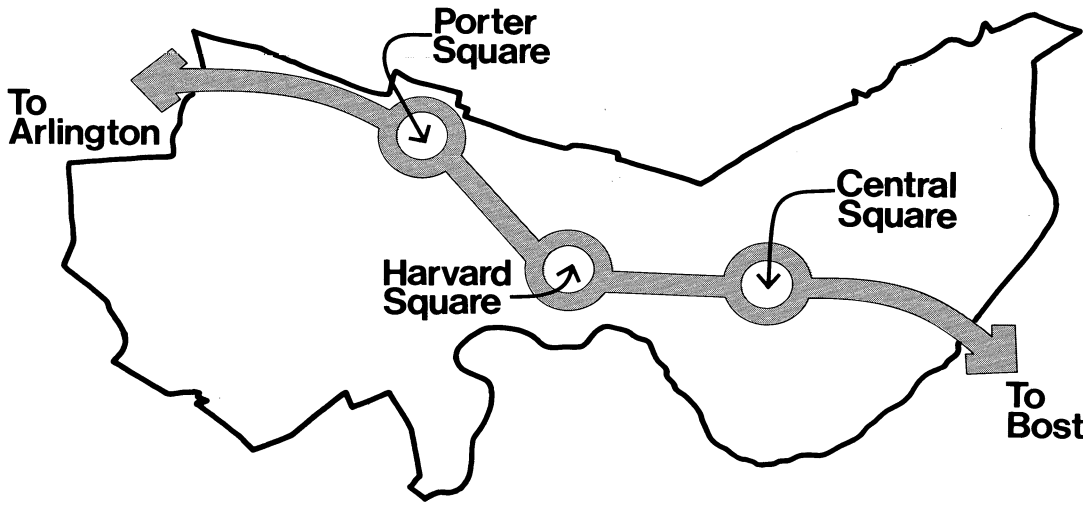
The CARD boundaries encompass the area commonly thought of as Central Square, which is focussed on the intersection of Massachusetts Avenue and Prospect Street, as well as the commercial areas adjoining the Square. These boundaries largely correspond to zoning boundaries for this area. Generally this includes one or two blocks north and south of Massachusetts Avenue, as shown on the accompanying plan. On the west, the CARD extends to Putnam Square, at the intersection of Massachusetts Avenue and Mt. Auburn Street. To the east, the CARD includes the area known as Lafayette Square, around the intersection of Massachusetts Avenue and Main Street, and continues up Main Street to Tech Square.



Intersection of Massachusetts Avenue and Prospect Street.

As shown below, the area is predominantly commercial, with a mix of institutions and residential uses.

Type of Use	Land Area	Percent of Total Area
Commercial	1,556,000 s.f.	50.0%
Parking & Open Space	609,000 s.f.	19.6%
Residential	576,000 s.f.	18.5%
Institutional	369,000 s.f.	11.9%
	3,110,000 s.f.	100.0%



Massachusetts Avenue runs the full length of Cambridge and connects three major retail centers.



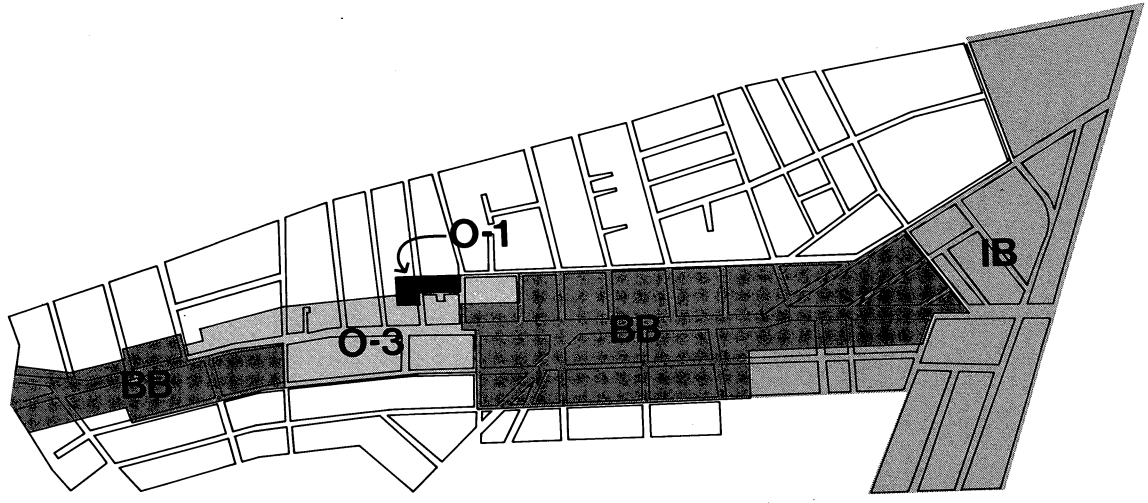
Gray shaded area represents the Commercial Area Revitalization District.

Boundaries within which incentives will be available

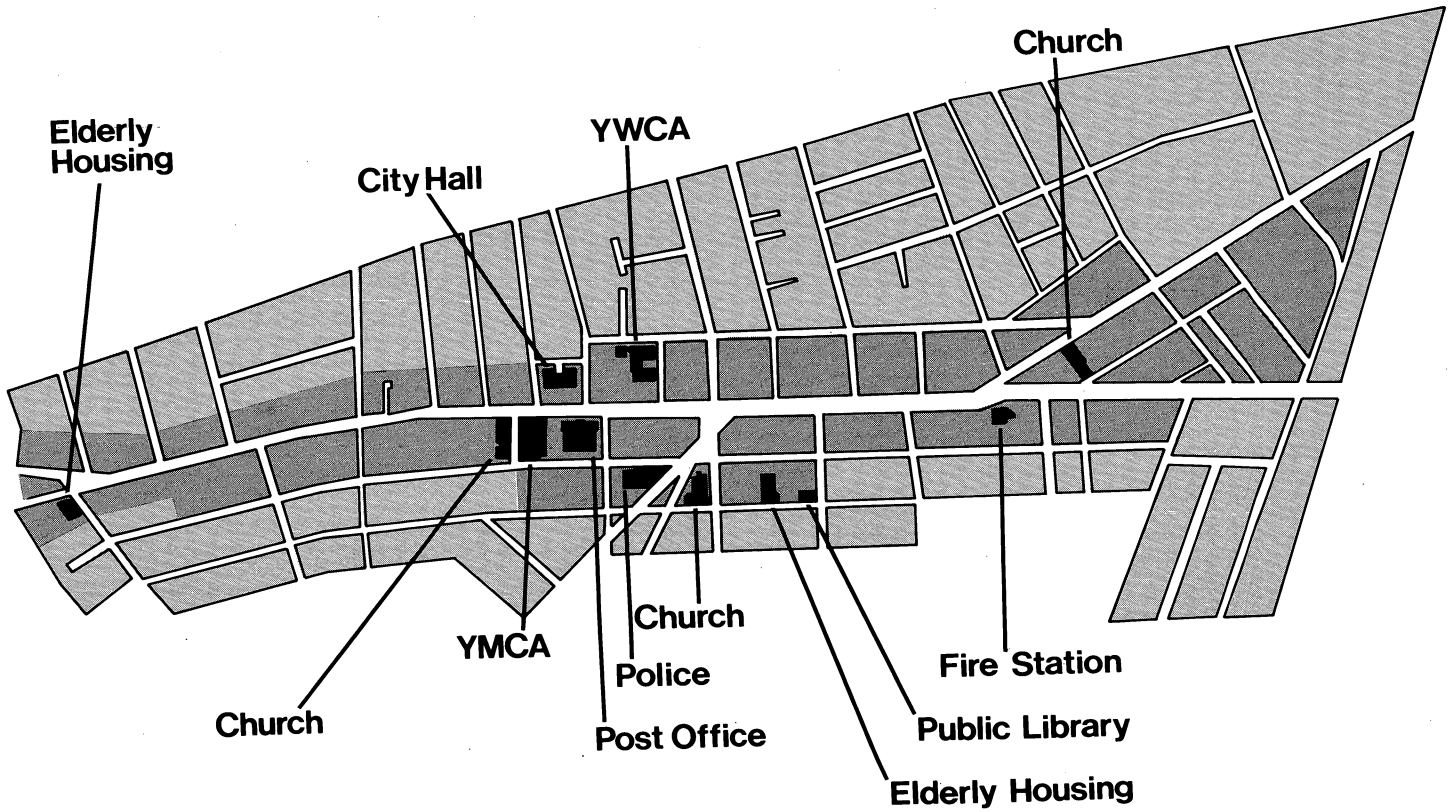
Within the boundaries of the CARD, there are several areas which should not be converted to commercial use. These are primarily institutional and residential uses, as shown on the accompanying plan. In particular, the use of public sites such as City Hall, the Post Office, the Fire Station and the Police Station cannot be changed. However, these parcels are included within the CARD district because they will be influenced by public improvements planned to complement private efforts for rehabilitation.

In general, the CARD boundary shown on the plan follows zoning district lines. In a few instances, zoning district lines were not followed so as to exclude predominantly residential blocks. On the west, the line begins at Remington Street, continues south to Banks Street, follows the zoning district line to Green Street, and drops south to Franklin Street at Bigelow. At Pearl Street, the line returns north to Green Street, continues east to Cross Street. Albany Street is the eastern boundary.

The northern boundary begins at Remington Street on the west and follows the zoning district boundary, which is about 200 feet north of Massachusetts Avenue. The boundary continues east along Bishop Allen Drive, follows School Street to Windsor, goes a block south to Main, and follows Main Street to join Albany Street.



Existing Zoning in the Central Square CARD: BB Business; 0-3 Office; 0-1 Office; IB Light and heavy industry.



Public and Institutional Buildings within the CARD Designation.

Statement of plan objectives

The Central Square CARD is a key element in the Central Square component of the Massachusetts Avenue Urban Design Project. This project creates a long-term strategy for coordinating public and private development.

Type of commercial development

The type of commercial development and redevelopment envisaged includes a predominance of office use in the early stages, followed by stronger retail as disposable income in the area continues to increase. In particular, people living in the Central Square area have expressed a strong desire for family-oriented shopping.

Prevention and reversal of decay

Because certain sections of Central Square are now in extremely poor condition, it is difficult to induce rehabilitation of adjacent areas. This is especially evident along the border between residential and commercial areas, such as Green Street or Bishop Allen Drive. A key objective of the revitalization strategy is to improve this transition between the neighborhoods and the commercial district.



Current land use in Central Square District.

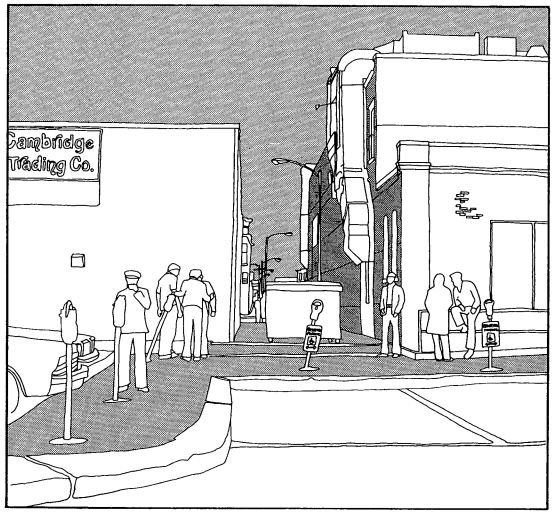

COMMERCIAL
INSTITUTIONAL
PARKING & OPEN SPACE
RESIDENTIAL

Reinforcement of existing commercial district

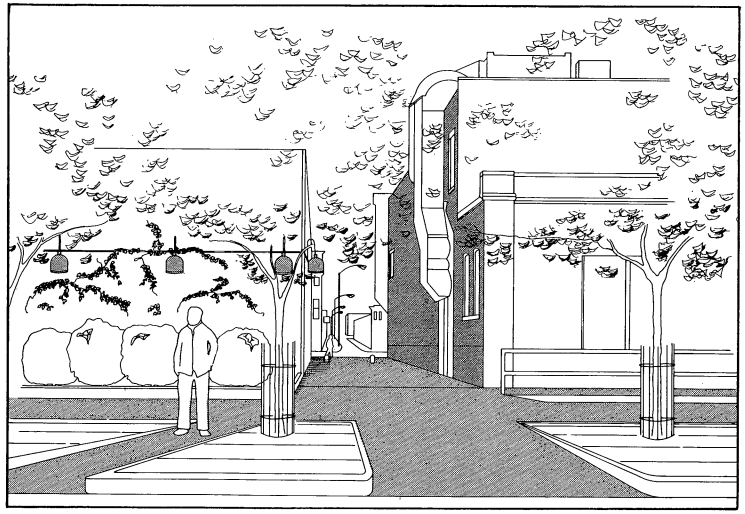
Central Square has served throughout the Twentieth Century as one of the most important commercial centers for Cambridge and, in particular, for the immediately adjacent areas (Cambridgeport, Riverside, Neighborhood 4, Mid-Cambridge, MIT). This historically essential district requires strengthening. At the same time, the abutting areas need protection from encroachment by the commercial uses. In some instances zoning allows intensive development in predominantly residential areas. For example, Business B Districts allow development up to three times the area of the site. Such problems can be addressed in the ongoing zoning review which is a part of the revitalization effort. In addition, urban design guidelines are being developed to insure that new commercial development in appropriate areas will be a better neighbor to residential areas than has often been the case in the past. Retail which serves family shopping needs will be strongly encouraged.



Neighborhoods adjacent to Central Square Development should be protected from commercial growth.



The alley connecting Massachusetts Avenue with a parking lot on Bishop Allen Drive is both an unsightly and uninviting passageway for shoppers and residents.



With proper lighting, new pavement, and landscaping, the alley will become a more pleasant and safe entry into Central Square.

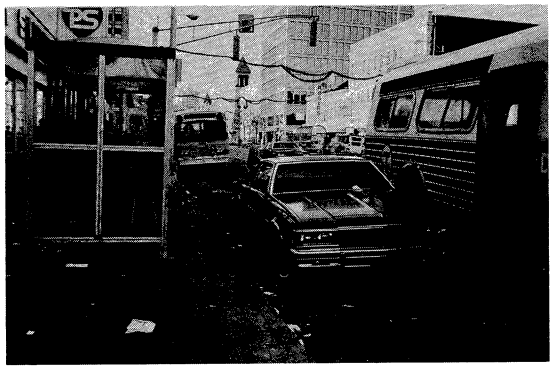
Plan strategy

The Central Square CARD plan is complemented by the broader Massachusetts Avenue Urban Design Project now being developed by the Community Development Department. This project has as its long-term goal the revitalization of the entire Massachusetts Avenue corridor through coordination of a variety of public and private efforts. Because of its historic prominence as a commercial center, its central location, and its potential for significant redevelopment, Central Square is the key to the Massachusetts Avenue Urban Design Project.

Public improvements and facilities

Several public improvements have been provided in the area; further work is envisioned in conjunction with private efforts for rehabilitation. A public parking garage was constructed in 1972-3, at the same time as an adjacent elderly housing project. Landscaping and sidewalk upgrading were provided by the City in 1976. This work did not include the very center of the CARD area, partly because anticipated rapid transit expansion will require substantial reconstruction of streets and sidewalks in the area.

The Central Square Transit Station will be lengthened to allow longer trains to use the facility. This work will require excavation of Massachusetts Avenue in the Central Square area. Although funds are limited, every effort is being made to insure that the surface level will be reconstructed as a better environment for the intense activity that now occurs in Central Square. Sidewalks and open space will be improved for pedestrians. Heavy truck traffic passes through the area. A few years ago, a truck route was established to remove traffic from residential streets. This truck route will remain, but some reconsideration will be given to truck flow in Central Square itself.



Buses laying-over on Massachusetts Avenue.

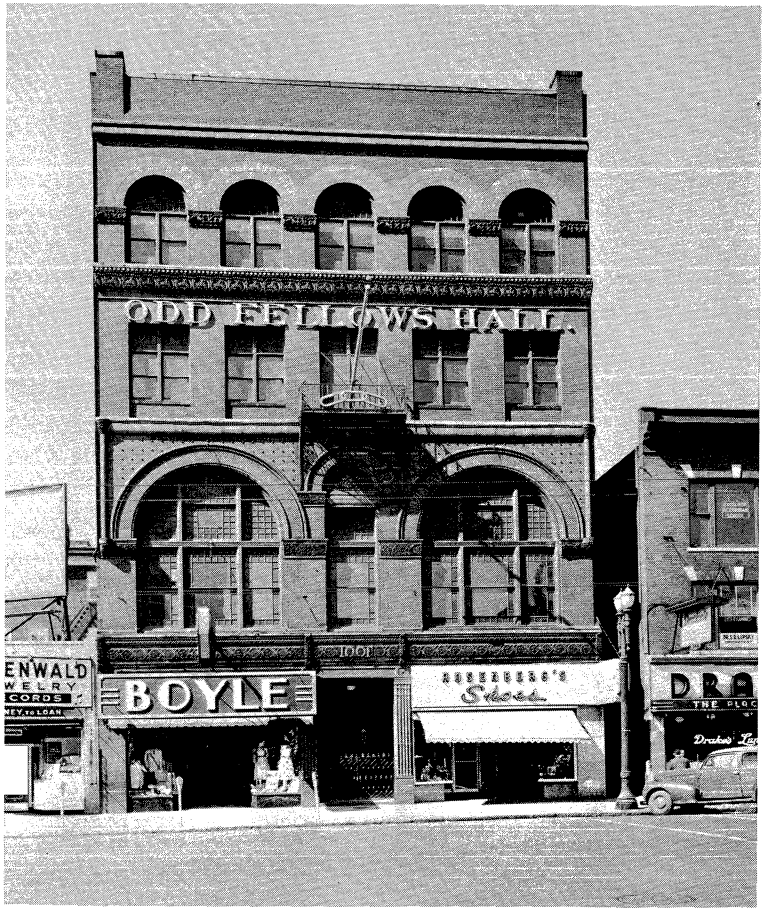
Several bus lines pass through the Square; buses lay-over on the Avenue, collecting passengers before beginning their trips. This pattern of lay-over and stopping will be reconsidered in conjunction with transit plans. In addition, bus shelters will be improved and expanded.

Land use and design controls

In general the thrust of the planning effort will be to stimulate development and to coordinate changes with existing commercial, institutional, and residential uses. In certain specific cases, more restrictive controls may be needed. For example, residential areas north and south of the Avenue may be downzoned to eliminate or avoid undesirable impacts such as traffic, noise, parking, service activity, and aesthetic problems resulting from dense commercial areas adjacent to residences.

Although both public and private signs do need improvement, it may not be necessary to modify the existing zoning ordinance in regard to signage. The urban design project will set standards for facade improvements, including signage, and the Community Development Department will work on a block-by-block basis to coordinate these improvements.

The Cambridge Historical Commission is now considering measures to safeguard important older buildings in the area. A small number of buildings in Central Square



Old Fellows Hall, Middle 1900's.



Manhattan Market, circa 1907. Site of existing Purity Supreme Supermarket.



Sidewalks and station entries will be improved as part of the MBTA's Station Modernization Program.

are of National Register significance. However, many structures do provide a sense of historical continuity and are worthy of preservation as good examples of early Twentieth Century mercantile architecture.

As has been the case in other Cambridge urban design areas, design review will be an important part of the revitalization strategy. As the local implementing agency for the CARD, the Community Development Department will work closely with developers to insure that changes are positive and compatible with the overall plan for the area.

Some degree of new construction clearly is needed to improve the image of this declining commercial center. Since the office market is strong in Cambridge, as well as throughout the greater Boston area, some new office development appears feasible. It would also be desirable since increasing the stable daytime population of the area would increase the number of clients for goods and services. In addition, office workers would enhance the stability of the area's image.

Later, as old structures are reused and as some new office space is created, the market may be strong enough to attract larger anchor stores.

General character of development/redevelopment

Central Square provides opportunities both for new development on several vacant or blighted sites and for rehabilitation of many deteriorated, but basically solid, older structures. The image for Central Square is made up of carefully-sited new construction coexisting with substantially rehabilitated older structures.

Relative order of magnitude: rehab and new

The demand for additional prime office space may total nearly 750,000 square feet. Within the CARD boundaries are a few commercial properties which, if rehabilitated, could provide 150,000 square feet of prime space. The balance of the demand would probably require new construction on some of the available sites now either vacant or occupied by blighted structures.

Emphasis on type of upgrading

The revitalization project will encourage improvement and expansion of existing business, and attraction of new retail establishments. Many members of the active merchants' association have expressed interest in expansion; others have fears that their businesses will fail. To the extent possible, the revitalization effort will assist in expansion of existing businesses and will support those which can take advantage of public loan programs.

Federal/State financial incentives

An important task of the ongoing Massachusetts Avenue Urban Design Project is the identification of financial incentives appropriate for application in the Central Square revitalization work. Economic specialists on the Community Development Department staff meet frequently with interested developers, with private financial institutions, and with public program officers in an effort to match project needs with potential funding sources. In particular, the possibility of securing an Urban Development Action Grant (UDAG) to match private commitments in the area is under discussion. The UDAG funding process is sponsored by the Federal Department of Housing and Urban Development.

Local financial commitment

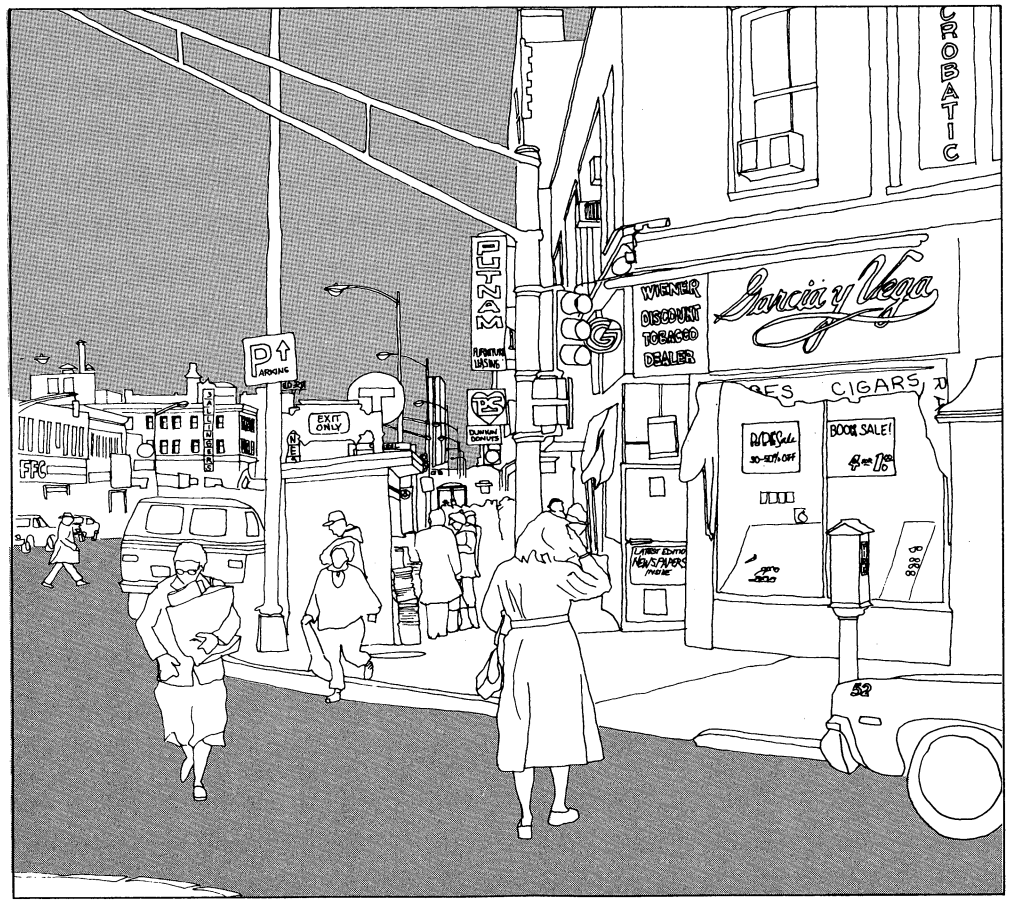
The Community Development Department has earmarked $100,000 of Community Development Block Grant funds for building improvements. This funding will be available to merchants and landlords under a building program now being structured. A $15,000 matching grant from the National Endowment of the Arts has been used to hire a consultant who is producing a booklet explaining good practices for improvement of facades, signage, including art, etc.

Complementarity with downtown development

The CARD does not consist of any areas outside Cambridge's central business district since, as noted earlier, Cambridge's business district is not "central" in a traditional sense. Rather, it stretches along major corridors in the city, with Massachusetts Avenue and adjacent areas having the clearest definition as a district.

Conformance with other local plans

There are no pre-existing plans which apply to the Central Square CARD. This CARD is a first major step in the creation of an urban design plan for the area.



Central Square, 1980.

Citizen participation provision

Various mechanisms are already in place for securing citizen participation and the involvement of the local business community in the implementation of the CARD Plan. The Community Development Department meets regularly with groups throughout the City to discuss development issues. Meetings with concerned groups will be arranged as appropriate during implementation of the CARD Plan. An important forum for consideration of City plans is the Planning Board, whose staff is the Community Development Department. In particular, any changes to zoning in the CARD must be reviewed in the public hearings of the Board.

The Central Square Association, which is the primary merchant group concerned with the CARD, actually laid the groundwork for the CARD by conducting business surveys and by pointing out the need for coordinated development in the area. The Chamber of Commerce works closely with this group; both support the CARD Plan and will be involved in helping to implement the Plan.

Local implementing agency

The Community Development Department will oversee implementation of the Central Square CARD plan. The Department will work to insure that development through the CARD process is compatible with all community goals for revitalization.

CCM-101

City of Cambridge

IN CITY COUNCIL
March 31, 1980

CITY OF CAMBRIDGE RESOLUTION
APPROVING THE
CENTRAL SQUARE COMMERCIAL AREA REVITALIZATION DISTRICT (CARD) PLAN

WHEREAS, in accordance with Chapter 40D and 23D, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization Districts Plans (herein referred to as CARD Plans); and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of Cambridge; and

WHEREAS, the development of the Central Square CARD which is situated in the City of Cambridge and which is bounded as described in the attached plan dated February 1980;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF CAMBRIDGE

1. That the Central Square (herein referred to as the CARD) Commercial Area Revitalization District described above is a predominantly commercial geographic area;

2. That implementation of the proposed CARD Plan will serve to prevent and reverse the decay of the area covered by the Plan and will help deter the movement of commercial enterprises into previously non-commercial areas; and

3. That the Central Square area CARD Plan is hereby approved and that said Plan shall be submitted to the Secretary of Communities and Development for approval.

Neighbors oppose state plans

Reception center at jail stalled

The King administration has run into political problems in trying to move ahead with a plan to turn the East Cambridge Jail into a central reception center for new state prisoners.

Community opposition in Cambridge has stalled action.

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An administration source, who asked not to be named, said, "It's come down to a political question."

He said use of the jail is central to the administration's plans for modernizing the prison system and easing over-crowding. The proposal would have new inmates sent to the East Cambridge facility atop the Middlesex County Courthouse for up to 90 days of processing and testing. They then would be sent to whatever prison is judged appropriate.

The recently signed lease would have the state pay $250,000 a year in rent to Middlesex County, and the state would pay to have a sprinkler system installed throughout the courthouse building. The $1 million-plus cost of the sprinklers would be deducted from rent payments during the early years.

The Correction Department had hoped to start using the jail by the end of this fiscal year, June 30. But the source said it now appears action may be delayed at least until after next fall's legislative elections.

Much of the opposition is emanating from the city council, and the issue is expected to play a part in the local legislative election. The complaints reportedly are that the community wasn't consulted in advance and that the facility is inappropriate for a "residential neighborhood."

The jail is on the top floors of the courthouse, and it has been unoccupied since the building was completed about six years ago.

Currently, the state has two classification centers, at the Concord and Norfolk prisons, which operate independently of one another.

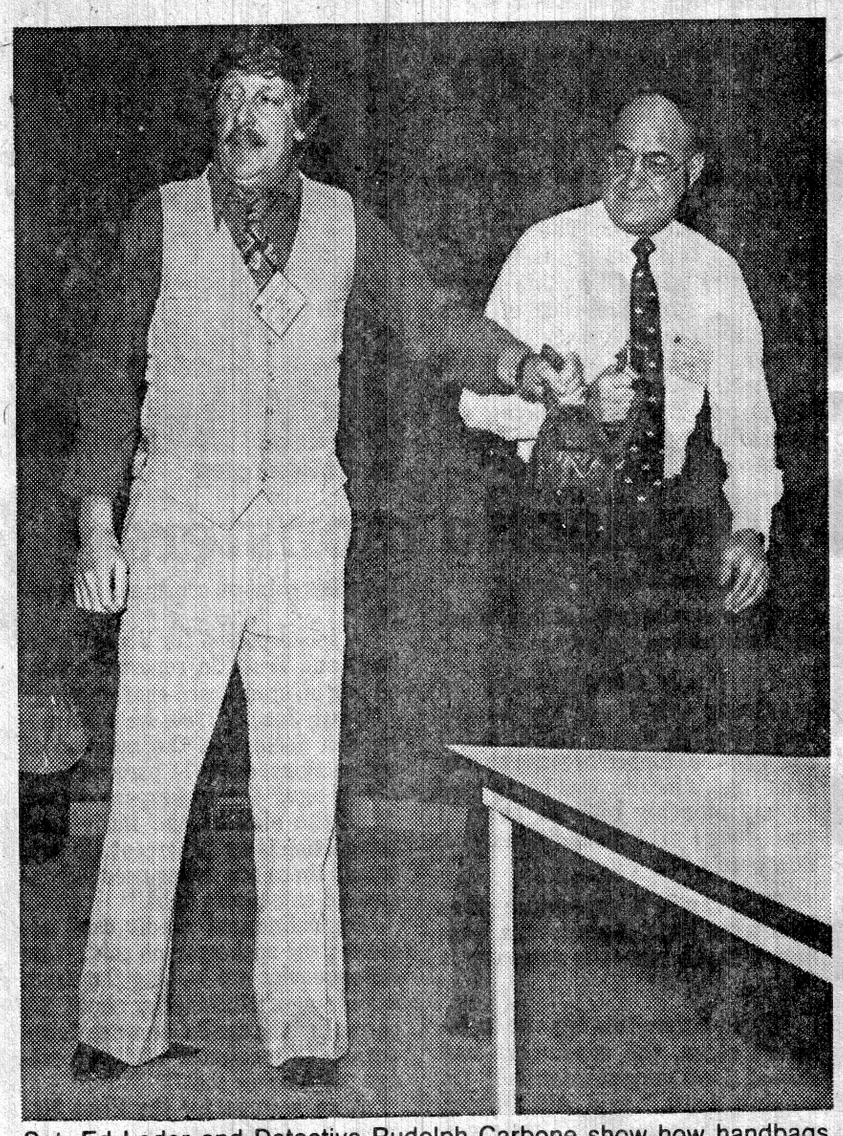
Meantime, the inmate population in Massachusetts' prisons exceeds 3000 for the first time, officials say.

The total prison capacity is 2809; the prison population is now 3003.

The record number of state inmates is due, in part, to increased efficiency in the criminal court system. Since court reform three years ago, the Superior Court backlog has dropped from 12,000 to 2000.

"When court reform was being conceived," Superior Court administrator Henry L. Barr said, "It was determined that the corrections department could deal with the revitalized scheduling that was planned.

"Now it looks like they are pressed to keep up with a rate of conviction that was greater than we envisioned." (AP)



Sgt. Ed Loder and Detective Rudolph Carbone show how handbags are grabbed.

CRLS parent group seeks official status

By JENNIFER PRESTON
Special to Herald American

The Cambridge Rindge and Latin School Parent Organization requested the Cambridge School Committee last night to recognize it as the official parent organization of the high school.

Since the fatal stabbing of Anthony Colosimo at the school on Jan. 7, spokeswoman Gloria Smith of the parents group told the committee there are more than 200 families willing to give the time and energy toward the development of a parent organization.

"From January through the end of February," she said, "parents and other community people have met frequently, working simultaneously on the resolution of the immediate crisis, and on long-range plans that would allow parents to participate effectively in the educational process on an on-going basis."

School Committee member Glen S. Koocher told the parents they should be commended for their efforts, but added that he did not know if the school committee has the power to designate the organization as the high school's official parents group.

Koocher then introduced a motion that the school committee passed that the committee would vote at its next meeting on March 18 to determine the status of the newly-formed Parents Organization.

Other requests of the organization, according to Smith, are for an office at the high school; access to telephone numbers and addresses of parents; an opportunity to participate in all school functions; a calendar of all business items to be taken up by the school committee; an independent budget to support the organization's activities, and for information on plans to minimize racial and ethnic tensions.

Headmaster Edward R. Sarasin of Cambridge Rindge and Latin School said he has indicated to the group that if he can find the space, he will make a parents center available and at least an office.

Referring to the organization's proposed goals and structure, Sarasin said, "It shows parents are finally realizing their role and responsibility in terms of their involvement in the high school."

Ilene Hauck, who has three sons at the school, said the parents organization provides an opportunity for parents to make an impact on the high school.

"It has decreased my anxiety at what is happening," she said. "We are a committed and dedicated group."

Presenting the organization's goals and structure, Smith said the group will establish a steering committee of at least 49 parent members and seven community members to serve as an advisory body of the school-wide Parents Organization. Smith also said seven task force groups will be established to deal with specific problems and issues that concern parents.

The task force groups will include:

— Advocacy and Support for Parents and Students, to provide ways for parents to share, participate and support each other.

— Communication which will publish a monthly news letter to facilitate communication among all parents.

— Organization and Outreach to insure that parents are represented and participate.

— Personnel to involve parents in the selection and evaluation of school personnel.

Race and Ethnic Relations to support all efforts to create a harmonious community of parents, students and staff.

— Special Programs and Curriculum for the development of programs to assist parents.

— And Security which plans to promote a sense of safety and well-being at the school.

Patrick Phear, father of a son who is a junior at the school, said, "This high school is in a state of turmoil and we, as parents, believe we should participate in the educational process."

He urged the school committee to accept the Parents Organization proposal immediately.

Income tax aid set at city hall

A program of free income tax assistance for elderly and low-income residents of Somerville became available yesterday at city hall.

The program will aid low-income residents in filing their state and federal tax returns and will be conducted entirely by volunteers trained by the American Association of Retired Persons.

Joseph Sadowski, who has been an active volunteer for six years while the program was being conducted out of the 60-plus Center in Davis Square, said the new location in city hall will enable more people to obtain the tax aid.

"Running the Volunteer Income Assistance Program (V.I.T.A.) out of city hall will give it prestige and will allow us to reach many seniors and low-income residents," he explained.

Last year, the group filed nearly 400 returns and expects to surpass that number this year.

In commenting on the volunteer tax assistance program, Mayor Brune said, "I'll do anything I can to assist this worthwhile project which will help senior citizens and low-income residents of the city prepare their tax forms and get back what they deserve. I congratulate those who volunteer so much of their time on this valuable community service."

People interested in the program can meet with volunteers on Tuesday, Thursday or Friday between March 11 and April 15 from 9:30 and 2:30 daily.



Somerville rolled out the red carpet for Caroline Kennedy, a local resident, who recently visited city hall between her classes at Harvard. Welcoming her are (l. to r.) Rep. Marie Howe, Kennedy, Assessor John Howe, Mayor Eugene Brune and James Bremis.

Caution is stressed for women's safety in crime unit series

Due to increased assaults on women, the Cambridge Police Crime Prevention Unit (CPU) has been conducting a series of demonstrations and lectures on how women may protect themselves at home and on the street.

Detective Sergeant Ed Loder and Detective Rudolph V. Carbone of the CPU have been commended by many businesses and large employers for instructing female employees on how to safeguard themselves both on and off the job.

Carbone said, "We try to inform women how to avoid unnecessary risks of either personal assault or loss of property and how to keep their wits during an assault to decrease the chance of personal injury."

For protection both at home and in a vehicle, Carbone suggests that women keep the doors locked.

"Women should consider installing a peep hole in their doors," Carbone says, "and they should use it. Women should not open their doors to anyone unknown to them unless they receive full identification and should not feel uncomfortable in keeping the individual outside while they check with the company they state they represent on the telephone.

"Women should not advertise that they live alone by having their mailboxes or telephones listed to Jane Doe," he added. "They should use J. Doe, not Jane Doe, on these listings."

On the street, Carbone suggests, women carry a whistle or "screamer", a compressed air device which gives off a shrill sound.

"If outside at night, women should be aware of their surroundings and not walk in dark areas and always be escorted, even by another female," he suggests. "Women should also scream 'fire', rather than help at night, for it is more likely to draw a response."

Women also were cautioned about carrying pocketbooks on the street and it was suggested that they carry their money and identification in garment pockets or in small purses.

"If they must carry pocketbooks," Carbone said, "they should carry them tightly under their arm, not dangling from their wrists or tightly wrapped around their wrists."

Police also discourage women from carrying defensive weapons or articles to be used as weapons. "A metal file, keys, scissors or a knife could be taken away and used against the woman herself," Carbone added.

Concluding, Carbone said, "More information is available but the bottom line is . . . if accosted by someone demanding money, resistance is dangerous and should be resorted to only to protect your person — never property. The risk isn't worth it."

Carbone said additional information or a scheduled demonstration may be obtained by contacting the Crime Prevention Unit at Police Headquarters during regular working hours.

Welder charged in assault

Probable cause was found yesterday in the case of a 30-year-old Somerville welder in Somerville District Court in connection with a variety of assault and battery charges stemming from an incident last month in Somerville.

Emmanuel Maurice, 30, of 26 Highland Avenue, appeared before Somerville District Court Judge Michael DeMarco on five complaints.

Maurice had been charged by police with two counts of assault and battery by means of a dangerous weapon, and one account each of assault with a deadly weapon, armed assault in a dwelling and breaking and entering while armed, officials said.

He was released on personal recognizance after the court imposed the same bail ($10,000 or $1,000 cash) as that of an earlier court appearance in which the case was continued to yesterday.

Maurice pleaded not guilty to the charges brought by police in connection with a February 1 attack on his wife, Marielle, and Chambert Sinclair.

The case is slated to be heard at a later date in Middlesex Superior Court.

New review of death chair law sought

The Massachusetts Supreme Court will consider an unusual request to review the constitutionality of the state's new death penalty law before any defendant is tried under the statute.

A spokesman for Suffolk County District Attorney Newman Flanagan said yesterday that Justice Francis Quirico agreed last week to forward Flanagan's request for the review to the full court.

But the full court could still deny Flanagan's request.

Flanagan, a consistent supporter of capital punishment, asked for the review because of repeated complaints by death penalty opponents that the bill is unconstitutional. (UPI)

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COMMERCIAL AREA REVITALIZATION DISTRICT FOR CENTRAL SQUARE.

A public hearing will be held on Monday, March 31, 1980 at 8 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts to discuss the plans for a Commercial Area Revitalization District. A District Plan will be presented for Central Square.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978, Chapter 495) authorizes the use of industrial revenue financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commerical Area Revitalization Plan has been approved by the Secretary for Communities and Development. A similar amendment to Chapter 23D make approval of such a plan by the Secretary, a precondition for the use of Urban Job Incentive Program tax credits by commmercial facilities (St. 1978, Chapter 499, S2, 3, 5).

The use of industrial revenue financing bonds has two major advantages.

1. 100% Financing — 100% of the funds required for the acquisition of land, buildings, machinery and equipment plus the cost of issuing the bonds can be financed.
2. Lower Interest Rates — The purchaser of the bond issue receives interest which is tax-exempt from federal and Massachusetts income taxes. As a result of this tax exemption, the interest rate on the loan is considerably lower than comparable conventional loan rates.

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'It's time to pay up'

Continued from Page one

cooling things off, he borrowed again.

"It's a sickness. The average person in this country is in debt $7,000 (not including his mortgage). We get hundreds of calls from people in trouble.

"Only three to five percent are deadbeats with no intention of paying anyone. The rest are paying the price of living in a world of plastic.

"An unreal world of credit."



Daniel Harrington

The plastic monsters

Continued from Page one

family was goig to the stores, which gladly issued new ones.

The family charged again, but cautiously this time. The buying had definitely slowed down. But it could not be stopped because part of each week's income was being used to pay monthly bills on charges made long ago . . . in addition to the new purchases.

This family's experience jibes with what Data Resources, a Lexington-based economic company is finding.

"Even before this big rise in interest rates, the consumers had slowed down very substantially (in making debt)," said Allen Sinai, vice-president of Data Resources. "It (debt) was up only 5.3 percent in December and January and this is slowing down."

Sinai added, "To me, we are past the crisis point on consumer borrowing."

A spokesperson for State Street Bank and Trust Co. reported a mixed bag on credit card charging.

"Since Jan. 1, 1980, we have noticed a decline in the number of transactions, down 11 percent from a year ago," the spokesperson said. "But the size of the individual transaction is up 18 percent. So that means there are fewer uses but increased outstandig debt."

On delinquent credit card accounts, the spokesperson said, "Our delinquencies are holding flat from a year ago. Nationally, about 3.7 percent of the cardholders are delinquent. We are almost a full percentage point below that."

A spokesman for the First National Bank of Boston said the use of credit cards is far from over. "Everything is up — applications, volume, average balances, average purchases. Everything is up."

Binge may be slowing

Continued from Page one

bank loan anywhere? You'd think they'd be pounding down the consumer's door at the rates they're charging.

A. First, most thrift institutions have seen a hemorrhaging of their passbook savings as customers take their money out of banks that pay 5.5 percent interest and put it in money markets at 15 percent. That means there is less money to lend. Also, to attract investors, these banks have had to offer much higher interest rates on things like six-month money market certificates. In other words, they've had to pay more to get more, and as a result have had to raise loan rates to stabilize earnings. Also, banks have begun to ration their credit. They are allocating less money to their least profitable line of loans, which are to the consumer. The only customers good for banks now are business customers. There is a kind of credit rationing going on.

Q. Where will this credit crunch lead us?

A. What's happening now has happened in every credit crunch. Money gets very expensive. Households get too heavily in debt. They then slow down on borrowing. What's happening now is a prelude to weakening spending. We're just at the turning point. This month, or no later than next month, we'll see a recession turn in the economy. A recession in consumer spending will be in place. The last figures were the nail in the coffin.

Carter hunts the culprit

Continued from Page one

The growth in (credit card debt) is already down," he said. "It makes little sense to exercise controls on it."

Francis Bator, a Harvard professor of Political Economy and former economic adviser to President Lyndon Johnson, said he sees a real danger in imposing new credit controls on top of the recent — and apparently effective — credit-tightening moves of the Federal Reserve. "We could have a really big drop in output," he said. "It could lead to a really nasty recession."

Sinai agreed, noting that Fed credit-tightening had increased dramatically in the past ten days. He said that alone has led Data Resources to revise its forecasts. It now sees "a collapse of housing activity," he said, from a rate of 1 million housing starts a year. Further controls, Sinai said, "would quickly intensify the downturn in the economy."

One certainty: Interest will rise again

By SCOTT BURNS
Financial Editor

In the wake of carnage and uncertainty in the nation's bond and credit markets only one thing is clear: Interest rates are headed higher, much higher, and the battleground for slowing the growth of credit will be our commercial banks.

Ken Rossano, Senior Vice President at the First National Bank of Boston, the largest bank in the region, said, "Loan demand continues very strong. There's some real concern about what's going to happen next with regard to controls, or whatever. People are worrying about future events that may change the availability of funds (e.i., they might not be able to borrow)."

The response of banks all over the country," Rossano added," has been to be very selective in granting additional credit. The primary objective for us is to be able to hold our funds available for existing customers."

Asked why there is such demand, Rossano said, "You've seen such dissarray in the bond market in the last few weeks that more pressure is put on the banking structure for loans. That's why bank rates are going up. The traditional sources of funds . . . the long term bonds market, etc., is under great examination so corporations are flooding the banks with demand for credit."

Rossano then pointed out that the cost of funds to the major banks — what they had to pay for deposits and keep in reserve — meant that new loanable funds cost the banks as much as 21 percent. Obviously, this put pressure on the banks to raise their lending rates substantially. Since rates didn't appear to deter borrowers, Rossano added, the bank was restricting credit by being more selective in its loans.

Rising loan demand isn't unique to the First. Peter McCormick, President of New England Merchants National Bank, a bank which concentrates on corporate loans, said "Our loans increased about 25 percent last year. That's a big increase and its on top of 20 percent growth from the previous year which means we're coming off two years of unusually strong growth. During the first two months of the year we had a decline in loans . . . a dip, really . . . but now we're back to where we were at year end and seeing strong loan demand."

"There's an element of anticipatory borrowing in this demand. Some companies have drawn down their commitments (borrowed more money) thinking they would avoid some new restriction from Washington that might prevent them from borrowing. This means they've borrowed money they don't have a current use for . . . and often relent it back to the banking system. Since they can get nearly as much as they are charged, the cost of their "insurance policy" is minimal."

McCormick is worried about what form credit controls will take. "There's tremendous pressure for Washington to come up with something that would lend continuity and stability to the money markets. Whether they'll have a program is one question; whether it will be a good or bad one is another. One place they'd like to do something . . . but where it would be politically difficult . . . is consumer borrowing."

Ironically, consumer loan demand may already be declining. William Crozier, President of Bay Banks, said, "Proportionaly, we see more of the consumer demand than some other banks so we're less affected by things like the spillover from the bond markets to bank borrowings . . . we don't have large multinational companies that have found the bond markets disrupted and, therefore, come knocking on our doors. We have, however, had calls from some companies to reaffirm our loan commitments."

Carter cuts could sink state

By PAUL D. MINDUS
Staff Writer

Massachusetts will be plunged into a "serious" budget deficit and perhaps new taxes if President Carter cancels state revenue-sharing funds as part of his proposed federal budget cuts, a state budget expert predicted yesterday.

The loss of $54 million in federal revenue-sharing funds will put Gov. Edward J. King's proposed $5.9 billion budget for fiscal 1981 "seriously into the red," warned Sen. Chester G. Atkins, chairman of the Ways and Means Committee.

Together with still unpaid collective bargaining costs for state workers, the loss of revenue sharing "means the state is in a very, very tenuous position," warned Atkins. "We may have to literally slash a number of programs or look towards a tax increase in fiscal 1982."

The president, considering budget cuts as part of an anti-inflation plan, may end the $2.3 billion revenue sharing to the states and cut back $4.6 billion in similar aid to cities and counties by 10 percent.

No top officials in the governor's budget office or the executive office of administration and finance could be reached for comment last night.

The settlement of state employee labor contracts will add even more to the budget deficit than the loss of federal revenue sharing, Atkins said. The Alliance, representing half the state's 60,000 employees, rejected a $256 million wage package over three years.

King's budget proposal did not include funding for the contract settlement.

"For fiscal 1980 we will have serious problems balancing the budget," Atkins said. "For fiscal 1981 (beginning July 1) the situation becomes even worse, and for fiscal 1982 it's a situation you won't be able to put your thumb in the dike anymore."

Some economic forecasts have predicted a fiscal 1982 budget deficit exceeding $350 million.

Asked which state programs would be considered for cuts, Atkins replied, "the entire state budget. You're not talking small numbers. This isn't something that can be made up with nickel-and-dime cuts."

King's 1981 budget had proposed allocating the federal revenue sharing funds to pay state debt service. If the federal funds are canceled, money will have to be taken from other state programs and services to pay the state debt.

"If you don't retire debt service, the state goes into bankruptcy," Atkins said.

Massachusetts was scheduled to receive $72.4 million in federal revenue sharing funds in 1981. Another $144.8 million was expected to go to cities and towns in Massachusetts. Because the federal fiscal year begins in October, state officials still expect to receive the July-October quarterly payment of $18.1 million in state revenue sharing funds.

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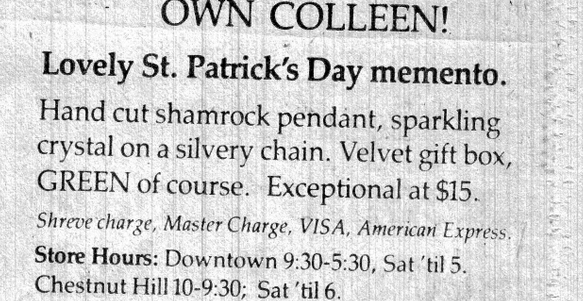

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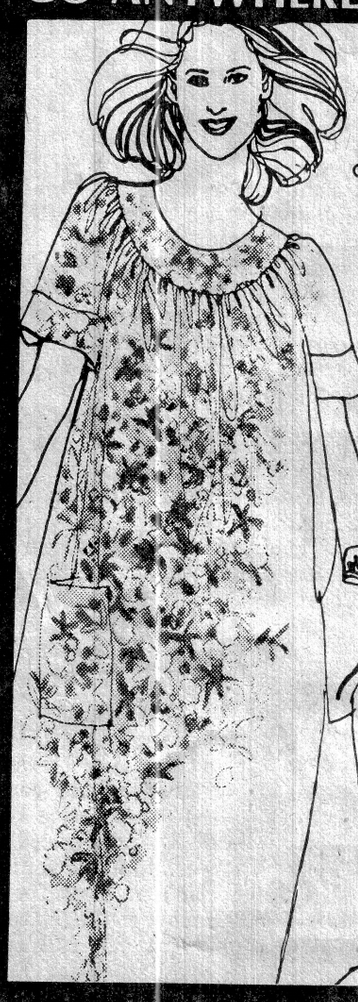

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Neighbors oppose state plans

Reception center at jail stalled

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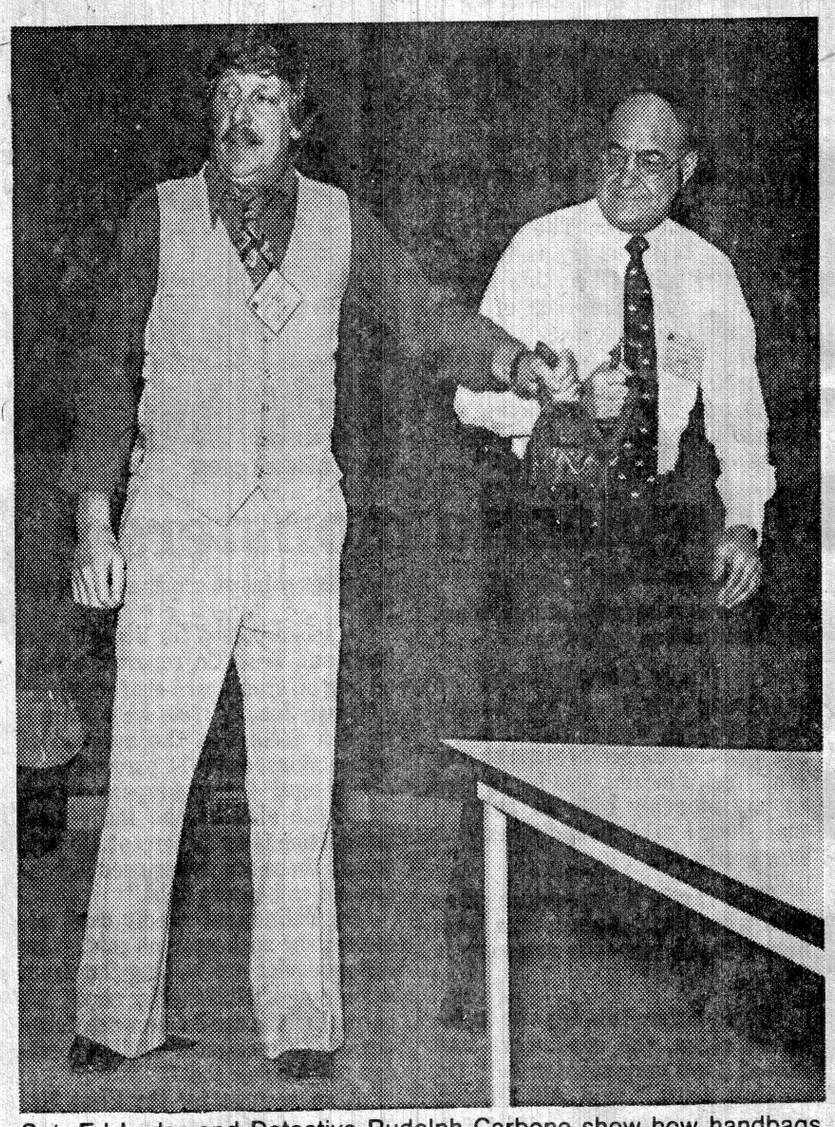

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Koocher then introduced a motion that the school committee passed that the committee would vote at its next meeting on March 18 to determine the status of the newly-formed Parents Organization.

Other requests of the organization, according to Smith, are for an office at the high school; access to telephone numbers and addresses of parents; an opportunity to participate in all school functions; a calendar of all business items to be taken up by the school committee; an independent budget to support the organization's activities, and for information on plans to minimize racial and ethnic tensions.

Headmaster Edward R. Sarasin of Cambridge Rindge and Latin School said he has indicated to the group that if he can find the space, he will make a parents center available and at least an office.

Referring to the organization's proposed goals and structure, Sarasin said, "It shows parents are finally realizing their role and responsibility in terms of their involvement in the high school."

Ilene Hauck, who has three sons at the school, said the parents organization provides an opportunity for parents to make an impact on the high school.

"It has decreased my anxiety at what is happening," she said. "We are a committed and dedicated group."

Presenting the organization's goals and structure, Smith said the group will establish a steering committee of at least 49 parent members and seven community members to serve as an advisory body of the school-wide Parents Organization. Smith also said seven task force groups will be established to deal with specific problems and issues that concern parents.

The task force groups will include:

— Advocacy and Support for Parents and Students, to provide ways for parents to share, participate and support each other.

— Communication which will publish a monthly news letter to facilitate communication among all parents.

— Organization and Outreach to insure that parents are represented and participate.

— Personnel to involve parents in the selection and evaluation of school personnel.

Race and Ethnic Relations to support all efforts to create a harmonious community of parents, students and staff.

— Special Programs and Curriculum for the development of programs to assist parents.

— And Security which plans to promote a sense of safety and well-being at the school.

Patrick Phear, father of a son who is a junior at the school, said, "This high school is in a state of turmoil and we, as parents, believe we should participate in the educational process."

He urged the school committee to accept the Parents Organization proposal immediately.

Income tax aid set at city hall

A program of free income tax assistance for elderly and low-income residents of Somerville became available yesterday at city hall.

The program will aid low-income residents in filing their state and federal tax returns and will be conducted entirely by volunteers trained by the American Association of Retired Persons.

Joseph Sadowski, who has been an active volunteer for six years while the program was being conducted out of the 60-plus Center in Davis Square, said the new location in city hall will enable more people to obtain the tax aid.

"Running the Volunteer Income Assistance Program (V.I.T.A.) out of city hall will give it prestige and will allow us to reach many seniors and low-income residents," he explained.

Last year, the group filed nearly 400 returns and expects to surpass that number this year.

In commenting on the volunteer tax assistance program, Mayor Brune said, "I'll do anything I can to assist this worthwhile project which will help senior citizens and low-income residents of the city prepare their tax forms and get back what they deserve. I congratulate those who volunteer so much of their time on this valuable community service."

People interested in the program can meet with volunteers on Tuesday, Thursday or Friday between March 11 and April 15 from 9:30 and 2:30 daily.



Somerville rolled out the red carpet for Caroline Kennedy, a local resident, who recently visited city hall between her classes at Harvard. Welcoming her are (l. to r.) Rep. Marie Howe, Kennedy, Assessor John Howe, Mayor Eugene Brune and James Bremis.

Caution is stressed for women's safety in crime unit series

Due to increased assaults on women, the Cambridge Police Crime Prevention Unit (CPU) has been conducting a series of demonstrations and lectures on how women may protect themselves at home and on the street.

Detective Sergeant Ed Loder and Detective Rudolph V. Carbone of the CPU have been commended by many businesses and large employers for instructing female employees on how to safeguard themselves both on and off the job.

Carbone said, "We try to inform women how to avoid unnecessary risks of either personal assault or loss of property and how to keep their wits during an assault to decrease the chance of personal injury."

For protection both at home and in a vehicle, Carbone suggests that women keep the doors locked.

"Women should consider installing a peep hole in their doors," Carbone says, "and they should use it. Women should not open their doors to anyone unknown to them unless they receive full identification and should not feel uncomfortable in keeping the individual outside while they check with the company they state they represent on the telephone.

"Women should not advertise that they live alone by having their mailboxes or telephones listed to Jane Doe," he added. "They should use J. Doe, not Jane Doe, on these listings."

On the street, Carbone suggests, women carry a whistle or "screamer", a compressed air device which gives off a shrill sound.

"If outside at night, women should be aware of their surroundings and not walk in dark areas and always be escorted, even by another female," he suggests. "Women should also scream 'fire', rather than help at night, for it is more likely to draw a response."

Women also were cautioned about carrying pocketbooks on the street and it was suggested that they carry their money and identification in garment pockets or in small purses.

"If they must carry pocketbooks," Carbone said, "they should carry them tightly under their arm, not dangling from their wrists or tightly wrapped around their wrists."

Police also discourage women from carrying defensive weapons or articles to be used as weapons. "A metal file, keys, scissors or a knife could be taken away and used against the woman herself," Carbone added.

Concluding, Carbone said, "More information is available but the bottom line is ... if accosted by someone demanding money, resistance is dangerous and should be resorted to only to protect your person — never property. The risk isn't worth it."

Carbone said additional information or a scheduled demonstration may be obtained by contacting the Crime Prevention Unit at Police Headquarters during regular working hours.

Welder charged in assault

Probable cause was found yesterday in the case of a 30-year-old Somerville welder in Somerville District Court in connection with a variety of assault and battery charges stemming from an incident last month in Somerville.

Emmanuel Maurice, 30, of 26 Highland Avenue, appeared before Somerville District Court Judge Michael DeMarco on five complaints.

Maurice had been charged by police with two counts of assault and battery by means of a dangerous weapon, and one account each of assault with a deadly weapon, armed assault in a dwelling and breaking and entering while armed, officials said.

He was released on personal recognizance after the court imposed the same bail ($10,000 or $1,000 cash) as that of an earlier court appearance in which the case was continued to yesterday.

Maurice pleaded not guilty to the charges brought by police in connection with a February 1 attack on his wife, Marielle, and Chambert Sinclair.

The case is slated to be heard at a later date in Middlesex Superior Court.

New review of death chair law sought

The Massachusetts Supreme Court will consider an unusual request to review the constitutionality of the state's new death penalty law before any defendant is tried under the statute.

A spokesman for Suffolk County District Attorney Newman Flanagan said yesterday that Justice Francis Quirico agreed last week to forward Flanagan's request for the review to the full court.

But the full court could still deny Flanagan's request.

Flanagan, a consistent supporter of capital punishment, asked for the review because of repeated complaints by death penalty opponents that the bill is unconstitutional. (UPI)

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A public hearing will be held on Monday, March 31, 1980 at 8 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts to discuss the plans for a Commercial Area Revitalization District. A District Plan will be presented for Central Square.
Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978, Chapter 495) authorizes the use of industrial revenue financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commerical Area Revitalization Plan has been approved by the Secretary for Communities and Development. A similar amendment to Chapter 23D make approval of such a plan by the Secretary, a precondition for the use of Urban Job Incentive Program tax credits by commmercial facilities (St. 1978, Chapter 499, S2, 3, 5).
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'It's time to pay up'

Continued from Page one

cooling things off, he borrowed again.

"It's a sickness. The average person in this country is in debt $7,000 (not including his mortgage). We get hundreds of calls from people in trouble.

"Only three to five percent are deadbeats with no intention of paying anyone. The rest are paying the price of living in a world of plastic.

"An unreal world of credit."



Daniel Harrington

The plastic monsters

Continued from Page one

family was goig to the stores, which gladly issued new ones.

The family charged again, but cautiously this time. The buying had definitely slowed down. But it could not be stopped because part of each week's income was being used to pay monthly bills on charges made long ago . . . in addition to the new purchases.

This family's experience jibes with what Data Resources, a Lexington-based economic company is finding.

"Even before this big rise in interest rates, the consumers had slowed down very substantially (in making debt)," said Allen Sinai, vice-president of Data Resources. "It (debt) was up only 5.3 percent in December and January and this is slowing down."

Sinai added, "To me, we are past the crisis point on consumer borrowing."

A spokesperson for State Street Bank and Trust Co. reported a mixed bag on credit card charging.

"Since Jan. 1, 1980, we have noticed a decline in the number of transactions, down 11 percent from a year ago," the spokesperson said. "But the size of the individual transaction is up 18 percent. So that means there are fewer uses but increased outstandig debt."

On delinquent credit card accounts, the spokesperson said, "Our delinquencies are holding flat from a year ago. Nationally, about 3.7 percent of the cardholders are delinquent. We are almost a full percentage point below that."

A spokesman for the First National Bank of Boston said the use of credit cards is far from over. "Everything is up — applications, volume, average balances, average purchases. Everything is up."

Binge may be slowing

Continued from Page one

bank loan anywhere? You'd think they'd be pounding down the consumer's door at the rates they're charging.

A. First, most thrift institutions have seen a hemorrhaging of their passbook savings as customers take their money out of banks that pay 5.5 percent interest and put it in money markets at 15 percent. That means there is less money to lend. Also, to attract investors, these banks have had to offer much higher interest rates on things like six-month money market certificates. In other words, they've had to pay more to get more, and as a result have had to raise loan rates to stabilize earnings. Also, banks have begun to ration their credit. They are allocating less money to their least profitable line of loans, which are to the consumer. The only customers good for banks now are business customers. There is a kind of credit rationing going on.

Q. Where will this credit crunch lead us?

A. What's happening now has happened in every credit crunch. Money gets very expensive. Households get too heavily in debt. They then slow down on borrowing. What's happening now is a prelude to weakening spending. We're just at the turning point. This month, or no later than next month, we'll see a recession turn in the economy. A recession in consumer spending will be in place. The last figures were the nail in the coffin.

Carter hunts the culprit

Continued from Page one

The growth in (credit card debt) is already down," he said. "It makes little sense to exercise controls on it."

Francis Bator, a Harvard professor of Political Economy and former economic adviser to President Lyndon Johnson, said he sees a real danger in imposing new credit controls on top of the recent — and apparently effective — credit-tightening moves of the Federal Reserve. "We could have a really big drop in output," he said. "It could lead to a really nasty recession."

Sinai agreed, noting that Fed credit-tightening had increased dramatically in the past ten days. He said that alone has led Data Resources to revise its forecasts. It now sees "a collapse of housing activity," he said, from a rate of 1 million housing starts a year. Further controls, Sinai said, "would quickly intensify the downturn in the economy."

One certainty: Interest will rise again

By SCOTT BURNS
Financial Editor

In the wake of carnage and uncertainty in the nation's bond and credit markets only one thing is clear: Interest rates are headed higher, much higher, and the battleground for slowing the growth of credit will be our commercial banks.

Ken Rossano, Senior Vice President at the First National Bank of Boston, the largest bank in the region, said, "Loan demand continues very strong. There's some real concern about what's going to happen next with regard to controls, or whatever. People are worrying about future events that may change the availability of funds (e.i., they might not be able to borrow)."

The response of banks all over the country," Rossano added," has been to be very selective in granting additional credit. The primary objective for us is to be able to hold our funds available for existing customers."

Asked why there is such demand, Rossano said, "You've seen such dissarray in the bond market in the last few weeks that more pressure is put on the banking structure for loans. That's why bank rates are going up. The traditional sources of funds . . . the long term bonds market, etc., is under great examination so corporations are flooding the banks with demand for credit."

Rossano then pointed out that the cost of funds to the major banks — what they had to pay for deposits and keep in reserve — meant that new loanable funds cost the banks as much as 21 percent. Obviously, this put pressure on the banks to raise their lending rates substantially. Since rates didn't appear to deter borrowers, Rossano added, the bank was restricting credit by being more selective in its loans.

Rising loan demand isn't unique to the First. Peter McCormick, President of New England Merchants National Bank, a bank which concentrates on corporate loans, said "Our loans increased about 25 percent last year. That's a big increase and its on top of 20 percent growth from the previous year which means we're coming off two years of unusually strong growth. During the first two months of the year we had a decline in loans . . . a dip, really . . . but now we're back to where we were at year end and seeing strong loan demand."

"There's an element of anticipatory borrowing in this demand. Some companies have drawn down their commitments (borrowed more money) thinking they would avoid some new restriction from Washington that might prevent them from borrowing. This means they've borrowed money they don't have a current use for . . . and often relent it back to the banking system. Since they can get nearly as much as they are charged, the cost of their "insurance policy" is minimal."

McCormick is worried about what form credit controls will take. "There's tremendous pressure for Washington to come up with something that would lend continuity and stability to the money markets. Whether they'll have a program is one question; whether it will be a good or bad one is another. One place they'd like to do something . . . but where it would be politically difficult . . . is consumer borrowing."

Ironically, consumer loan demand may already be declining. William Crozier, President of Bay Banks, said, "Proportionaly, we see more of the consumer demand than some other banks so we're less affected by things like the spillover from the bond markets to bank borrowings . . . we don't have large multinational companies that have found the bond markets disrupted and, therefore, come knocking on our doors. We have, however, had calls from some companies to reaffirm our loan commitments."

Carter cuts could sink state

By PAUL D. MINDUS
Staff Writer

Massachusetts will be plunged into a "serious" budget deficit and perhaps new taxes if President Carter cancels state revenue-sharing funds as part of his proposed federal budget cuts, a state budget expert predicted yesterday.

The loss of $54 million in federal revenue-sharing funds will put Gov. Edward J. King's proposed $5.9 billion budget for fiscal 1981 "seriously into the red," warned Sen. Chester G. Atkins, chairman of the Ways and Means Committee.

Together with still unpaid collective bargaining costs for state workers, the loss of revenue sharing "means the state is in a very, very tenuous position," warned Atkins. "We may have to literally slash a number of programs or look towards a tax increase in fiscal 1982."

The president, considering budget cuts as part of an anti-inflation plan, may end the $2.3 billion revenue sharing to the states and cut back $4.6 billion in similar aid to cities and counties by 10 percent.

No top officials in the governor's budget office or the executive office of administration and finance could be reached for comment last night.

The settlement of state employee labor contracts will add even more to the budget deficit than the loss of federal revenue sharing, Atkins said. The Alliance, representing half the state's 60,000 employees, rejected a $256 million wage package over three years.

King's budget proposal did not include funding for the contract settlement.

"For fiscal 1980 we will have serious problems balancing the budget," Atkins said. "For fiscal 1981 (beginning July 1) the situation becomes even worse, and for fiscal 1982 it's a situation you won't be able to put your thumb in the dike anymore."

Some economic forecasts have predicted a fiscal 1982 budget deficit exceeding $350 million.

Asked which state programs would be considered for cuts, Atkins replied, "the entire state budget. You're not talking small numbers. This isn't something that can be made up with nickel-and-dime cuts."

King's 1981 budget had proposed allocating the federal revenue sharing funds to pay state debt service. If the federal funds are canceled, money will have to be taken from other state programs and services to pay the state debt.

"If you don't retire debt service, the state goes into bankruptcy," Atkins said.

Massachusetts was scheduled to receive $72.4 million in federal revenue sharing funds in 1981. Another $144.8 million was expected to go to cities and towns in Massachusetts. Because the federal fiscal year begins in October, state officials still expect to receive the July-October quarterly payment of $18.1 million in state revenue sharing funds.

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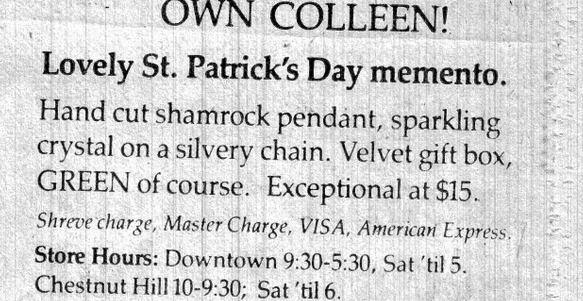

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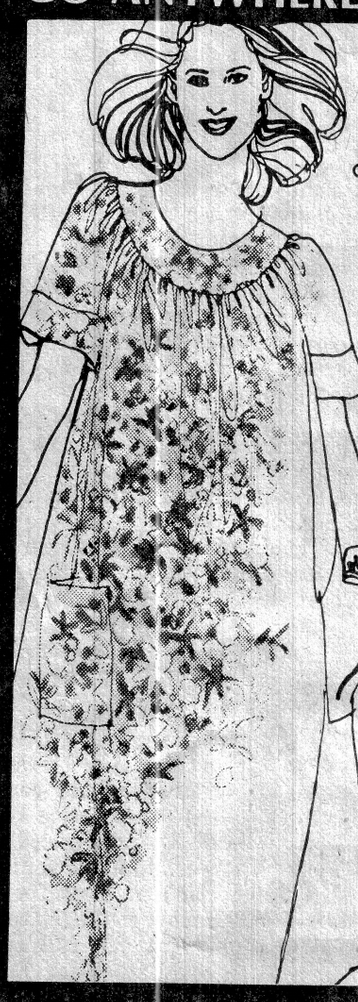

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Duehay: Federal cuts periling city services

Before last night's Cambridge School Committee meeting, Mayor Francis Duehay warned that some city services may have to be cut because the city will be receiving substantially less federal and state funds.

"We are facing a very grave situation," the mayor said.

Duehay said the bad news was brought out during a meeting of the National League of Cities he attended in Washington, D.C., during the past few days.

That meeting dealt with President Jimmy Carter's budget and priorities.

"Congress is determined to balance the budget," the mayor said.

"Massachusetts cities and towns stand to lose $54 million in general revenue sharing," Duehay said.

He said during the Washington visit Lt. Gov. Thomas P. O'Neill III told the Cambridge delegation that the Commonwealth of Massachusetts is $250 million in the red.

"This will mean less state money to the cities and towns," Duehay said.

The mayor pointed out that the continuation of a Law Enforcement Assistance Act (LEAA) grant of $370,000 for the police department may be in jeopardy.

Duehay said taxes are being cut and services must be maintained. He said some city services may be cut and others will cost the taxpayers much more.

After the gloomy news, the school committee got down to its business.

Police officer kicked in chest

A Somerville police officer was injured seriously yesterday by a man Somerville Ambulance attendents were trying to transport to Cambridge Hospital's psychiatric unit.

Officer Joseph Fahey was listed in "serious" condition yesterday afternoon at Somerville Hospital's intensive care unit (ICU) after being admitted by Dr. Geroge Kacayanis with a possible collapsed lung.

According to police, a citizen reported a sick youth on Putnam Street, Somerville, around 10:10 a.m. yesterday. Somerville Ambulance attendents Graham and Viola were sent along with Fahey and Officer Robert McCoy.

Police said moments after the officers arrived, the man who had appeared to be unconscious, jumped to his feet and tackled one of the ambulance attendents. When the officers tried to subdue the man, he apparently kicked Fahey in the chest. The man was taken to Cambridge Hospital's psychiatric unit for tests.

Fahey complained of difficulty in breathing and was hospitalized a short time later.

No charges were filed against the man yesterday.



Staff Photo by Angela Kaloventzos

Harbingers of spring are in evidence in Harvard Square, where a Dutch Garden flower display attracts the eye of the passerby. The store specializes in rare flowers.

Reimbursements in lieu of taxes favored

By JOHN CONNOLLY
Staff Writer

A legislative bill which would provide reimbursement from the Commonwealth to cities and towns for most types of tax-exempt property is gathering support in the city of Somerville.

The bill (House Bill #4430), filed in the House of Representatives by Somerville Rep. Vincent J. Piro in sponsorship with Tufts University President Jean Mayer, recently received the official backing of the Somerville Board of Aldermen as well as the city's assessing board members.

Currently in the House Committee on Taxation, the bill would provide reimbursements to cities and towns from the state under a formula based upon the acreage in the control of tax-exempt educational, philanthropic and charitable institutions for the prior fiscal year, exclusive of churches and government buildings under Chapter 59 of the Massachusetts General Laws.

William Wells, counselor to the president of Tufts University, said the university is "absolutely" supportive of the bill.

Wells added that about 40 percent of the university's 128 acres lie within the boundaries of the City of Somerville.

Somerville Ward Two Alderman Francis P. Bakey, whose resolve indicating support of the House bill was unanimously passed by the board of aldermen at last Thursday's regular meeting, said he feels the bill could help Somerville "quite a bit" if approved by the legislature.

"I'm pretty sure the state reimbursement to Somerville would amount to about one-fourth the total taxes Somerville would have received from the institution if the university had not been given tax-exempt status," explained Bakey.

According to Bakey, tax-exempt land assessed under the acreage for $10,000, could bring the city around $2,000 in reimbursement from the state.

John Howe, chairman of the city's assessing board, called the bill "a breakthrough".

"I consider this bill a breakthrough and I support it," Howe stated. "I take my hat off to Rep. Piro and Tufts President Mayer for coming up with the idea. Anything that can help the community I can go along with."

Assessor Kevin Palmer agreed. "Anything is better than nothing and the city could use any help it could get," he said.

Robert Campo, senior member of the assessing board, also came out in favor of the bill.

"I think it's a good bill because it's one way of getting money in lieu of taxes from these tax-exempt institutions, especially when there's so much land involved," Campo said.

The fourth member of the assessing board, Dennis Mahoney, also favored the House proposal.

"I'm in favor of it. It will really help the city," he remarked.



Lou Nardella of the Penguins attempts to stick-handle around Danny Collins of the Flyers during recent action in the 11th annual Indoor Gym Hockey Tournament sponsored by the Somerville Recreation Commission. A total of 13 teams and 130 youngsters participated in the three-day tourney.

2,900 high school students already planning for 1981

Although Spring arrives tomorrow, Cambridge high school students are looking forward to next fall.

Over 2900 Cambridge Rindge and Latin School students and their parents are expected to participate in a review of high school academic programs on March 27 from 7 to 9 p.m. to assist them in selecting courses for the 1980-1981 school year.

According to Henry Lucas, assistant headmater at Cambridge Rindge and Latin School, students must have earned 180 credits during their four year in high school to meet graduation requirements.

Among the courses required for a high school diploma are passing grades in english for each of the fours years, one year of science, one year of mathematics, one year of health (including passing a swim test), and two years of social studies including one couse in United States history.

Lucas said that registration forms were distributed to students last week with a complete list of course offerings.

He said that between now and April 3 when the course selection forms are to be returned to homeroom teachers, faculty members from each of the course areas will be in the cafeteria during the lunch period to discuss course content with students.

Guidance counselors also are available to assist students with course selections during the home room period and after school hours, and classroom teachers and homeroom teachers are available to aid students throughout the school day.

Edward Sarasin, headmaster of Cambridge Rindge and Latin School, said that the March 27 review presentation program is designed to provide parents and students an overview of the variety of courses and programs offered high school students in Cambridge.

He said that there are course options to meet the needs and career plans of students, and he urges parents and students to carefully consider the course offerings before making their choices.

Brune establishes team to plan for CAP agency

An 18-member transition team to plan for the formation of a Somerville Community Action Program (CAP) agency was established yesterday by Somerville Mayor Eugene Brune.

Last month, Somerville received notification from the Community Services Administration (CSA) that it would be permissible to form its own CAP agency.

Presently, Somerville is a partner in the Somerville-Cambridge CAP agency, SCEOC (Somerville-Cambridge Economic Opportunity Council).

"The transition team will oversee the structuring of the new Somerville agency," said Gerald McCue, named by Brune as chairman of the group. "We must submit an application to CSA to get funding for the CAP agency and, to that end, the transition team will prepare all necessary documents, present objectives and functions of a CAP, hold public hearings, schedule elections for a new board and work with SCEOC on transition matters."

Brune said the city's goal is to have the new CAP agency in place by July 1.

"Much work will have to be done in the next several months to make this target date a reality," Brune said. "The transition team is made up of concerned citizens who realize the importance of services to low-income residents. I have confidence that they will put together the necessary data and research that will eventually give Somerville residents more and better services under the new arrangement."

Somerville residents named to the team include Hazel White, Charles DiDomenico, Mary Ellen Duckett, John Souza, Agnes Tiberi, Donald Norton and Hazel Hughes.

Also, Frances Caruso, John Ciampa, Anne Smith, Pauline Dwyer, Frederick Dora, Kenneth Courtney, John Buonomo, John Mathews, Michael Costa and McCue.

Cathy Raftery of Medford also was named to the transition team.

Rindge school policy talks

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THE FIRST STOP country market
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Telephone: 233-9145 233-9149
OPEN 7 DAYS A WEEK:
Prices in this ad effective thru March 22, 1980.
Open Sundays 10am-6pm
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Iceberg Lettuce 3 Heads $1

Fresh Quart Strawberries 1.29
Fresh Large Artichokes 3 for 99¢
Large Tomatoes 49¢ lb
Mexican Pineapples Large 99¢ ea.
Delicious Apples Red or Golden 49¢ lb
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Chicory or Escarole 39¢ lb
Loose Spinach 49¢ lb
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FISH MARKET
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Fresh from the pier! Firm, wasteless fillets.
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Fresh Steamers Steam, serve with drawn butter. 89¢ lb
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Fresh Pork Spareribs 1.19 lb
Pork Sirloin Roast Chine Cut 4-6lbs 1.39 lb
Whole Fresh Briskets, 8-10lbs 1.69 lb
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POULTRY PLACE
Grade A Fresh Chicken Breasts $1.09 lb
Chicken Drumsticks Grade A Fresh 79¢ lb
Chicken Livers Fresh 69¢ lb
Grade A Fresh Turkeys 10-14lbs. The best place to buy your fresh turkeys. 79¢ lb

DELI-CHEESE SHOP
Sausage Fair
Hillshire Kielbasa Spicy Polish Sausage. $1.69 lb
Bianco 3 Pound Box Italian Sausage 3.99
Wurstmacher German Sausage 1.59 lb
Kirschner Smoked Sausage 1.99 lb
Locanico Holiday Brand Greek Sausage 2.49 lb
Baked Ham Our Own $2.49 lb
Triple M Knockwurst 1.79 lb
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Rte.1 (Main St.) Saugus
Limit one coupon per family thru Mar. 22. 1980. HA

Duehay: Federal cuts periling city services

Before last night's Cambridge School Committee meeting, Mayor Francis Duehay warned that some city services may have to be cut because the city will be receiving substantially less federal and state funds.

"We are facing a very grave situation," the mayor said.

Duehay said the bad news was brought out during a meeting of the National League of Cities he attended in Washington, D.C., during the past few days.

That meeting dealt with President Jimmy Carter's budget and priorities.

"Congress is determined to balance the budget," the mayor said.

"Massachusetts cities and towns stand to lose $54 million in general revenue sharing," Duehay said.

He said during the Washington visit Lt. Gov. Thomas P. O'Neill III told the Cambridge delegation that the Commonwealth of Massachusetts is $250 million in the red.

"This will mean less state money to the cities and towns," Duehay said.

The mayor pointed out that the continuation of a Law Enforcement Assistance Act (LEAA) grant of $370,000 for the police department may be in jeopardy.

Duehay said taxes are being cut and services must be maintained. He said some city services may be cut and others will cost the taxpayers much more.

After the gloomy news, the school committee got down to its business.

Police officer kicked in chest

A Somerville police officer was injured seriously yesterday by a man Somerville Ambulance attendents were trying to transport to Cambridge Hospital's psychiatric unit.

Officer Joseph Fahey was listed in "serious" condition yesterday afternoon at Somerville Hospital's intensive care unit (ICU) after being admitted by Dr. Geroge Kacayanis with a possible collapsed lung.

According to police, a citizen reported a sick youth on Putnam Street, Somerville, around 10:10 a.m. yesterday. Somerville Ambulance attendents Graham and Viola were sent along with Fahey and Officer Robert McCoy.

Police said moments after the officers arrived, the man who had appeared to be unconscious, jumped to his feet and tackled one of the ambulance attendents. When the officers tried to subdue the man, he apparently kicked Fahey in the chest. The man was taken to Cambridge Hospital's psychiatric unit for tests.

Fahey complained of difficulty in breathing and was hospitalized a short time later.

No charges were filed against the man yesterday.



Staff Photo by Angela Kaloventzos

Harbingers of spring are in evidence in Harvard Square, where a Dutch Garden flower display attracts the eye of the passerby. The store specializes in rare flowers.

Reimbursements in lieu of taxes favored

By JOHN CONNOLLY
Staff Writer

A legislative bill which would provide reimbursement from the Commonwealth to cities and towns for most types of tax-exempt property is gathering support in the city of Somerville.

The bill (House Bill #4430), filed in the House of Representatives by Somerville Rep. Vincent J. Piro in sponsorship with Tufts University President Jean Mayer, recently received the official backing of the Somerville Board of Aldermen as well as the city's assessing board members.

Currently in the House Committee on Taxation, the bill would provide reimbursements to cities and towns from the state under a formula based upon the acreage in the control of tax-exempt educational, philanthropic and charitable institutions for the prior fiscal year, exclusive of churches and government buildings under Chapter 59 of the Massachusetts General Laws.

William Wells, counselor to the president of Tufts University, said the university is "absolutely" supportive of the bill.

Wells added that about 40 percent of the university's 128 acres lie within the boundaries of the City of Somerville.

Somerville Ward Two Alderman Francis P. Bakey, whose resolve indicating support of the House bill was unanimously passed by the board of aldermen at last Thursday's regular meeting, said he feels the bill could help Somerville "quite a bit" if approved by the legislature.

"I'm pretty sure the state reimbursement to Somerville would amount to about one-fourth the total taxes Somerville would have received from the institution if the university had not been given tax-exempt status," explained Bakey.

According to Bakey, tax-exempt land assessed under the acreage for $10,000, could bring the city around $2,000 in reimbursement from the state.

John Howe, chairman of the city's assessing board, called the bill "a breakthrough".

"I consider this bill a breakthrough and I support it," Howe stated. "I take my hat off to Rep. Piro and Tufts President Mayer for coming up with the idea. Anything that can help the community I can go along with."

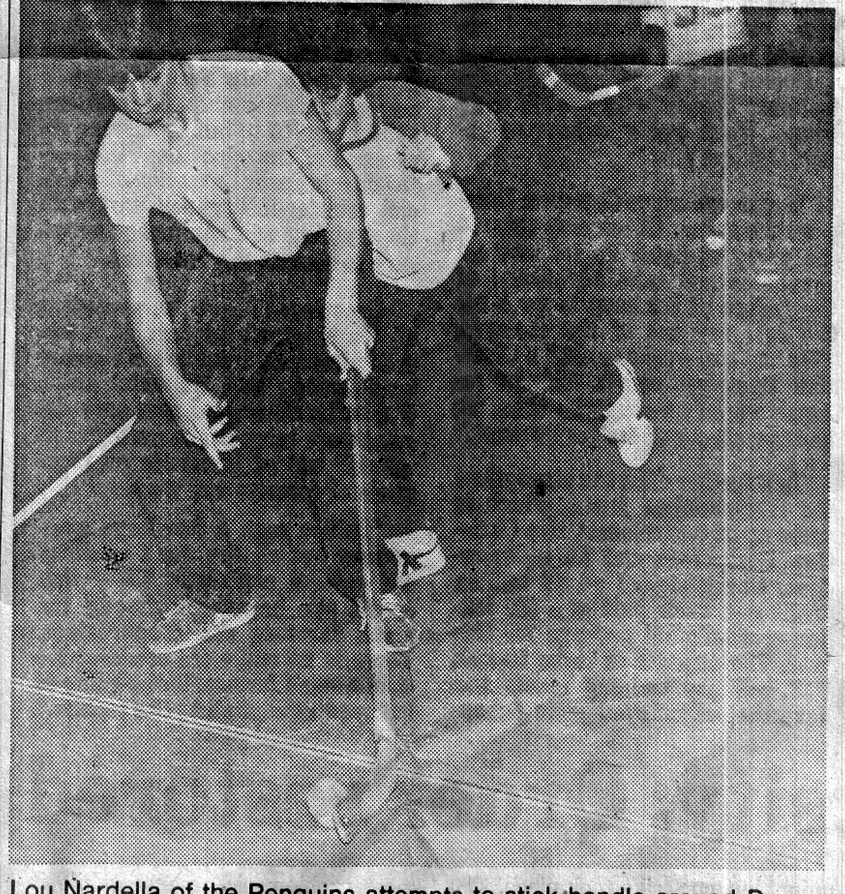
Assessor Kevin Palmer agreed. "Anything is better than nothing and the city could use any help it could get," he said.

Robert Campo, senior member of the assessing board, also came out in favor of the bill.

"I think it's a good bill because it's one way of getting money in lieu of taxes from these tax-exempt institutions, especially when there's so much land involved," Campo said.

The fourth member of the assessing board, Dennis Mahoney, also favored the House proposal.

"I'm in favor of it. It will really help the city," he remarked.



Lou Nardella of the Penguins attempts to stick-handle around Danny Collins of the Flyers during recent action in the 11th annual Indoor Gym Hockey Tournament sponsored by the Somerville Recreation Commission. A total of 13 teams and 130 youngsters participated in the three-day tourney.

2,900 high school students already planning for 1981

Although Spring arrives tomorrow, Cambridge high school students are looking forward to next fall.

Over 2900 Cambridge Rindge and Latin School students and their parents are expected to participate in a review of high school academic programs on March 27 from 7 to 9 p.m. to assist them in selecting courses for the 1980-1981 school year.

According to Henry Lucas, assistant headmater at Cambridge Rindge and Latin School, students must have earned 180 credits during their four year in high school to meet graduation requirements.

Among the courses required for a high school diploma are passing grades in english for each of the fours years, one year of science, one year of mathematics, one year of health (including passing a swim test), and two years of social studies including one couse in United States history.

Lucas said that registration forms were distributed to students last week with a complete list of course offerings.

He said that between now and April 3 when the course selection forms are to be returned to homeroom teachers, faculty members from each of the course areas will be in the cafeteria during the lunch period to discuss course content with students.

Guidance counselors also are available to assist students with course selections during the home room period and after school hours, and classroom teachers and homeroom teachers are available to aid students throughout the school day.

Edward Sarasin, headmaster of Cambridge Rindge and Latin School, said that the March 27 review presentation program is designed to provide parents and students an overview of the variety of courses and programs offered high school students in Cambridge.

He said that there are course options to meet the needs and career plans of students, and he urges parents and students to carefully consider the course offerings before making their choices.

Brune establishes team to plan for CAP agency

An 18-member transition team to plan for the formation of a Somerville Community Action Program (CAP) agency was established yesterday by Somerville Mayor Eugene Brune.

Last month, Somerville received notification from the Community Services Administration (CSA) that it would be permissible to form its own CAP agency.

Presently, Somerville is a partner in the Somerville-Cambridge CAP agency, SCEOC (Somerville-Cambridge Economic Opportunity Council).

"The transition team will oversee the structuring of the new Somerville agency," said Gerald McCue, named by Brune as chairman of the group. "We must submit an application to CSA to get funding for the CAP agency and, to that end, the transition team will prepare all necessary documents, present objectives and functions of a CAP, hold public hearings, schedule elections for a new board and work with SCEOC on transition matters."

Brune said the city's goal is to have the new CAP agency in place by July 1.

"Much work will have to be done in the next several months to make this target date a reality," Brune said. "The transition team is made up of concerned citizens who realize the importance of services to low-income residents. I have confidence that they will put together the necessary data and research that will eventually give Somerville residents more and better services under the new arrangement."

Somerville residents named to the team include Hazel White, Charles DiDomenico, Mary Ellen Duckett, John Souza, Agnes Tiberi, Donald Norton and Hazel Hughes.

Also, Frances Caruso, John Ciampa, Anne Smith, Pauline Dwyer, Frederick Dora, Kenneth Courtney, John Buonomo, John Mathews, Michael Costa and McCue.

Cathy Raftery of Medford also was named to the transition team.

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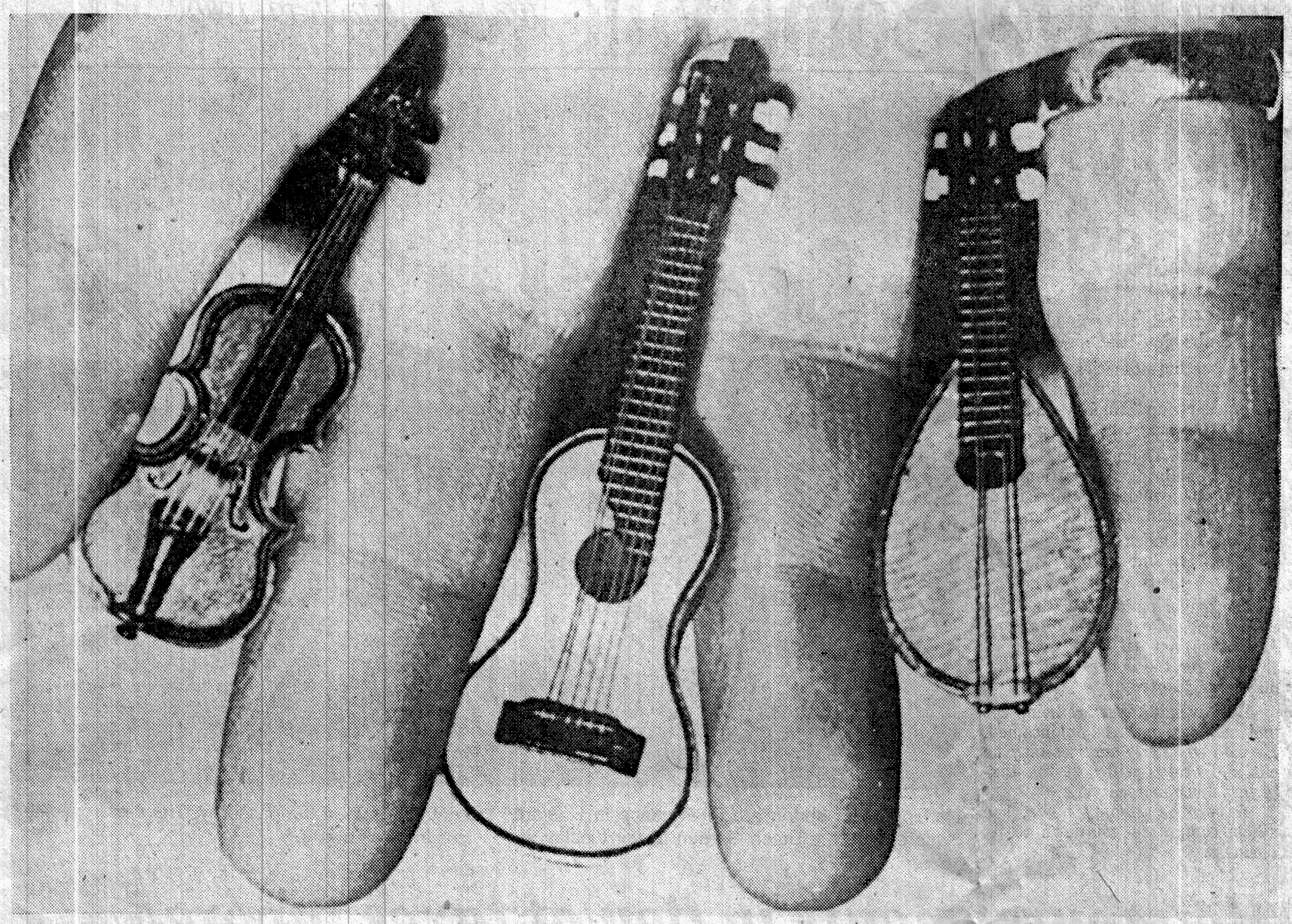

AP Photo

Miniature musical instruments, handmade over a two-year period by an artisan, Prager Geigenbauer, are held by their owner, Marcel Ritter of Munich, West Germany. Total value is $534,500.

A complete census urged by O'Neill

By PAUL D. MINDUS
Staff Writer

"Find me 50,000 more people in Massachusetts" is the urgent battle cry from U.S. House Speaker Thomas P. O'Neill Jr.

Only last month a federal census estimate predicted the state would lose one of its 12 congressional seats after the official 1980 census.

O'Neill, a Cambridge Democrat and veteran get-out-the-vote politician, has mobilized a census alert among state and local officials to "get up the count."

"We want to count everyone who walks and breathes in Massachusetts," said one congressman.

Kirk O'Donnell, the Speaker's chief administrative assistant, has met or contacted mayors and selectmen, state officials and federal census administrators in the past two weeks to vigorously prepare for the census that begins April 1.

The decennial census determines the apportionment of 435 House seats among 50 states and provides the official benchmark for federal allocation guidelines of billions of dollars for the next 10 years.

But beyond the broader representation in Congress an extra seat provides Massachusetts, the reduction of one seat would plunge the remaining 11 congressmen into severe redistricting distress. In particular, Rep Margaret Heckler, R-Wellesley, would face the knives of Democratic gerrymanderers in her 10th district.

But north and west of Boston, the slow population growth also spells major reshuffling of communities from one congressional district into another. The 12 seats — supposed to average about 475,000 persons each — would be reshaped into 11 districts each within 1 percent of 525,000 persons.

O'Donnell hopes that local review boards will scrutinize the federal census-takers to challenge population counts whose accuracy they question.

In addition, the federal census-takers are not chosen by traditional congressional patronage in Massachusetts this year, but by the Carter administration's Census Bureau. The state's Democratic congressional delegation actively supports Sen. Edward M. Kennedy's presidential candidacy.

In the federal census estimate released last month, Colorado ranked 435th, gaining a sixth seat. New Jersey was projected to lose its 15th seat by only 3,000 persons, or four one-hundredths of one percent. Next came Texas and Alabama.

"Massachusetts, 439th, would have required about 47,000 more persons, about 8/10ths of one percent, to keep its 12th seat," said Robert C. Speaker, the Census Bureau's population distribution chief.

But state Rep. William F. Galvin, D-Brighton, doesn't trust the federal estimates. "Right in O'Neill's district and (Rep. Joseph) Moakley's, we'd find 47,000 more people. I just know the density is there. The areas are increasingly transient, and the people have no inherent desire to be counted."

Speaker O'Neill yesterday met with the Cambridge City Council to discuss the census issue. O'Donnell also met with Massachusetts Secretary of State Michael J. Connolly.

Lt. Gov. Thomas P. O'Neill 3rd is planning to meet later this week with local officials to coordinate an all-out effort to gear up local review boards and census participation.

The census is neither popular with the people who are counted nor the members of Congress whose political futures hang in the balance.

"It's against peoples' instincts to send a letter to the feds that says, 'Yeah, here I am, and I'm living with my wife and three kids,'" said one congressman.

"On the other hand, it's hard to redistrict all the congressional seats in the state," the congressman continued. "It doesn't work like the Legislature, where you can make a guy a court officer to shut him up."

How U.S. put squeeze on El Salvador

By ALAN RIDING
N. Y. Times News Service

SAN SALVADOR — The United States' decision last month to play an active political role in El Salvador has so far prevented a right-wing coup and enabled the governing military-civilian junta to promulgate two long-promised changes.

Government officials and leftist and rightist opposition leaders agree that only intense U. S. pressure blocked a coup Feb. 25 and led the army high command to accept last week's decrees expropriating large farms and nationalizing private banks.

The measures, which are being denounced as "pseudo-reformist" by the left and "Communist-inspired" by the right, have passed the political initiative to the besieged junta for the first time since it succeeded Gen. Carlos Humberto Romero, who was ousted in a military coup last Oct. 15.

But the United States is expected to continue exercising influence here, with its immediate objective being to control a wave of repression against leftist opposition groups by the armed forces and right-wing para-military gangs. "The challenge of controlling the violence is as great as that of pushing through the reforms," a U. S. official said.

The decision of the United States to intervene diplomatically in El Salvador's mounting crisis reflected its fear that the country was gliding irrevocably toward a civil war that not only would lead to bloodshed but could result in a takeover by Marxist-led guerrilla and political groups. Its unusual sponsorship of radical measures against the country's wealthy elite was therefore a response to the gravity of the situation here.

U. S. officials believe the recovery of American influence here was a result of Washington's controversial decision to resume both military and economic aid to a regime that was still responsible for widespread violations of human rights. "In return for the military aid, the army was willing to listen to us," a U. S. diplomat said.

But foreign analysts believe Washington's success to date was also possible because for the first time in recent memory the United States had both a clear policy toward El Salvador and a diplomatic representative in San Salvador able to articulate this policy forcefully.

Until mid-February, the American ambassador here was Frank J. Devine, a cautious career diplomat who had given formal backing to the junta, but had applied minimal pressure on it to carry out its announced program of reforms. And in the absence of unequivocal U. S. support for the junta, conservatives opened a fierce campaign to persuade the army high command to oust reform-minded Christian Democrats from the government.

Pending Senate confirmation of the new ambassador, Robert E. White, the deputy assistant secretary of state for Inter-American affairs, James R. Cheek, flew here to take charge of the embassy. Working closely with U. S. military officers attached to the embassy, he set about trying to halt the planned coup against the Christian Democrats.

"The U. S. embassy pressured the army not to go through with the coup, warning that Washington would hold its aid and isolate the new regime internationally," explained a lawyer who had expected a cabinet seat in the new administration. "The embassy cut off their wings. We're going to have to accept this loss now."

But according to Christian Democratic sources, Cheek also pressed the party to patch up its internal squabbles and take advantage of the failure of the coup to push for the carrying out of the changes. "We had two weeks to act," a Christian Democrat recalls. "If the reforms weren't through by then, we had to walk out of the government."

In a further effort to strengthen the five-member junta, which is made up of two colonels, two Christian Democrats and an independent, Cheek signed an $8 million credit last week, part of a $50 million economic aid package for this year. The dispatch of three 10-man U. S. military training teams was nevertheless delayed pending approval of the land and banking decrees.

Ambassador White, who recently arrived here, now faces the task of persuading the army high command to curb the activities of "uncontrollable" elements in the army and the much-feared National Guard, national police and treasury police and of "freelance" para-military units that have carried out numerous assassinations in recent weeks.

American officials believe that leftist guerrilla groups must be dismantled, but they favor discussions between the junta and nonviolent groups of the left. Because a tradition of brutality and poor military ability has led to indiscriminate repression of the opposition, U. S. officials now favor formation of a special counter-insurgency unit with the training and equipment necessary to combat the guerrillas.

Questioned about the precedent of Washington's support of measures aimed at troubling an entire land-owning and financial class, U. S. officials argued that both decrees were intended to make "capitalists" out of hundreds of thousands of farmers and workers.

"In the past, a few large landowners got all the bank credits," one official explained. "Now that credit can be spread among the small farmers and cooperatives. There is no one more conservative than a small farmer. We're going to be breeding capitalists like rabbits."

Mexico's huge university: Order restored

By ALAN RIDING
N.Y. Times News Service

MEXICO CITY — Inheriting an institution that was paralyzed by leftist agitation and weakened by anarchic growth, a soft-spoken scientist with minimal political experience has defied all predictions by restoring some semblance of order and academic respectability to Mexico's huge National Autonomous University.

ith a 330,000 person academic community and an annual budget of $600 million — larger than those of several nations, the university remains a rector's nightmare. But, over the last seven years, Guillermo Soberon Acevedo, has managed to curb its explosive growth and to limit unrest to occasional wage disputes.

In doing so, the 54-year-old biochemist, who has a doctorate from the University of Wisconsin, has presided over one of the most significant political developments here of the past decade. Not only has he removed the university from the center stage of politics, but he has also indirectly forced the government to build new universities in the capital and in provincial cities.

When Soberon was elected rector in January 1973, political chaos was endemic to the university, which is known here by its initials in Spanish of UNAM. None of his three predecessors had been able to complete his four-year term, and the army temporarily occupied the university in 1968 in an effort to crush an anti-government movement. Even as Soberon took over, classes were suspended because student activists had occupied the rectory.

The new rector decided that a firm hand was needed. He immediately ended what is regarded as the traditional appeasement of the Communist Party, which has always been influental in UNAM, instead emphasized the need to improve much-eroded academic standards. Gradually, respected academics were brought in as heads of several departments.

The student movement, already weakened by government repression after 1968, lost much of its remaining militancy in internal ideological squabbles, with other, newer leftist parties challenging the Communist Party's domination.

In the mid-1970s, the Communist Party switched its focus away from the student body to the university's 25,000 full- and part-time teachers and its 18,000 administrative employees. And, hoping to force the rector to negotiate contracts with them, the Communists formed a single union incorporating both academic and administrative workers.

But Soberon, working closely with the government, refused to deal with this union. And, when the Communist Party organized a 20-day wage strike in June 1977, the rector called in the police to evict the pickets from the university grounds. Significantly, in new wage negotiations last January, Soberon again ignored the Communist-led union, but no strike took place.

A more delicate political problem involved trying to slow the university's growth. The government's boast that every qualified student has the right to a higher education had swollen UNAM's enrollment from 66,000 in 1966 to 270,000 in 1975, but the quality of both the students and teachers inevitably deteriorated.

Adding to the university's problems was the fact that, since the 19th century, it had assumed responsibility for numerous senior high schools, known here as preparatory schools. Of UNAM's 290,000 students today, 125,000 are at these schools, while 155,000 are undergraduates and 10,000 are graduate students and researchers.

Because its own preparatory students are guaranteed entry to undergraduate courses after three years, UNAM limited new places in its high schools to 40,000 a year. A similar limit was set for new entries to the university itself, although, since only half of its preparatory students seek a higher education, 20,000 places are still available to outside applicants.

The uncontrolled entry system of the late 1960s and early 1970s also resulted in the unbalanced growth of different faculties, with falling demand for degrees in mathematics, physics and engineering and serious overcrowding in the departments of law, economics and medicine.

The medical faculty was the most problematic because, while it accepted 6,000 new students each year, only about onethird of its graduates were able to find employment in private practice or government hospitals. Currently, only 3,000 medical students are registered each year, and all other faculties have established limits on new entries.

To reduce the student population of the main university campus, situated in the southern part of Mexico City, UNAM has built five National Schools of Professional Studies in different parts of the capital. As a result, the number of students attending the main campus has fallen from 100,000 in 1973 to 80,000 today.

At the same time, the government has founded a new Autonomous Metropolitan University in Mexico City and encouraged the creation and expansion of universities in all provincial capitals, thus easing the pressure on UNAM, which now hopes to hold its enrollment to around 300,000.

Having brought the university under some administrative control, Soberon, who is in the last year of his second term as rector, is busily promoting "areas of excellence," particularly in the basic sciences, where he feels the quality of research was damaged by the disorderly state of the university.

Despite speculation that he might become governor of the State of Guerrero, Soberon insists that he is not a politician and plans instead to return to research in biochemistry after his successor is selected next January.

Armstrong Ceiling
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FOR A 10' by 12' ROOM
10 x 12 ROOM PRICE INCLUDES TILE AND ALL NECESSARY GRID COMPONENTS*
SALES TAX NOT INCLUDED

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• 2' x 4' suspended panel
• washable
• acoustical
2.39 REG. 2.99

59.99 COMP.
GRENOBLE #297
• 2' x 4' suspended panel
• random-textured
• washable
1.99 REG. 2.49

94.99 COMP.
ROYAL OAK #901
• handsome wood-and-plaster look
• acoustical
• fire-retardant
• 2 x 4 Panel
4.29 REG. 5.29

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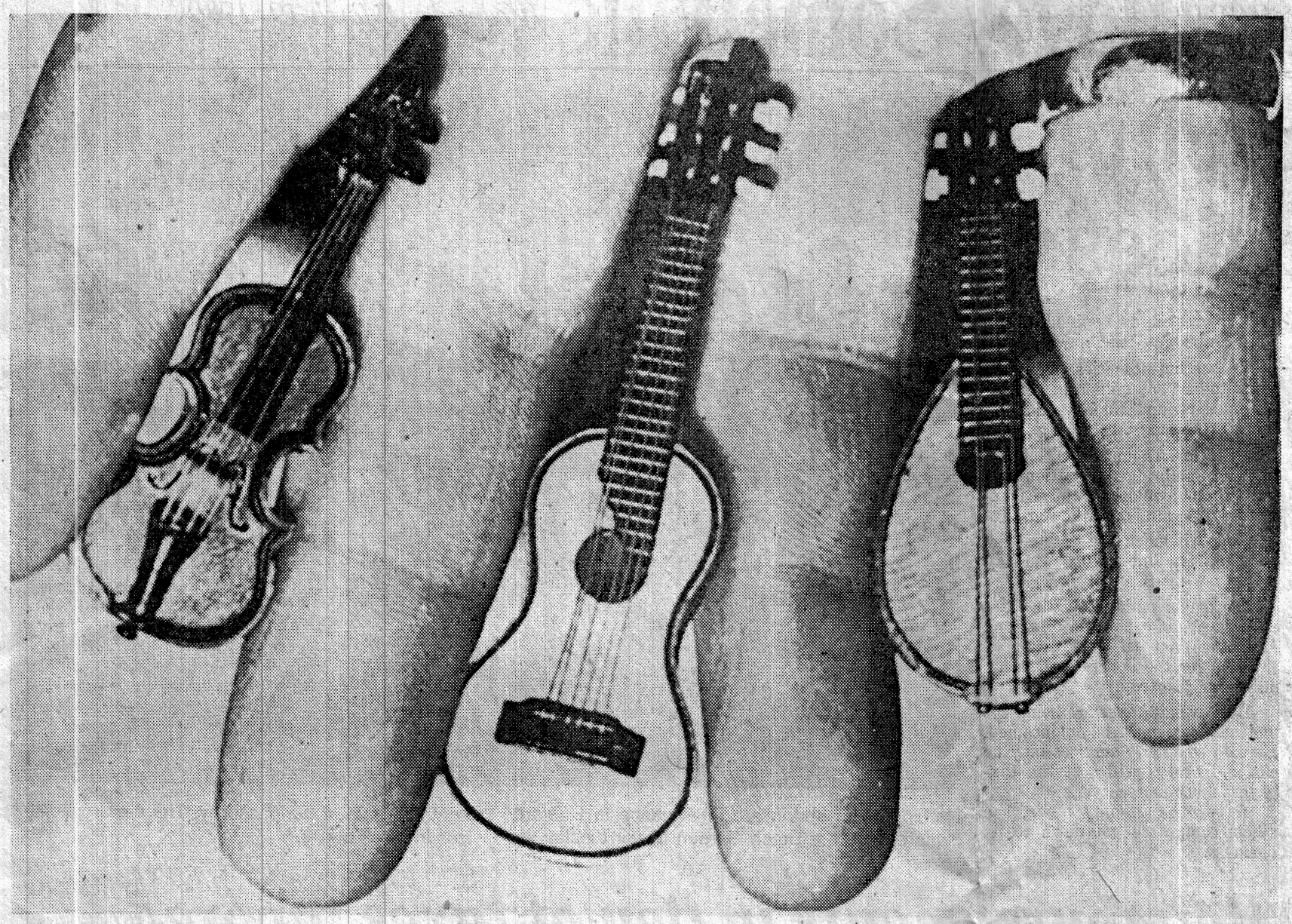

AP Photo

Miniature musical instruments, handmade over a two-year period by an artisan, Prager Geigenbauer, are held by their owner, Marcel Ritter of Munich, West Germany. Total value is $534,500.

A complete census urged by O'Neill

By PAUL D. MINDUS
Staff Writer

"Find me 50,000 more people in Massachusetts" is the urgent battle cry from U.S. House Speaker Thomas P. O'Neill Jr.

Only last month a federal census estimate predicted the state would lose one of its 12 congressional seats after the official 1980 census.

O'Neill, a Cambridge Democrat and veteran get-out-the-vote politician, has mobilized a census alert among state and local officials to "get up the count."

"We want to count everyone who walks and breathes in Massachusetts," said one congressman.

Kirk O'Donnell, the Speaker's chief administrative assistant, has met or contacted mayors and selectmen, state officials and federal census administrators in the past two weeks to vigorously prepare for the census that begins April 1.

The decennial census determines the apportionment of 435 House seats among 50 states and provides the official benchmark for federal allocation guidelines of billions of dollars for the next 10 years.

But beyond the broader representation in Congress an extra seat provides Massachusetts, the reduction of one seat would plunge the remaining 11 congressmen into severe redistricting distress. In particular, Rep Margaret Heckler, R-Wellesley, would face the knives of Democratic gerrymanderers in her 10th district.

But north and west of Boston, the slow population growth also spells major reshuffling of communities from one congressional district into another. The 12 seats — supposed to average about 475,000 persons each — would be reshaped into 11 districts each within 1 percent of 525,000 persons.

O'Donnell hopes that local review boards will scrutinize the federal census-takers to challenge population counts whose accuracy they question.

In addition, the federal census-takers are not chosen by traditional congressional patronage in Massachusetts this year, but by the Carter administration's Census Bureau. The state's Democratic congressional delegation actively supports Sen. Edward M. Kennedy's presidential candidacy.

In the federal census estimate released last month, Colorado ranked 435th, gaining a sixth seat. New Jersey was projected to lose its 15th seat by only 3,000 persons, or four one-hundredths of one percent. Next came Texas and Alabama.

"Massachusetts, 439th, would have required about 47,000 more persons, about 8/10ths of one percent, to keep its 12th seat," said Robert C. Speaker, the Census Bureau's population distribution chief.

But state Rep. William F. Galvin, D-Brighton, doesn't trust the federal estimates. "Right in O'Neill's district and (Rep. Joseph) Moakley's, we'd find 47,000 more people. I just know the density is there. The areas are increasingly transient, and the people have no inherent desire to be counted."

Speaker O'Neill yesterday met with the Cambridge City Council to discuss the census issue. O'Donnell also met with Massachusetts Secretary of State Michael J. Connolly.

Lt. Gov. Thomas P. O'Neill 3rd is planning to meet later this week with local officials to coordinate an all-out effort to gear up local review boards and census participation.

The census is neither popular with the people who are counted nor the members of Congress whose political futures hang in the balance.

"It's against peoples' instincts to send a letter to the feds that says, 'Yeah, here I am, and I'm living with my wife and three kids,'" said one congressman.

"On the other hand, it's hard to redistrict all the congressional seats in the state," the congressman continued. "It doesn't work like the Legislature, where you can make a guy a court officer to shut him up."

How U.S. put squeeze on El Salvador

By ALAN RIDING
N. Y. Times News Service

SAN SALVADOR — The United States' decision last month to play an active political role in El Salvador has so far prevented a right-wing coup and enabled the governing military-civilian junta to promulgate two long-promised changes.

Government officials and leftist and rightist opposition leaders agree that only intense U. S. pressure blocked a coup Feb. 25 and led the army high command to accept last week's decrees expropriating large farms and nationalizing private banks.

The measures, which are being denounced as "pseudo-reformist" by the left and "Communist-inspired" by the right, have passed the political initiative to the besieged junta for the first time since it succeeded Gen. Carlos Humberto Romero, who was ousted in a military coup last Oct. 15.

But the United States is expected to continue exercising influence here, with its immediate objective being to control a wave of repression against leftist opposition groups by the armed forces and right-wing para-military gangs. "The challenge of controlling the violence is as great as that of pushing through the reforms," a U. S. official said.

The decision of the United States to intervene diplomatically in El Salvador's mounting crisis reflected its fear that the country was gliding irrevocably toward a civil war that not only would lead to bloodshed but could result in a takeover by Marxist-led guerrilla and political groups. Its unusual sponsorship of radical measures against the country's wealthy elite was therefore a response to the gravity of the situation here.

U. S. officials believe the recovery of American influence here was a result of Washington's controversial decision to resume both military and economic aid to a regime that was still responsible for widespread violations of human rights. "In return for the military aid, the army was willing to listen to us," a U. S. diplomat said.

But foreign analysts believe Washington's success to date was also possible because for the first time in recent memory the United States had both a clear policy toward El Salvador and a diplomatic representative in San Salvador able to articulate this policy forcefully.

Until mid-February, the American ambassador here was Frank J. Devine, a cautious career diplomat who had given formal backing to the junta, but had applied minimal pressure on it to carry out its announced program of reforms. And in the absence of unequivocal U. S. support for the junta, conservatives opened a fierce campaign to persuade the army high command to oust reform-minded Christian Democrats from the government.

Pending Senate confirmation of the new ambassador, Robert E. White, the deputy assistant secretary of state for Inter-American affairs, James R. Cheek, flew here to take charge of the embassy. Working closely with U. S. military officers attached to the embassy, he set about trying to halt the planned coup against the Christian Democrats.

"The U. S. embassy pressured the army not to go through with the coup, warning that Washington would hold its aid and isolate the new regime internationally," explained a lawyer who had expected a cabinet seat in the new administration. "The embassy cut off their wings. We're going to have to accept this loss now."

But according to Christian Democratic sources, Cheek also pressed the party to patch up its internal squabbles and take advantage of the failure of the coup to push for the carrying out of the changes. "We had two weeks to act," a Christian Democrat recalls. "If the reforms weren't through by then, we had to walk out of the government."

In a further effort to strengthen the five-member junta, which is made up of two colonels, two Christian Democrats and an independent, Cheek signed an $8 million credit last week, part of a $50 million economic aid package for this year. The dispatch of three 10-man U. S. military training teams was nevertheless delayed pending approval of the land and banking decrees.

Ambassador White, who recently arrived here, now faces the task of persuading the army high command to curb the activities of "uncontrollable" elements in the army and the much-feared National Guard, national police and treasury police and of "freelance" para-military units that have carried out numerous assassinations in recent weeks.

American officials believe that leftist guerrilla groups must be dismantled, but they favor discussions between the junta and nonviolent groups of the left. Because a tradition of brutality and poor military ability has led to indiscriminate repression of the opposition, U. S. officials now favor formation of a special counter-insurgency unit with the training and equipment necessary to combat the guerrillas.

Questioned about the precedent of Washington's support of measures aimed at troubling an entire land-owning and financial class, U. S. officials argued that both decrees were intended to make "capitalists" out of hundreds of thousands of farmers and workers.

"In the past, a few large landowners got all the bank credits," one official explained. "Now that credit can be spread among the small farmers and cooperatives. There is no one more conservative than a small farmer. We're going to be breeding capitalists like rabbits."

Mexico's huge university: Order restored

By ALAN RIDING
N.Y. Times News Service

MEXICO CITY — Inheriting an institution that was paralyzed by leftist agitation and weakened by anarchic growth, a soft-spoken scientist with minimal political experience has defied all predictions by restoring some semblance of order and academic respectability to Mexico's huge National Autonomous University.

ith a 330,000 person academic community and an annual budget of $600 million — larger than those of several nations, the university remains a rector's nightmare. But, over the last seven years, Guillermo Soberon Acevedo, has managed to curb its explosive growth and to limit unrest to occasional wage disputes.

In doing so, the 54-year-old biochemist, who has a doctorate from the University of Wisconsin, has presided over one of the most significant political developments here of the past decade. Not only has he removed the university from the center stage of politics, but he has also indirectly forced the government to build new universities in the capital and in provincial cities.

When Soberon was elected rector in January 1973, political chaos was endemic to the university, which is known here by its initials in Spanish of UNAM. None of his three predecessors had been able to complete his four-year term, and the army temporarily occupied the university in 1968 in an effort to crush an anti-government movement. Even as Soberon took over, classes were suspended because student activists had occupied the rectory.

The new rector decided that a firm hand was needed. He immediately ended what is regarded as the traditional appeasement of the Communist Party, which has always been influental in UNAM, instead emphasized the need to improve much-eroded academic standards. Gradually, respected academics were brought in as heads of several departments.

The student movement, already weakened by government repression after 1968, lost much of its remaining militancy in internal ideological squabbles, with other, newer leftist parties challenging the Communist Party's domination.

In the mid-1970s, the Communist Party switched its focus away from the student body to the university's 25,000 full- and part-time teachers and its 18,000 administrative employees. And, hoping to force the rector to negotiate contracts with them, the Communists formed a single union incorporating both academic and administrative workers.

But Soberon, working closely with the government, refused to deal with this union. And, when the Communist Party organized a 20-day wage strike in June 1977, the rector called in the police to evict the pickets from the university grounds. Significantly, in new wage negotiations last January, Soberon again ignored the Communist-led union, but no strike took place.

A more delicate political problem involved trying to slow the university's growth. The government's boast that every qualified student has the right to a higher education had swollen UNAM's enrollment from 66,000 in 1966 to 270,000 in 1975, but the quality of both the students and teachers inevitably deteriorated.

Adding to the university's problems was the fact that, since the 19th century, it had assumed responsibility for numerous senior high schools, known here as preparatory schools. Of UNAM's 290,000 students today, 125,000 are at these schools, while 155,000 are undergraduates and 10,000 are graduate students and researchers.

Because its own preparatory students are guaranteed entry to undergraduate courses after three years, UNAM limited new places in its high schools to 40,000 a year. A similar limit was set for new entries to the university itself, although, since only half of its preparatory students seek a higher education, 20,000 places are still available to outside applicants.

The uncontrolled entry system of the late 1960s and early 1970s also resulted in the unbalanced growth of different faculties, with falling demand for degrees in mathematics, physics and engineering and serious overcrowding in the departments of law, economics and medicine.

The medical faculty was the most problematic because, while it accepted 6,000 new students each year, only about onethird of its graduates were able to find employment in private practice or government hospitals. Currently, only 3,000 medical students are registered each year, and all other faculties have established limits on new entries.

To reduce the student population of the main university campus, situated in the southern part of Mexico City, UNAM has built five National Schools of Professional Studies in different parts of the capital. As a result, the number of students attending the main campus has fallen from 100,000 in 1973 to 80,000 today.

At the same time, the government has founded a new Autonomous Metropolitan University in Mexico City and encouraged the creation and expansion of universities in all provincial capitals, thus easing the pressure on UNAM, which now hopes to hold its enrollment to around 300,000.

Having brought the university under some administrative control, Soberon, who is in the last year of his second term as rector, is busily promoting "areas of excellence," particularly in the basic sciences, where he feels the quality of research was damaged by the disorderly state of the university.

Despite speculation that he might become governor of the State of Guerrero, Soberon insists that he is not a politician and plans instead to return to research in biochemistry after his successor is selected next January.

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C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council 3/31/ 1980

CARD

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Saundra Graham	✓			
Mr. Leonard J. Russell	✓ (2)		✓ (1)	
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

F O T
G O O

*Councillor Russell requested to be recorded in the affirmative on the request

CCM-101

City of Cambridge

IN CITY COUNCIL
March 31, 1980

CITY OF CAMBRIDGE RESOLUTION
APPROVING THE
CENTRAL SQUARE COMMERCIAL AREA REVITALIZATION DISTRICT (CARD) PLAN

WHEREAS, in accordance with Chapter 40D and 23D, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization Districts Plans (herein referred to as CARD Plans); and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of Cambridge; and

WHEREAS, the development of the Central Square CARD which is situated in the City of Cambridge and which is bounded as described in the attached plan dated February 1980;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF CAMBRIDGE

1. That the Central Square (herein referred to as the CARD) Commercial Area Revitalization District described above is a predominantly commercial geographic area;

2. That implementation of the proposed CARD Plan will serve to prevent and reverse the decay of the area covered by the Plan and will help deter the movement of commercial enterprises into previously non-commercial areas; and

3. That the Central Square area CARD Plan is hereby approved and that said Plan shall be submitted to the Secretary of Communities and Development for approval.

In City Council March 31, 1980
Adopted by a yea and nay vote:-
Yeas 9 Nays 0 Absent 0
Attest:- Paul E. Healy, City Clerk

A true copy:

Attest: Paul E. Healy

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CAMBRIDGE, MASS.

central square association
of business & professional people
csa
614 Massachusetts Ave.
Cambridge, MA 02139

March 28, 1980

The Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

RE: CARD Program for Central Square

Honorable Members of the Cambridge City Council:

We wish to go on record as supporting the Commercial Area Revitalization District designation for the Central Square area in order to provide whatever financial assistance might be available as a result of your approval of said CARD program.

Our Association has unanimously approved this measure.

Sincerely,

Carl F. Barron
President

CFB/rdr
CC: David R. Vickery
Assistant City Manager

Carl F. Barron, *President* Putnam Furn. Leasing 614 Mass. Ave. 354-3358
Paul Corcoran, *1st Vice Pres.* Corcoran & Co. 615 Mass. Ave. 864-3000
Arnold Ginsberg, *2nd Vice Pres.* Rink Realty Co. 727 Mass. Ave. 661-7777
Margaret Adams, *Secretary* Dr. Crane's Office 847 Mass. Ave. 876-3025
Susie Karadizian, *Treasurer* Charlesbank Trust 671 Mass. Ave. 864-4444

C. C. 106

PUBLIC HEARING NOTICE

City of Cambridge

COMMERCIAL AREA REVITALIZATION DISTRICT FOR CENTRAL SQUARE.

A public hearing will be held on Monday, March 31, 1980 at 8 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts to discuss the plans for a Commerical Area Revitalization District. A District Plan will be presented for Central Square.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978, Chapter 495) authorizes the use of industrial revenue financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization Plan has been approved by the Secretary for Communities and Development. A similar amendment to Chapter 23D make approval of such a plan by the Secretary, a precondition for the use of Urban Job Incentive Program tax credits by commercial facilites (St. 1978, Chapter 499, S2, 3, 5).

The use of industrial revenue financing bonds has two major advantages.

1. 100% Financing -- 100% of the funds required for the acquisition of land, buildings, machinery and equipment plus the cost of issuing the bonds can be financed.

2. Lower Interest Rates -- The purchaser of the bond issue receives interest which is tax-exempt from federal and Massachusetts income taxes. As a result of this tax exemption, the interest rate on the loan is considerably lower than comparable conventional loan rates.

By order of the City Council, Paul E. Healy, City Clerk.

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CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

March 3, 1980

To the Honorable, the City Council:

In response to Council Order No. 14 of February 5, 1979, the Community Development Department has developed a Commercial Area Revitalization District CARD) plan for the Central Square portion of Massachusetts Avenue (from Sullivan Square to Albany Street).

I have enclosed the attached copy of the plan for your review. If you have any questions regarding the plan, please contact David Vickery, Assistant City Manager for Community Development.

It would seem appropriate to schedule a Council Hearing on the Central Square CARD at the earliest possible date.

Very truly yours,

James L. Sullivan
City Manager

JLS/mbf
Enc.

Agenda #4

S-149

RE: Commercial Area Revitalization District (CARD) plan for the Central Square area.

In City Council,

March 3, 1980

- 3/3/1980 -
Hearing date
- set -
— 3/[illegible] - 6PM —

Herald - March 12, 1980
Chronicle - March 20, 1980