



Community Preservation Plan 2020 Update

Contents

Introduction	1
Section 1. Community Preservation Act Funding	4
Section 2: Project Eligibility	7
Section 3. General Priorities.....	9
Section 4. Priorities within CPA Focus Areas.....	10
Appendices.....	17
Appendix 1: Documented Historic Resources.....	18
Appendix 2: Historic Preservation Eligibility Flowchart	19
Appendix 3: Secretary of Interior Standards for Historic Preservation	20
Appendix 4:	23
Appendix 5: Potential Projects.....	31
Appendix 6: Application Instructions for FY22 Funding Cycle	34

Introduction

With the passage of the Community Preservation Act (CPA) in November 2015, the City of Malden established a steady funding source dedicated to preserving and improving their city and quality of life. The Community Preservation Act, M.G.L. c. 44B, (“CPA”) is a Massachusetts law passed in 2000 that allows participating cities and towns to create a dedicated fund for important projects that can greatly impact a community’s character and quality of life. CPA funds support improvements in the program areas of Open Space & Outdoor Recreation, Affordable Housing, and Historic Preservation.

CPA enables communities to raise money locally through a surcharge on property taxes (between 1% and 3%) which is partially matched by the state. State funds used to match local CPA funds are collected through surcharges at the Registries of Deeds on transactions in all Massachusetts municipalities, which pay into the Commonwealth’s Community Preservation Trust Fund. The actual percentage of matching grants varies from year to year, depending on the availability of funds in relation to the local contributions of participating communities, and the number of communities participating in the CPA.

CPA in Malden

Malden adopted the Community Preservation Act by a vote in the General Election in 2015. Malden elected a 1% property tax surcharge and exempts the first \$100,000 of residential and commercial property value from the surcharge, and offers an additional exemption for “low income households”, as defined by Section 2 of the Community Preservation Act.¹

Consistent with the terms of the CPA, a committee was established under a local ordinance that has the responsibility to oversee CPA funds.² The Malden Community Preservation Committee (CPC) has a total of nine members, consisting of five at large members appointed by the City Council, and one representative each from the Town’s Conservation Commission, Historical Commission, Housing Authority, and Planning Board, each appointed by their respective committees. The CPC includes members from the eight Wards of the city in order to ensure that the various sections of the city and their interests receive due consideration.

All citizens are welcome to attend the Committee’s meetings. The times and locations of these meetings are posted on the City’s website, <https://www.cityofmalden.org/calendar>

Written comments or questions are welcome and may be submitted via email to maldencpc@cityofmalden.org.

Additional information about Malden’s CPC can be found on the website, <https://www.cityofmalden.org/313/Community-Preservation-Committee-CPC>

The CPC has two important functions:

1. The CPC is required to study the “needs, possibilities, and resources” for community preservation and establishes priorities for how CPA funding should be spent. The CPC also makes efforts to communicate its mission and goals to the general public and aims to distribute the benefits of CPA across all parts of the city.
2. The CPC is responsible for making recommendations to the City Council on projects to receive CPA funding. CPA funds cannot be appropriated or spent without the recommendation of the CPC and subsequent approval by City Council. The CPC is a catalyst for projects, not an initiator. To determine which projects should be considered, the CPC established an application process whereby grants are distributed to projects that fulfill the goals and needs that the CPC has identified. A copy of the application may be downloaded from the CPC’s [web page](#).

In deciding how to allocate CPA revenue, the CPC will make best efforts to ensure that the needs of the community as a whole, in all its various geographic areas, are addressed in a fair and equitable manner.

¹ Those wishing to apply for an income-based exemption must apply annually through the City Assessor’s office.

² City of Malden Ordinances 2.16.050 COMMUNITY PRESERVATION COMMITTEE.

Community Preservation Plan

To carry out the first of these functions, the CPC prepared an initial Community Preservation Plan in 2018 which is updated annually. The plan is used to establish criteria by which the CPC evaluates projects through its application process. The CPC identifies community needs in consultation with other municipal boards and City staff, references existing related City plans, and through gathering public input. At least one informational public hearing is held annually to obtain input on community needs and opportunities, and the Committee has also solicited ideas from the public through the use of surveys.

Related City Planning Documents:

-) [2008 Malden Vision Statement](#)
-) [2010 Master Plan](#)
-) [2013 Plan Downtown Malden](#)
-) [2017 Open Space and Recreation Plan](#)
-) [2019 Housing needs Assessment](#)

Plans currently in progress:

-) Affordable Housing Trust Action Plan
-) Broadway Corridor Framework Plan

This plan has four sections:

-) Section 1: Discusses the revenue sources for the CPA, estimated funds available in the fiscal years 2019-2020 (FY2019 & FY2020) funding cycles, and the CPC's allocation of this funding across the focus areas.
-) Section 2: Discusses the types of projects that are eligible to receive CPA funding.
-) Section 3: Establishes general priorities for funding all CPA projects.
-) Section 4: Establishes priorities within each CPA focus area.

Section 1. Community Preservation Act Funding

Sources of CPA Revenue

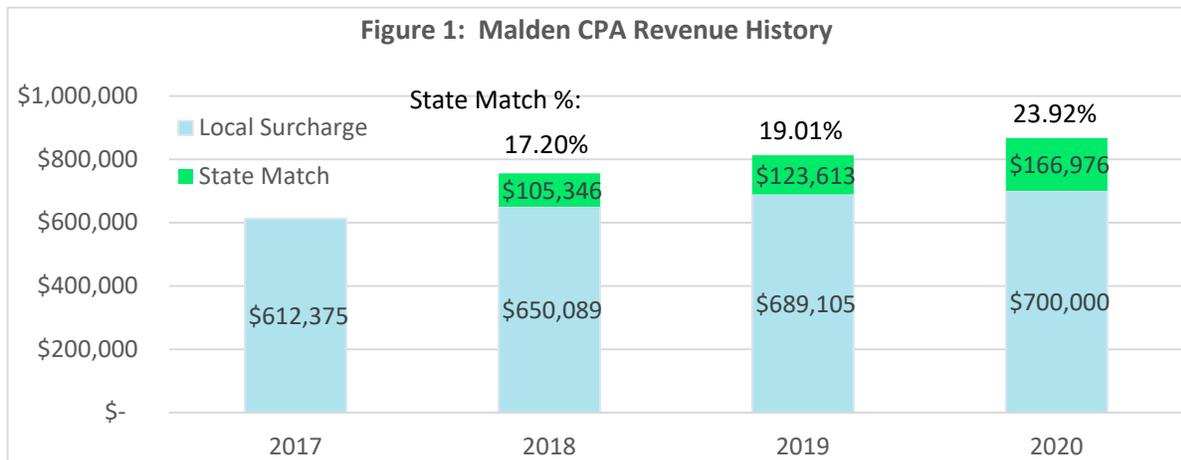
1. Local Revenue – via a 1% surcharge on local property taxes. Because Malden adopted a “blended CPA,” the City may also decide to appropriate additional municipal revenue into its Community Preservation Fund, up to a total amount equivalent to a 3% surcharge.³
2. From the Commonwealth of Massachusetts – via distributions from its Community Preservation Trust Fund. This match varies annually, depending upon the amount of revenue received by the statewide Community Preservation Trust Fund in any given year.

Borrowing: The CPA legislation allows communities to leverage their CPA revenue by borrowing for eligible projects and using future CPA revenue to pay the resulting debt service. As such, applicants may apply for funding beyond the amount of revenue currently available. Note that bonded projects require the approval of two-thirds of the quorum.

CPA Funding History in Malden

Since Malden adopted the Community Preservation Act, the City has used this resource to facilitate significant investments. Between 2017 and 2019, the City generated \$1,961,000 in local surcharge revenue plus \$396,000 in distributions from the state’s Community Preservation Trust Fund, for a total of nearly \$2,357,000.

Distributions from the state’s CPA Trust Fund are highly variable. Match rates have declined as the state’s CPA Trust Fund dwindled and more communities joined the program, averaging around 20% over the years that Malden has been a participant. In 2019, the Legislature passed a bill to permanently increase revenue to the CPA Trust Fund through an increase in fees at the Registry of Deeds beginning in FY2021. The Legislature also transferred \$20M in surplus funds to the CPA Trust Fund, enabling the state to supplement the 2020 match.



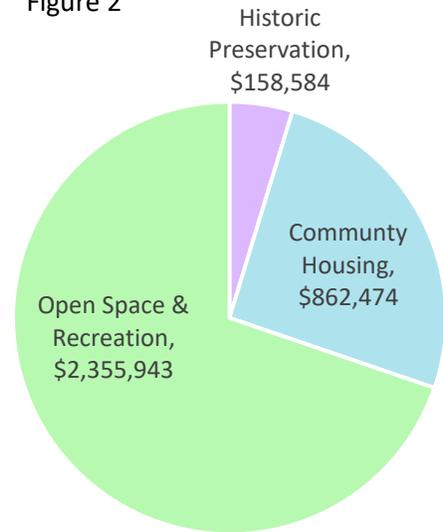
³ Given that distributions from the State match the City’s total local CPA revenues, this appropriation represents a valuable opportunity to leverage additional state resources to invest in the four CPA focus areas. This appropriation needs to be officially designated and added to the local CPA Fund by the city by the end of the fiscal year (June 30) in order to be included in the current FY funding.

Between 2019 and 2020 Malden committed approximately \$3,377,000 CPA funds. As shown in Figure 2, 70% of the funds contributed to Open Space and Recreation projects, about 26% contributed to Community Housing projects, and 5% to Historic Preservation projects. The total funds committed include one project that entails a bond against future CPA revenue: the Roosevelt Park Improvement Project, for which for which a \$1.45M bond has been authorized. Because of the inclusion of the project that was bonded against future revenue, the total committed funds exceed the amount of CPA revenue that has been raised over this time period. Table 1 shows a list of projects funded by the CPC up to the time this update was prepared.

Table 1: Expenditures by Program Area

FY2019	
Converse Memorial Building Archive	\$154,364
WWI Memorial	\$4,220
The ARTLine	\$40,643
Malden Community Garden Expansion	\$65,000
Trafton Park Revitalization Design	\$45,000
Roosevelt Park Revitalization	\$1,700,000
High Rock	\$5,300
Fellsmere Park	\$75,000
FY2020	
Emergency Housing Assistance	\$250,000
Start Secure Rental Security Deposit Program	\$100,000
Under One Roof: Bread of Life/Metro North Housing	\$512,474
Spot Pond Brook Greenway-Phase 1	\$150,000
Devir Park Rehabilitation- Design Phase	\$50,000
Trafton Park Rehabilitation- Phase 1	\$225,000
TOTAL	\$3,377,001

Figure 2

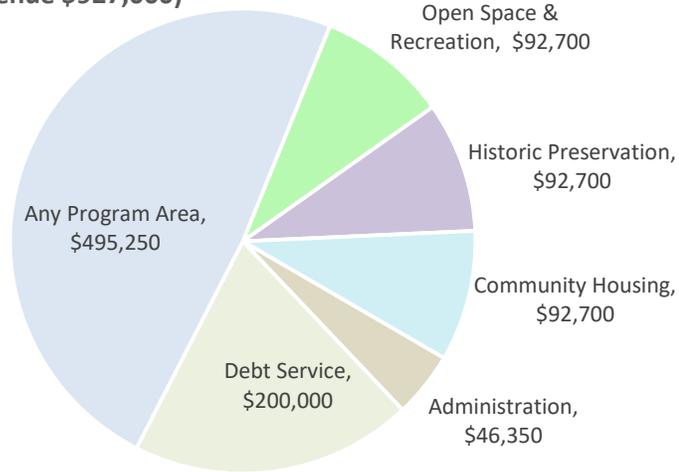


Projected Available Revenues

In FY 2022 Malden anticipates generating about \$927,000 in CPA revenue, including the local surcharge and state match. The Community Preservation Act requires that communities spend, or set aside for future spending, a minimum of 10% of annual CPA receipts for: open space and recreation, historic preservation, and affordable housing. The remaining 70% of funds may be allocated to any eligible Community Preservation uses at the discretion of the CPC and subject to the approval of City Council. Up to 5% of annual revenues can be spent on administrative and operating expenses of the Community Preservation Committee.⁴ As of 2022 the City must set aside annual bond payments of approximately \$200,000 each year. Figure 3 illustrates how the projected funds for 2022 will be allocated among the spending categories. For purposes of projecting the annual revenue stream over the next funding cycle, approximately \$850,000 is assumed.

⁴ Such expenses may include, but are not limited to, hiring support staff or consultants, inventories or site assessments, due diligence, and similar costs associated with the development of a CPA project.

**Figure 3: Estimated Funding Availability
(Anticipated Annual Revenue \$927,000)**



In addition to the annual revenues, the available funds include reserve funds that remain uncommitted from prior years, as well as funds that are returned after projects are completed under budget or if projects are cancelled. Approximately \$1,300,000 is available from the funds collected in prior years. Some of the available funds may be committed to applications for returning projects that are anticipated in Spring, 2021, so that the amount expected to be carried over into the next funding round will be approximately \$1,000,000 (barring any off-cycle applications that may emerge later in 2021). The total funds that may be committed in the FY22 funding round is projected to be approximately \$2,000,000.

Section 2: Project Eligibility

Malden’s Community Preservation Act Funds must be used for projects that serve a public purpose and meet the minimum project eligibility requirements as defined in M.G.L. c. 44B. The following table summarizes the uses allowed within each program area. A more detailed matrix of allowed uses is provided in the CPA Project Application Instructions.

Project Type	Open Space	Recreation	Historic	Housing
Acquire	Yes	Yes	Yes	Yes
Create	Yes	Yes	No	Yes
Preserve	Yes	Yes	Yes	Yes
Support	No	No	No	Yes
Rehabilitate and/or Restore	Yes – if acquired or created with CPA Funds	Yes	Yes	Yes – if acquired or created with CPA Funds

Source: Community Preservation Coalition

M.G.L. c. 44B defines the activities and resources that are eligible for CPA funding. Projects funded with CPA should demonstrate adherence to these definitions. Alternative funding sources should be sought for activities which do not meet these criteria.

ACQUISITION: Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B. Resources that are acquired using CPA funds must be protected with a permanent deed restriction that ensures they will continue to be used for the purpose for which they were acquired.

CREATION: To bring into being or cause to exist.

PRESERVATION: Protect personal or real property from injury, harm or destruction

SUPPORT: Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable

REHABILITATION AND RESTORATION: Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes. With respect to historic resources, “rehabilitation” shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties.⁵

OPEN SPACE: Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh water marshes and other wetlands, ocean, river, stream, lake and pond frontage, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

⁵ See Appendix 2, National Park Service Standards for Four Approaches to the Treatment of Historic Properties: <https://www.nps.gov/tps/standards/four-treatments.htm>

RECREATIONAL LAND: active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. “Recreational use” shall not include the use of land for a stadium, gymnasium, or similar structure, nor the creation of artificial turf fields.

HISTORIC RESOURCES: a building, structure, vessel, real property, document, or artifact that is listed or eligible for listing on the State register of historic places or has been determined by the local historical preservation commission to be significant in the history, archeology, architecture, or culture of a community.

COMMUNITY HOUSING: low and moderate income housing for individuals and families, including low or moderate income senior housing.

Chapter 44B also prohibits CPA funds from being used for maintenance or to supplant funds that have already been committed from a different funding source. CPA funds may be used to expand or extend existing projects or programs beyond the capacity provided for by other finite funding sources, but it cannot be used to replace or reimburse funds previously committed from the City budget or other sources.

Compliance with the Anti-Aid Amendment

The Anti-Aid Amendment to the Massachusetts Constitution (Mass. Const. Amend. Article 46, § 2, as amended by Article 103) generally prohibits the granting of public funds to private organizations except when the funds are used for a designated public purpose and the benefits accrue to the public. CPA funding for privately-owned resources may require the acquisition of a public interest commensurate with the amount of funding provided. For larger privately-owned projects the dedication of a permanent Preservation or Conservation Restriction or the dedication of a public use easement may be required to ensure continued public benefit. The Anti-Aid Amendment also requires limits on the types of programs that CPA funds may be used for to support affordable housing. Consultation with the City’s Legal Department is recommended, especially for projects that entail private organizations or individuals.

For publicly-owned assets the Anti-Aid Amendment does not require permanent or long-term restriction for projects that create, preserve, restore, or rehabilitate assets, but the CPC may nevertheless consider whether similar restrictions or requirements should be required as a condition of CPA funding in order to protect the investment for Community Preservation Act purposes.

Section 3. General Priorities

The Committee has established goals and priorities, articulating principles to guide the allocation of community preservation funds, providing a basis for evaluating the merit of eligible grant applications.

Goals and Priorities for each program area emerged from the input gathered in the needs assessment process. The CPC held a hearing in October of 2020 and carried out a survey to obtain public input. Priorities and needs for each program area also reflect recent City Planning documents. (See Appendix 4 for survey description and results.) CPC priorities will continue to be guided and updated to align with current and pending City Planning documents. While these priorities serve as a guide, the specific objective or timing of funding proposals may be driven by factors such as time-sensitive opportunities and the scale of funding availability. The Committee has discretion to consider the characteristics of individual proposals that are deemed to be eligible for funding. Proponents are encouraged to apply with eligible projects, even if they do not match all of the overall or area-specific priorities described in this plan.

The CPC will prioritize projects that:

1. **Are consistent with the community's values**, which includes projects that:
 - a. Improve accessibility for all members of the community.
 - b. Incorporate sustainable practices and design. This includes, but is not limited to:
 - i. protecting natural resources,
 - ii. cleaning up contaminated land,
 - iii. revitalizing and reusing existing buildings and structures,
 - iv. using reusable and sustainable materials,
 - v. using renewable energy sources, achieving high standards of energy efficiency,
 - vi. expanding permeable surfaces, and,
 - vii. increasing trees and vegetation, particularly native perennial, and drought-resistant species.
 - c. Receive endorsement from other Malden boards, commissions, departments, or community groups or from city, state, or federal officials.
 - d. Are consistent with the goals and priorities established in other current planning documents, but not explicitly addressed in this plan.
 - e. Creatively and coherently address two or more of the CPA focus areas (i.e., blended projects). Wherever possible, projects seeking CPA funding should include multiple uses and demonstrate how these uses meet community need.
2. **Use CPA funding strategically**, which includes projects that:
 - a. Leverage other funds, grants or in-kind contributions and/or implement cost-saving measures.
 - b. Address long-standing or urgent needs in the community.
 - c. Take advantage of exceptional, time-sensitive opportunities.
 - d. Could serve as catalysts for transformative change.
 - e. Promote cooperation with neighboring municipalities.

It is highly recommended that planning and design be completed as a separate phase from construction or major capital improvement or rehabilitation projects. Design studies should identify how projects will meet Department of Interior Standards for Historic Preservation, ADA accessibility, address environmental issues if present, and should obtain public and stakeholder input.

Section 4. Priorities within CPA Focus Areas

Open Space and Land for Recreational Use

The term open space is commonly used to describe all of a city's green space and land for active and passive recreation, including all of its parks, playgrounds, and fields. The CPA legislation, however, has two terms to describe this land: "recreational land", which includes active and passive recreation, and "open space," such as grasslands, fields and forest land. Examples of open space in Malden include the shores of the Malden River and Fellsmere Pond.

In Malden, land for active or passive recreational use accounts for a majority of the City's land in this category, including all of its parks, playgrounds, and ballfields. The amount of open space in Malden protected in perpetuity is 205 acres, or 6.4% percent of the total area of Malden.⁶ This is a low percentage compared to our neighboring communities so the CPC strives to protect, maintain and grow our open space and land for recreational use resolutely.

Through the 2020 Survey and prior public engagement efforts, Malden residents have identified the following priorities for open space and land for recreational use:

-) Improvement of Malden's tree canopy and need for a strategic approach to removal and replacement of trees;
-) Small property preservation to create and maintain small pockets of open space throughout the city and protect current pockets from development;
-) Playground and other park equipment improvements;
-) Expansion and protection of the use of natural surfaces like grass in our parks;
-) Creation of shade and water features at our parks for cooling during increasingly hot seasons;
-) More open space devoted to passive recreation, rather than organized sports;
-) Park cleanup and trash removal;
-) Restoration of historic parks like Fellsmere Pond

Priorities

1. **Improve access to our open space and recreation resources to provide recreational and cultural opportunities for all.**
2. **Create new and enhance existing recreational facilities.**
3. **Coordinate open space and historical and cultural resources of the city.**
4. **Increase environmental awareness and education and integrate best practices for green infrastructure to help protect residents against the increased impacts of climate change.**
5. **Enhance Malden's image and promote cooperation between city departments and other jurisdictions.**

⁶ [Malden Open Space and Recreation Plan, 2017](#)

The CPC will encourage the presentation of the following types of projects:

1. **The acquisition of land for, and creation of, new publicly-accessible open space and recreational land to benefit current and future generations.** This may include acquiring development rights and encouraging a balance between development and open space.
2. **The expansion of access to, and the use of, the Malden River and the existing Bike Path.** Malden has two miles of shoreline and approximately three miles of a developing multi-city bike path, both of which provide opportunities for walking, biking, and boating, among other recreational activities.
3. **The improvement of the health of the wetlands and shores of the City's water resources, including the provision of stormwater runoff, storage, and erosion controls.**
4. **The rehabilitation and restoration of existing land for recreational use, especially those deemed most in need.** This includes the rehabilitation of existing fields, parks, and playgrounds.
5. **The preservation and enhancement of land that features or abuts scenic views.**
6. **The use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.**
7. **The expansion of urban agriculture and dog park opportunities. Residents have expressed great interest in adding to the city's inventory of community garden plots and dedicated dog parks.**
8. **The continued development of Malden as a green or sustainable community and the reduction of our environmental impact.** Projects will be reviewed to minimize the environmental impact of the projects themselves and their implementation and may include litter and recycling receptacles, water-bottle refill stations, etc.
9. **The CPC highly values the use of natural surfaces for the health of the community.** CPA funds cannot pay for the installation of artificial turf. The CPC strongly discourages projects that would involve artificial turf.

Where properties are city-owned, the City must be the primary applicant and have responsibility for overseeing project implementation. However, private organizations, residents, and advocacy groups can play an important role in supporting the planning of projects and coordinating the application for CPA funds or obtaining funding from other sources.

Informational plaques; for example, interpretive signage that introduces the city residents and guests to the history of our parks and their notable benefactors, architects, etc., are encouraged as incidental components of CPA projects, but are not independently eligible.

Historic Resources

Founded in 1630 and incorporated in 1649, Malden is one of the oldest cities in the United States and is rich in varied historic treasures. Maldonian Freeman Tilden, world renowned author of *Interpreting Our Heritage*, wrote about the importance of provoking public interest in historic resources and sites by creating relatable interpretations of the past rather than simply communicating factual information. Tilden's theories should serve as inspiration for modern day Malden in its Historical Preservation efforts, because interpretation and understanding of history leads to the educated appreciation and protection of the historical objects.

Malden’s inventory of historical assets includes at least seven buildings, four parks/parkways and one cemetery currently listed on the National Historic Register (see Appendix 1 for full inventory). Significant assets include burial grounds of Malden’s Puritan settlers and soldiers of colonial wars, the Old Parsonage house which was home to famous ministers, missionaries, educators and artists, as well as some very early school buildings. Among Malden’s historical “objects” are many beautiful parks and parkways and designed by the world-known landscape architects Frederick Law Olmsted, Charles Eliot and the Olmsted Brothers, as well as architectural masterpieces created by renowned architects H.H. Richardson, Tristram Griffin and H.S. MacKay. Many of Malden’s buildings and parks were commissioned by the city’s first Mayor, Elisha Converse, co-founder of the Boston Rubber Shoe Company, which was located along the city’s first industrial corridor on the Malden River and at the border between Malden and Melrose. Malden actually has Mr. Converse to thank for many of the beautiful, architecturally significant buildings such as Old City Hall, Malden Hospital, YMCA, Home for Aged Persons, Malden Public Library, First Baptist Church and others, as well as for two of its greatest public parks – Pine Banks Park, Fellesmere Park and Spot Pond reservoir. Malden may also be home to a handful of recorded archaeological sites, including places inhabited by the Native Americans who may have been attracted to the land for the easy access to stone at rock outcroppings for tool making. These sites require further professional archaeological research and inventory.

Over the years, Malden’s historic identity has been slowly eroding in the name of “progress” and many public and private structures of historic and architectural value have been lost like the Old City Hall, YMCA building, Elisha Converse’s mansion, the First Congregational Church, the Coytemore Mill, Hill’s Tavern and the iconic 1 Salem St. building at Converse Square. Some of these losses resulted from simple neglect or lack of funding for crucial repairs which caused deterioration beyond repair. It is hoped that CPA funds will help prevent further historical losses across the city by providing funds to preserve these important pieces of Malden’s strong past, help provoke public interest in these treasures and be instrumental in creating Malden’s proud future.

Since 1977, the City of Malden has surveyed more than 500 properties, areas and sites of architectural and historical significance throughout the City, including private residences, civic buildings, religious institutions, schools, parks, landscapes, neighborhoods and commercial properties.⁷ The most recent Citywide Inventory was completed in June 2017 and all survey documentation is on file with the Malden Historical Commission and Massachusetts Historical Commission. These surveys may provide valuable information that could inform many projects eligible for CPA funding.

In the CPC’s Annual 2020 survey, residents voiced concerns and interest in the following Historical Projects (Please note that not all of these ideas may be CPA eligible):

-) Repairing/Renovating the Oak Grove Community Center Building
-) Repairing the Wallace Memorial Park Wall at 15 Ferry St
-) Expanding usable space at the Converse Memorial Library
-) Restoring/Repairing our many cemeteries and historic parks
-) Preserving/archiving historical records of the City
-) Acquiring historic buildings/homes for public use such as a museum or arts/cultural center
-) Preserving building facades in Maplewood square
-) Creating an architectural and/or historical walking tour
-) Creating historical placards around the city
-) Adding period/historical lighting to city with LED lights

⁷ Malden Open Space and Recreation Plan, 2017

It is the hope of the CPC that in the coming years, residents will be inspired to submit applications for some of the projects mentioned in this plan or the appendices helping to help stop the loss of our historic city's strong past and address the crucial, longstanding needs among Malden's historic landmarks and properties, especially those at risk, as designated by the Malden Historical Commission, while embodying the general priorities established in Section 3 above.

Projects are encouraged to be guided by (but are not be limited to) The Historic Resources Priorities below:

Priorities

- 1. The preservation, rehabilitation, and repair of historical buildings, parks, cemeteries, and monuments.**
This may include historic buildings, parks, and monuments that are in critical condition or in danger of being lost or destroyed due to a lack of resources or maintenance.
- 2. The protection through acquisition of threatened historic buildings or monuments.**
This may include resources that are listed on the State or National Register of Historic Places, those located in a Historic District, or those deemed to be of local historical significance by the Malden Historical Commission.
- 3. The preservation of historical resources in a way that provokes interest in and showcases Malden's history to the largest possible audience, including residents of Malden and beyond.**
This may include preserving historical resources such as homes where famous Maldonians lived or creating historic districts or museums.
- 4. The preservation and display of Malden's historic records and artifacts.**
This may include projects that inventory, collect, copy, preserve, and digitize historical documents or artifacts or the creation of museums.

Historic Preservation Eligibility:

Malden recognizes the importance of developing basic tools for historic preservation such as historic preservation inventories and plans, and enhancing access to materials which increase public awareness of Malden's history.⁸ However, according to the Massachusetts Department of Revenue's current interpretation of the CPA legislation, to be an eligible CPA Historic Preservation project, there must be a tangible asset that is being preserved or protected, adhering to the definitions of eligible activities. A guide to CPA eligibility criteria for historic preservation may be found in Appendix 2.

Given the limitations of CPA to directly support the priorities of documenting and preserving access to information about historic resources, eligible projects in any CPA program area are encouraged to incorporate historical awareness as part of their project design, or to provide signage or placards where appropriate to convey historic information.

- The use of CPA funds for historic preservation must adhere to the United States Secretary of the Interior's Standards for the Treatment of Historic Properties. (See Appendix 3.)

⁸ The Massachusetts Historical Commission identifies the preparation of inventories and plans as a priority in its Preservation Plan for 2018-2022, significantly helping to preserve historical buildings and supporting the delay of demolitions. The Department of Interior also encourages the development of inventories through its Heritage Documentation Programs that administer the Historic American Buildings Survey (HABS), and its companion programs. Likewise, digitization of the historic archives and establishing historic signs/tags are crucial for the preservation process. Digitization allows access to historical documents that is now quite limited.

- *Information* is not an eligible asset for purposes of CPA. Providing for the interpretation and public access to historic resources (such as signage or digitization) may be carried out as incidental tasks associated with eligible project activities, but they cannot comprise a significant part of the scope.
- The development of inventories or plans does not meet the definition of eligible activities, unless a study is to be carried out in preparation for preserving a specific tangible asset, such as a site analysis, feasibility study, or the gathering of documentation that supports planning for an identified preservation project.

Community Housing

For purposes of Community Preservation Act funding, the term “Community Housing” refers to housing for individuals and families with incomes below 100% of area median income (AMI). This plan uses the terms community housing and affordable housing interchangeably.

The City, in partnership with the Metropolitan Area Planning Council (MAPC), completed and published Malden’s Housing Needs Assessment (HNA) in June 2019. The HNA revealed a number of housing challenges facing the residents of Malden:

-) Approximately half (47%) of Malden households are cost burdened, meaning they pay more than 30% of their income on housing costs
-) 56% of renters and 34% of homeowners are cost burdened
-) About half of cost-burdened households are severely cost burdened (more than 50% of income on housing)
-) Most Malden households cannot afford to rent or buy in Malden today without becoming cost burdened
-) The average Malden worker earns \$45,000 / year
-) Median household income is \$60,000 / year, and lower among renters
-) Median single family home is \$435,000, at least \$185,000 more than the median household can afford, assuming good credit and large down payments
-) The median household would spend 42% of their income on the median rent (\$2,100); renter households would spend 50%

Malden established an Affordable Housing Trust in 2019, and as of the writing of this plan is in the process of preparing an Action Plan to guide the activities of the Trust over the next five years. Based on the challenges noted above, the 2019 Housing Needs Assessment identified the following priorities:

-) Housing for lower-income households (earning less than 50% of Area Median Income);
-) Support for housing stability, particularly for renters who are particularly vulnerable to market changes;
-) Increasing housing supply, particularly for younger households and to sustain the local workforce;
-) Increasing the supply of deed-restricted affordable housing;
-) Preserving Malden’s social and economic diversity through preventing displacement and preserving opportunities for lower-income residents to obtain housing in Malden; and
-) Addressing the needs of persons who are homeless, at risk of homelessness, or are living in overcrowded or unstable housing conditions.⁹

⁹ [Malden Housing Needs Assessment, 2019](#)

Preserving existing affordable housing units will be important as Malden faces development pressures and begins to introduce more market rate residential units. Working with owners of units that are due to expire will be a particularly important strategy for preserving affordability downtown.

Priorities

1. **Provide for affordability in perpetuity as required by the CPA.**
2. **Provide support to assist low income households to access housing that they can afford and to prevent displacement.**
3. **To prevent homelessness and/or provide housing units or other support for homeless and formerly homeless households.**

Due to the increase of homeless population over the past several years, especially among the chronically homeless and veterans, the CPC will encourage projects and programs that support these households.

4. **Preserve expiring-use units.**

Extending the affordability of these units into perpetuity will prevent displacement of existing residents and serve as a cost-effective strategy for maintaining affordable units in Malden. As of the writing of this Plan, Malden has 2,562 affordable housing units, and of those, approximately 470 units are anticipated to lose their affordability restrictions within the next 10 years due to expiring subsidies.¹⁰

The CPC will encourage citizen involvement in presenting the following projects:

1. **Mixed-use and transit-oriented development.** Research shows that housing located within walking distance of jobs, services, and public transportation should be more affordable than housing that requires individuals to drive.
2. **Intermingling of affordable and market rate housing at levels that exceed state requirements for percentage of affordable units.**
3. **Use of existing buildings or construction on previously developed or City-owned sites.**
4. **Housing that is harmonious in design and scale with the surrounding community.**

Housing Eligibility:

Community housing is defined as housing for low and moderate income individuals and families. For purposes of CPA, *Moderate Income* is considered to be less than 100%, and *Low Income* is less than 80% of US HUD Area Wide Median Income. The following table illustrates income limits for CPA-funded housing, which are typically updated annually.

Table 3: Low and Moderate Income Definitions (2020)

	1 person	2 person	3 person	4 person	5 person	6 person
Low Income	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950	\$111,650
Moderate Income	\$83,300	\$95,200	\$107,100	\$119,000	\$128,520	\$138,040

Source: US Department of Housing and Urban Development (HUD)

¹⁰ MA Department of Housing and Community Development Subsidized Housing Inventory (SHI), 1/11/2021

- For housing projects that entail mixed-income development, CPA funds can only be used to support the eligible low and moderate Income units at each stage of development. For example, CPA funds can only support half of the site acquisition costs if half of the units to be created will be market rate.
- The use of CPA funds must entail some type of affordability restriction that is commensurate with the assistance provided. Programs that provide assistance to individuals or households to make housing affordable for them must be developed carefully in compliance with the state's Anti-Aid Amendment.
- CPA is intended to support the expansion and preservation of resources to meet community housing needs. CPA funds may be used to prevent the loss of existing affordable units through expiration of subsidies or deed restrictions, or physical destruction. In most cases, existing affordable units are not eligible for rehabilitation and restoration unless they were initially created using CPA funds or deemed to be historic.

Acknowledgements:

This Plan was prepared by the Malden Community Preservation Committee with guidance from Roberta Cameron, Administrator

Committee Members:

-) Lisa Sulda, Chair
-) Khalil Kaba, Vice Chair (Conservation Commission)
-) Kenneth Antonucci (Planning Board)
-) Inna Babitskaya (Historical Commission)
-) Frank Molis (Housing Authority)
-) Cameron Layne
-) Monique Ching
-) Rachael Running

Appendices

-) Documented Historic Resources
-) Historic preservation eligibility flowchart
-) **Secretary of the Interior's Standards**
-) 2020 Community Preservation Survey Results
-) Potential Projects
-) Application instructions

Appendix 1: Documented Historic Resources

The following local properties are listed on National Register of Historic Places:

Buildings

-) Converse Memorial Building, 36 Salem St.
-) Charles A. Daniels, School, 20 Daniels St.
-) Wilbur Fiske Haven House, 339 Pleasant St.
-) Marcia P. Browne Junior High School, 295-303 Broadway
-) Odd Fellows Building, 442 Main St.
-) St. Paul's Parish Church, 18 Washington St.
-) Waitt Brick Block, 422-424-426 Main St.

Places

-) Bell Rock Memorial Park, Main St.
-) Fellsmere Park Parkways, Metropolitan Park System of Greater Boston
-) Fells Connector Parkways, Metropolitan System of Greater Boston
-) Middlesex Fells Reservation Parkways Common Burying Ground at Sandy Bank (Bell Rock Cemetery), Medford St. at Green St.

More information about these properties can be found in the National Register of Historic Places, in the Planning Office, Malden Public Library and online.

More than 400 local properties have been identified and surveyed for their architectural and historical significance. An inventory for each property was completed in accordance with methodology of and is on file with the Massachusetts Historic Commission. The existing inventory of historic resources is contained in the following survey documents, available for public review in the Planning Office and on file with the Massachusetts Historic Commission, 220 Morrissey Boulevard, Boston, MA 02144 (some information is also available online.)

-) Architectural Survey and Inventory (Bastille-Neiley, 1977)
-) Proposed Converse-Sprague Historic District Inventory Survey (1998)
-) Comprehensive Communitywide Survey Project (2001-2002)
-) Malden Comprehensive Neighborhood Survey Project (2007-2008)
-) Citywide Inventory (2016-2017)

For more information about Malden properties that have been inventoried and surveyed and are on file with the Massachusetts Historical Commission, visit the [Massachusetts Cultural Resource Information System \(MACRIS\) database](#).

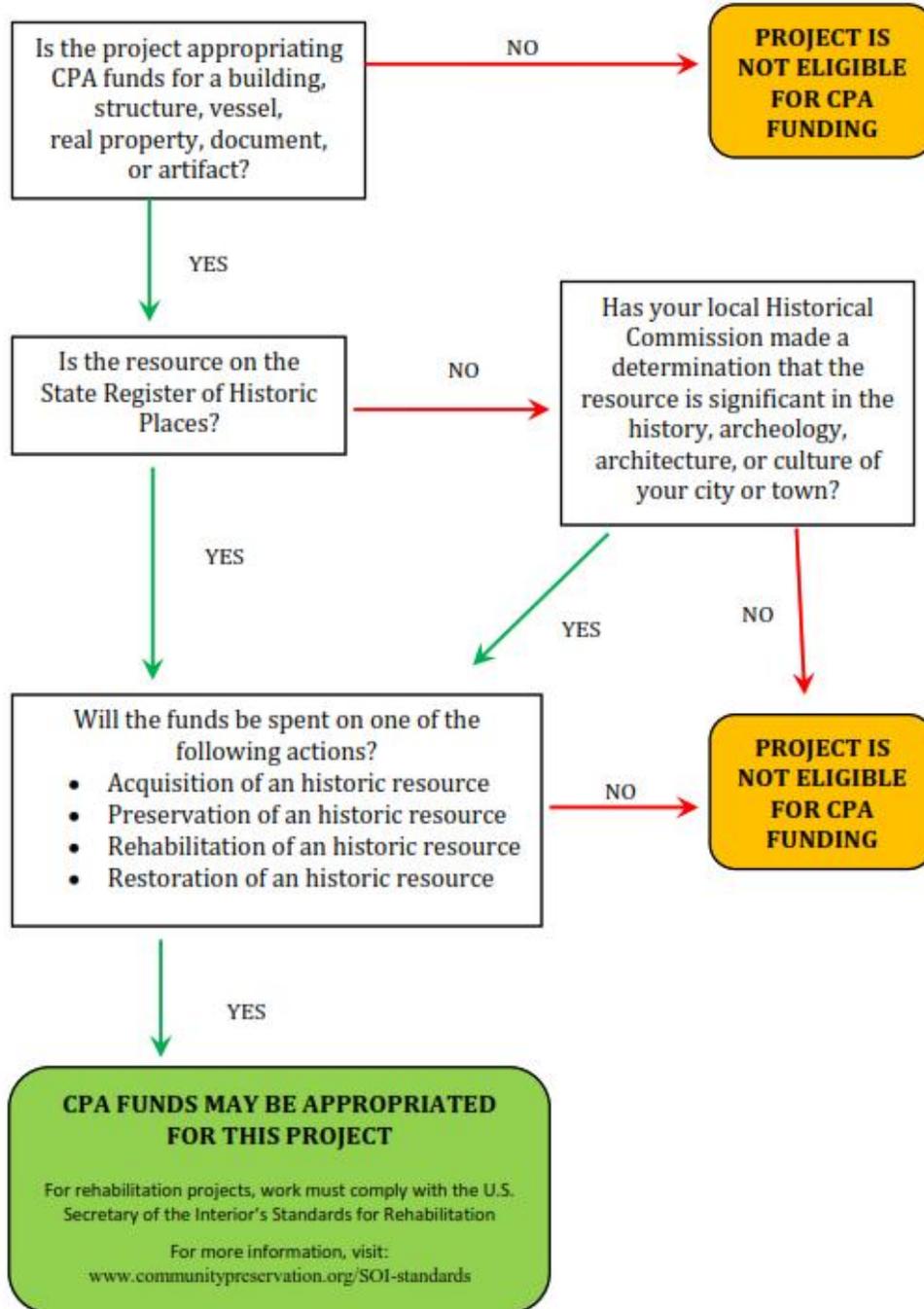
Assets which have not been documented may still be eligible for CPA funding if they are determined by the Malden Historical Commission to be significant to Malden's history, as noted in the Historic Preservation Eligibility Flowchart.

Appendix 2: Historic Preservation Eligibility Flowchart



6 Beacon Street, Suite 615
 Boston, MA 02108
 617-367-8998

Qualifying Historic Projects for CPA Funding



Appendix 3: Secretary of Interior Standards for Historic Preservation

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Standards for Preservation

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

<https://www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm>

Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation... The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that

create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

<https://www.nps.gov/tps/standards/rehabilitation.htm>

Standards for Restoration

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

<https://www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm>

Standards for Reconstruction

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

<https://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm>

Appendix 4:

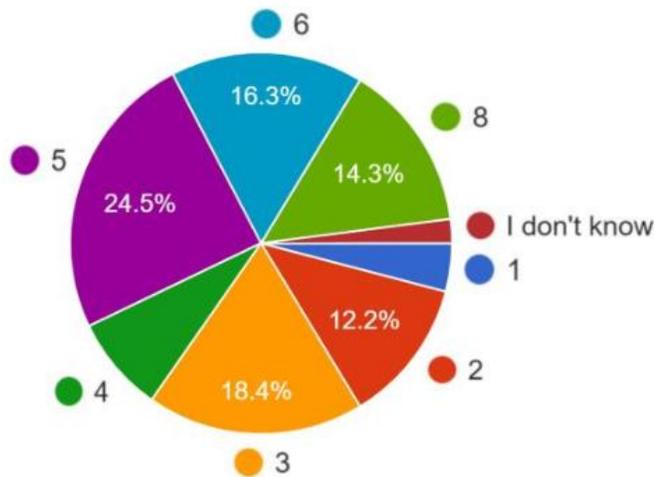
Malden Community Preservation 2020 Public Hearing Survey Results

A survey was conducted from October 10 until November 20, 2020 in order to gather input about community needs and priorities related to the Community Preservation Act program areas. The survey was primarily conducted online, although hard copy versions were available and were used by some respondents. It was advertised in the Malden Advocate, via Facebook, and on the Community Preservation Committee’s web page. There were 46 responses received over this time. While the participants in the survey do not reflect a representative sample of Malden residents, the responses provide valuable ideas to assist in identifying opportunities for future CPA projects and for enhancing the CPA program in Malden.

CPA Awareness

Which Ward do you live in?

49 responses



Are you aware of any of the following CPA funded projects?	Responses	Percentage
Roosevelt Park Improvement Project	38	83%
Trafton Park Revitalization	32	70%
Malden ARTLine	25	54%
Bread of Life Affordable Housing Development	24	52%
Devir Park Revitalization	22	48%
Spot Pond Brook Greenway	19	41%
High Rock Park Improvements	18	39%
WWI Monument Restoration at Devir Park	17	37%
MRA Emergency Housing Assistance	16	35%
Malden Community Garden Expansion	16	35%
Fellsmere Park Restoration	13	28%
Malden Library Archives	13	28%
Start Secure ABCD Security Deposit Program	8	17%
Wall Restoration at Wallace Memorial Park	9	20%

How did you hear about the above projects?

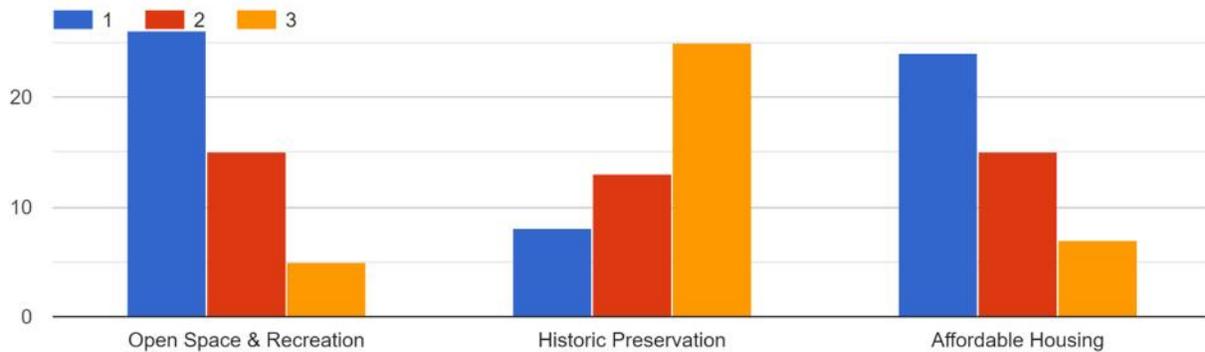
- Facebook or social media (25)
- Newspaper (11)
- Word of mouth or direct involvement (9)
- Meetings (CPC, Council, other boards & committees) (5)
- Seeing projects/visiting sites (3)
- City Website (3)
- Malden News Network (1)
- Postings/fliers (1)
- Multiple sources (3)

One specifically detailed comment was received:

“Having been on the MRA board and now on the Council, it's pretty easy to stay in the loop for me personally, but I hear from constituents often that they find it difficult to understand what's going on. I know many folks have mentioned the CPC website has historically been a little unorganized, and I've noticed lately a HUGE change and that it's much improved. Honestly the only thing that gave me pause in the list above is that I've had no knowledge of a Fellsmere Park project despite it being in my ward, so I think we need to fix that.”

Program Area Priorities

Please rank in order of importance the categories that you think need the most attention in Malden (1 being most important):



	1 Highest Priority	2 Moderate Priority	3 Lower Priority
Open Space & Recreation	27	16	6
Historic Preservation	11	13	25
Affordable Housing	25	16	8

Open Space and Recreation:

) I would like for us to acquire more small properties to preserve them as unbuildable, and I know there are lots of these smaller parcels scattered throughout the city and that they worry people

who live near them, a lot. I am also extremely concerned about our rate of cutting down trees and I'd like to see us be more strategic in how we allow them to come down, how we replace them, how we fund doing that with better long-lasting breeds, and also how we add shade to our parks and playgrounds and open spaces (including trails) in light of climate change. I'd like for us to add a water feature and shade element to every single park project that gets approved because we have a dire shortage of cooling places in our city, especially for seniors, folks with kids, and those who don't have a car. I've been that person, trying to keep a small child cool without a car or AC at home, and it's hard in Malden! I'm quite passionate about making sure things like covered seating and spray decks get added every time we renovate our open space/parks across the city.

-) Malden Arts ArtLine
-) Improved playground equipment and benches
-) Natural grass at Roosevelt Park
-) Community Garden space in each of the parks. Signage and accessibility
-) Preserve our natural green space in public parks, wooded areas, and smaller green areas around the city.
-) Rehabilitation to a grass field at Roosevelt Park
-) NATURAL GRASS NOT TURF!!!
-) Creating Open Space on former spurs of W. Branch Saugus Rail beds, Acquiring part or entire Malden Hospital site (2 plus acres are elevated rock & perhaps not buildable) Creating a ribbon of greenspace/biketrail along Town Line Brook
-) I think Roosevelt park should be worked on as painful as it is and as painful as it is on how many wrongs happened prior to this point.
-) Maintaining green space at Roosevelt Park (i.e., natural grass)
-) To acquire and preserve NATURAL green space and parks. Keep Roosevelt Park real grass, like Trafton and Devir.
-) Make a commitment to maintain live natural grass at all Malden parks, including Roosevelt Park: Remove contaminated soil, improve drainage, plant more trees and plant new live grass. Add native trees, native wildflower borders and meadows, and native shrubs in rain gardens. Use environmentally just, low-tech natural and climate-friendly best practices to truly preserve Malden's increasingly scarce green space in all projects.
-) To preserve natural grass
-) Preserving natural grass and green space wherever possible
-) Make our parks more useable for multisports and recreation.
-) I am not pleased with the amount of money being invested in the Roosevelt Park restoration. I do not feel that artificial turf is the best way for money to be spent. This park is not being preserved. Green space is being changed into heat island with questionable long term consequences.
-) Parks
-) City parks designed by the community
-) I would like to see funding going towards efforts to decrease car traffic and make foot and bike traffic easier and safer throughout Malden. This would include connecting major spaces and important metro areas (similar to the Spot Pond Brook Greenway proposal).
-) Wild areas, trails, clean up broken glass and garbage
-) provide safe green spaces for children and adults to use
-) Increasing the amount of publicly available green space.
-) Malden River Greenway
-) No artificial turf! A lot more work on planting trees and perennials. I am not in favor of turfing Roosevelt as that makes it serve only a small portion of our population.

-) We need to preserve our parks. I do not want any more artificial turf on our Malden parks.
-) Keeping recreation facilities updated, expand bike trail
-) We definitely need to preserve the open space we have
-) I do NOT want to see Roosevelt Park get turfed. The project as it is, is not in line with the goals of preserving our community and preserving green space. Instead, it caters only to the needs of organized sports at the expense of neighbors and the school community. I would like to see the contaminated soil removed to make the park safer for kids to play on, while maintaining it as natural grass.
-) Form a Parks Commission/Dept. to oversee our beautiful parks with a purpose of upgrades and maintenance. Real grass!!! Lighting at Parks? Lighting/cameras on Bike Path? Farmers Market? Flag pole boasting the American flag in the island in Pleasant St/Citizens Bank. Actually new flags citywide.
How about a grand water fountain using recycled water. Courtyard?
-) Better fields and safer play space for our kids
-) Like to Roosevelt Park turf project complete
-) Repair drainage issues at Roosevelt park and make it grass, not turf.
-) Planting trees
-) The green plan for Roosevelt with no fake grass. Environmental justice can't wait. Catering an entire park to a tiny subset of residents makes zero sense and the process was so flawed.
-) Amerige Park
-) Malden River Greenway
-) Buy up open space that is in the hands of private owners
-) Acquisition of property for open space and passive recreation, like Fellsmere Park. There's too much emphasis on organized sports!!
-) Natural turf at Roosevelt Park, Community Gardens
-) Keep parks as are. Restore and promote Fellsmere Pond area.

Historic Preservation:

-) I'm impressed with the historic preservation projects we have undertaken so far. I still think we have a lot of history here that has no home, e.g., lack of museum or architecture walking tours, and I see lots of potential to capitalize on that.
-) Designating Frank Stella's childhood home as an historical property and making it an art center
-) Keeping Malden Library and other important buildings around
-) Building Facades in Maplewood Square
-) Identification of oldest buildings and/or plaques were people of note lived
-) We have many historic buildings/homes in Malden that speak to our history. These structures should be preserved when possible.
-) Old architecture
-) Restoring gates, rails, stairways above Fellsmere pond & Cotymere Lea Park entrances & fencing
-) Keeping architecture intact
-) Not educated enough to answer
-) Not sure
-) Preserve Malden's historic buildings and landmarks, prevent them from getting destroyed.
Reopen Malden's closed Library Wing. Rehabilitate the Oak Grove Community House and other publicly owned buildings.
-) Preserve and maintain existing structures
-) Balancing historic preservation with the creation of affordable housing

-) It's important for historic buildings in Malden to be preserved.
-) Old buildings restoration
-) More information
-) Preserving the history of Malden
-) We need to stop waiting until buildings are too far gone to save.
-) Maintain our historic building and restore what we can.
-) Having free tours
-) Assist with the fine work of the Historic Commission and their listing of preservation needed citywide. That could infuse lots of ideas. Bell rock Cemetery could use upgrading. Jewish cemetery in W6? Historic trees? Malden Hospital? Historic Tour funded by CPC? Period lighting throughout with LED.
-) Oak Grove community building
-) Not sure
-) Start looking at buildings in Malden! We keep losing buildings that are too far gone. Because we let them. I moved here for the appeal of the beautiful old architecture and now we have cookie cutter monoliths and no sky.
-) Oak Grove Community Center
-) Malden parks and buildings. Beebe wall, Waitt's Mount, Bellrock, Pearl St fire station, Oak Grove Community Building.
-) Not sure
-) I am supportive of the proposed historic marker project.
-) Both preserving and commemorating Malden's history. Acquiring and preserving historic properties that are now in private hands and making them into public resources.
-) Wallace Memorial Wall
-) MPL Archives, Wallace Park Wall, 15 Ferry St., etc.
-) Restoration of historic sites/develop public knowledge; surveys of historic sites; inventory preserve cemeteries (municipal & private); preserve records of City & clubs

Affordable Housing:

-) I've long said that we should make affordable housing a stronger component of our CPC planning. While it's great that we are supporting Bread of Life and the security deposit program and now during COVID the rental assistance, we frankly have more money we could devote and are very late to the game. Imagine if we could seed a program to acquire properties and partner with a CDC to rehabilitate and rent them affordably!
-) More of it!
-) Housing for indigent people
-) Scattered sight housing through vouchers, scaled income rentals in public housing for all incomes, end of ghettoization.
-) Malden needs to balance our housing inventory so we have a mix of income available housing for all who choose to live here.
-) As needed in the community
-) Green space
-) Provide low interest loans for elderly to help defray costs of converting large owner-occupied housing to 2 family & or income property. This creates more livable housing & helps elderly live longer in their own home.
-) Providing funding for families that need help paying rent

-) First time home buyer grants to help enable low and moderate income people achieve the dream of home ownership/ make it accessible in an expensive market
-) Improve or expand affordable housing
-) Creating a lot more affordable housing
-) The Bread of Life Development needs to be completed
-) At this time, I believe it's very important that residents find affordable housing.
-) Rent relief
-) Built in areas convenient to public transportation with reasonable monthly rent for families earning minimum wage.
-) I think ensuring people are not priced out of Malden is important.
-) keep Malden affordable for all economic statuses to maintain our rich and diverse history into the future.
-) The CPC should allocate the maximum amount of funds possible to creating more affordable housing. Housing was a big issue before, but is easily one of our largest crises post-pandemic. We need to take steps now to ensure that Malden's diverse community can continue to afford to live here.
-) Create new affordable housing throughout the city and make existing housing affordable.
-) We need more apartments that have more than 2 bedrooms so families can stay. People can't find affordable places and so must leave.
-) Make Malden affordable for all.
-) Take care Malden residents first
-) This situation is just desperate. I'm all for historic preservation, but I'm willing to sacrifice it if the result is more housing that normal people can afford to live in and pay for.
-) This should be the biggest priority- lots of folks during the pandemic are at risk of getting behind on rent and being evicted with the end of the moratorium. Direct rental assistance that is accessible for all who need it is the most urgent need at this time. For a long term solution, increasing our city's housing stock is important to stabilize the cost of living.
-) Another round of financial assistance to our residents. Maybe think about other Habitat For Humanity locations? Many blight properties could be flipped into beautiful affordable residences. What's the update with the courthouse? The OGCC?
-) More affordable housing options.
-) Malden definitely needs senior affordable housing
-) Housing Families
-) Build senior housing
-) The city is out of reach for too many but I don't know how you can address that. The new buildings are very expensive and that makes it easier for all apt prices to go up. There is little chance to get ahead.
-) not sure
-) Malden Public Housing
-) Maintain what is there.
-) Building more affordable housing and ensuring the continued availability of housing that's affordable for people of all ages.
-) There is a present plan in place with Bread of Life
-) Bread of Life Housing
-) Keep them looking as houses, not cold big buildings with no green space.

Please share any comments or concerns you may have regarding Malden's CPA program:

- J If I'm being totally honest, I can't stand the fact that the meetings conflict with the City Council meetings. That's just never been done for any other board or commission in our city historically, and it's been that way for a reason -- so the public doesn't have to pick and choose whether to watch their government or participate in another group. I hear this complaint from constituents, too. It also makes it extraordinarily hard for Councillors themselves to engage with the CPC and understand what is going on. I'd strongly suggest changing that. Otherwise, a lot of my previous gripes -- not getting answers to emails in a timely manner, not being able to find documents on the website, not having a clear status report for each project publicly posted as they navigate the process -- all seem to be getting better these last few months, and I thank you for that.
- J Listen to the citizens and stop building apartment bldgs!
- J Community outreach is key. Listening to all of the residents not just select groups. How will each project affect surrounding neighborhoods and make sure they have a voice in the planning according to similar programs such as HUD, PARC, and EPA Environmental Justice. We are a diverse, multi-lingual and culturally diverse community. All projects should be required to do extensive outreach in all languages, as well as, holding meetings in the neighborhoods and areas of the City that will benefit and/or be affected by any particular projects.
- J Malden should NOT be replacing natural Grass with plastic grass. Completely ridiculous in a city that needs more nature and trees. Big push is to go green, not go plastic! Malden has even pushed against the use of plastic bags, but it's ok for a field? Come on now.
- J Hire a grant writer on a per diem or part time basis to complete projects & highlight completed projects. Deny projects that the city has obviously not maintained so Malden's existing city departments can apply for grants from the state & other sources. The integrity of the CPA is threatened by dwindling funds from the state government; we need financial aid to the CPA from the state to increase. Taxpayers expect continued financial aid as promised as a grass roots law partnered with our state monies.
- J I am hopeful for the CPA and appreciate the survey.
- J I am concerned with what I am hearing about the CPA money going to support a program to remove Ward 5 Precinct 2's only green space. This seems counter to the point of these funds.
- J I didn't like how the RPIP was rammed through because of the interest of a small group of special interests, while disenfranchising the local residents. I'm heartened to see the changes and improvements in transparency and community engagement. Committee members with conflicts of interest should disclose those conflicts.
- J I'd like to see the CPC commit to preserving real green space, preserving living grass and shade trees. I don't think taking the real grass away from a park to pave it over with costly, fake plastic turf (that, 10 years later, will need to be removed and put in a landfill,) is an "improvement" or "community preservation." I am also concerned that projects need more actual community input from all stakeholders and follow the DEP and HUD guidelines for environmental justice.
- J I'm concerned that the CPA is not focusing enough resources to green natural grass space. This is a very important resource for our community.
- J I am very concerned that CPA funds are going to support a turf project at Roosevelt. This money should be used for affordable housing and projects that benefit the entire community
- J I am concerned with the renovation project at Roosevelt Park. I do not feel that it's the best use of the budget money that the preservation committee controls.
- J Every program needs to have community input and be designed with green concepts in mind. Think Natureexplore.com, for example, and be sure to use native plants, preserve existing trees and natural grass fields. I value open spaces as well as wooded areas/trails for all to explore and share without invasive and exploitative unilateral development without local input.
- J I'm still learning about these actions of Malden's CPA and what constitutes each of these categories.

-) Not nearly enough affordable housing creation
-) I appreciate the new efforts at transparency and accountability. Hearing previous things that have gone on causes concern but can be righted now. Public input and outreach is crucial as well as compromise.
-) Please keep it community driven and not politically driven.
-) Thank you for taking our input!
-) Transparency is so important as this is only possible with everyone's tax dollars and they have a right to know if your good work. Great idea with a survey. Thank you.
-) Please stop the project at Roosevelt. We did not agree to a tax hike for CPC to then have it turned into a turf field.
-) I am hopeful for more transparency and consistency. There should be procedures in place for every proposal for citizen engagement which has not been the case. An eye to money during the time of Covid would be wise. I am not a fan that the city needs to borrow money on the planned Roosevelt Park.
-) The application process and requirements are not clear nor feasibly obtainable by the average citizen. It seems this is for City departments only. No timelines are given as to when a decision will be made by the Committee. There does not seem to be equity in the vetting of the applications. There is no checklist. There are no reference documents as to where the criteria is originating. Are they following Roberts Rules? What are the requirements in the CPA law to apply?
-) 1. I am greatly concerned about the concept of tying up CPA funds which become available in future fiscal years to fund the Roosevelt Park renovations. (Please note that I take no position on the controversy over grass v. artificial turf - either is acceptable to me). It is my understanding that the city will bond a little over 1.4 million to fund what it considers are CPA-eligible items of work with the expectation that the bond will be paid in future years by CPA funds. If, for example, in FY 2022, if the CPC finds that it has other priorities (or perhaps members of the committee change) there is to my knowledge no binding legal obligation upon the CPC to annually vote to allocate funds to payment of the city's bond. It is simply a good faith obligation to do so. It is a much different situation from usual bonding where the city signs a bond and the city is required by the bond to pay back over time in its budget as approved by the city council. Furthermore, I do not approve of or believe in the idea of voting now to impact funds in future years. Your board should assess its priorities each FY and allocate funds accordingly to those priorities. Simply put, the concept of committing to use future FY funds available to future CPC to pay off this bond is a poor idea. The city should have found another way to finance its bond.
-) 2. I am generally opposed to the use of the CPC funds for the emergency housing and security deposit program. That said, under Massachusetts law, upon the termination of a tenancy, the security deposit must be refunded unless there is damage and proper notice given to apply the security deposit to the damage. What steps have you taken to ensure that on termination of the tenancies, the security deposit money is returned to the CPC? If you have not done so, you should. Because as deposits come back, you will effectively always have a pool of some funds available to assist a low-income tenant in need of security deposit assistance.
-) So much attention seems to be given to open space and recreation. I'm all for open space, but the other areas need attention too. Kids should have places to go, but we already put way too much emphasis on organized sports in our society.
-) I thank the members of the CPA and their supporters for all the public education about preservation and for the projects already completed and underway.
-) Programs should abide by all city regulations, not changing (major) items to get money.

Appendix 5: Potential Projects

The following ideas for potential projects were generated by CPC member discussions with Ward Councillors, as well as comments submitted on the public survey. This list is intended to encourage and inspire interested residents to propose a range of initiatives in each program area; projects do not have to be listed in order to qualify for CPA funding.

Open Space & Recreation

Expand Open Space

-) Acquire small properties if/as they become available to preserve as open space
-) **Malden Hospital site**: Acquire part or all of site

Large Recreational Parks

1. **Bell Rock Park** – repair sidewalks, install/repair benches, install historic sign/marker including map and illustrations of first meeting house & its location
2. **Ward 1 Parks (Newman, MacArthur, Green St Basketball Courts)**: Rehabilitate, repair basketball courts, upgrade playgrounds
3. Add water features to parks and playgrounds
4. Add lighting in parks
5. Add historical signage/markers where appropriate

Pocket Parks

-) **Linden Square**: Create pocket park at triangle along Beach and Lynn Street where bike trail comes through to create a resting spot for trail users and better visual welcome into Malden from Revere. Could include benches, a mural along the fences by the trail, equipment for exercise, and landscaping
-) Additional small pocket parks or areas that could have exercise equipment. For example, the green space by **Lawrence, Beach and Hall Streets**, and the triangle by **Salem and Hunting Streets**

Improve Open Spaces

-) Additional community gardens
-) Create dog parks
-) Create grand water fountain
-) Add shade trees to parks and playgrounds
-) Add native, natural landscaping and rain gardens to parks and green spaces

Malden River

-) **Malden River Greenway**: contribute to the development of open space and passive recreation amenities
-) **Malden River** and other waterways: Create and protect habitats

Community Gardens

-) **Community Farm**: to support Bread of Life
-) **Expand locations**: Currently there are 102 beds and a waitlist of 60+ people

Bike Trail

-) **Town Line Brook:** Create ribbon of green space/bike trail along
-) **Bike trail:** Expand
-) **Bike trail:** Add community gardens and pocket parks along
-) **Pine Banks Park:** Urban walking/running trail, including educational signage about flora and fauna

Affordable Housing

Financial Assistance

-) Rental assistance
-) Assistance for first-time homebuyers
-) Local housing vouchers
-) Support programs initiated via Housing Families, Inc., ABCD and other housing assistance organizations

Affordable Housing Constructions

-) Housing for indigent and low income people
-) Build senior housing
-) Build and purchase more affordable housing
-) Create more scattered site housing
-) Place affordable deed restrictions on existing housing
-) Low interest loans to convert large owner-occupied single family homes to affordable 2 family
-) Support expansion of Malden Public Housing inventory

Historic Preservation

Historic Parks

-) **Fellsmere Park** restore tree & shrub planting, shoreline, benches, pathways, stairs, bridges, overlooks, installation of visitor stands with information about park history, founders & benefactors
-) **Coytmore Lea Park:** Restore gates, fencing, rails, and stairways above entrances, installation of visitors' stand with historical information about the park, Coytmore mill & its owners
-) **Beebe Memorial Park Wall:** Restore & install the visitors stand with history and information about Marcus Beebe
-) **Bell Rock Park:** repair sidewalks, preserve monument, repair & add benches, install historic visitor stand (sign/marker), research & designation of the old graves under sidewalks

Historic cemeteries

-) **Bell Rock Cemetery:** Upgrade, repair wall and gate, install historic sign/marker (including stand with names of prominent first settlers or map of prominent gravestones)
-) **Salem cemetery:** visitors stand with names of the prominent citizen, incl. Revolutionary soldiers, etc.
-) **Jewish Cemetery:** Create plan to identify preservation needs (possibly in collaboration w. JCAM)

Historic areas

-) **Maplewood Square:** Preserve building facades

Historic buildings & sites

- J Malden Public Library: Reopen closed wing
- J Oak Grove Community House and other publicly-owned buildings: Rehabilitate
- J Pearl Street Fire Station: Preserve/rehabilitate
- J 15 Ferry Street: Preserve/rehabilitate
- J Monuments and landmarks: such as historic wall on Plymouth Road
- J Restore/preserve various historic buildings and architecture in Malden
- J Acquire historic properties to make into public resources (i.e., community center, teen center, Malden History Museum, Art Center, etc.)
- J Rehabilitate historic properties to make into affordable housing
- J Establish a fund to support the preservation of historic exterior architectural features in conjunction with Malden's low income housing rehab program

Historic archives

- J Preserve and display historic records of City, clubs & organizations

Historic signs/markers & visitor stands

With all historic projects, seek opportunities to install historic signs/markers signs/markers at various sites wherever CPA projects are funded. Work with Historical Commission to identify sites in wards across the city including houses, public & commercial buildings, such as:

- | | |
|--------------------------------------------------|------------------------------------------------------------|
| J Bell Rock Park (1 st meeting house) | J Coytmore Lea Park & Coytmore mill's site |
| J Bell Rock Cemetery | J Parks & open spaces designed by Frederick Law Olmsted |
| J Hill's tavern' site | J Boston Rubber Shoe Co. & Converse Rubber Shoe Co. sites |
| J Sprague house' site | J Old Parsonage (Emerson, Thacher, Judson, Cobb) |
| J First Malden bank | J E. S. Converse & H. E. Converse houses' sites |
| J Frank Stella house | J George H. Fall & Anna (Christy) Fall houses & office |
| J Harriet H. Robinson house | J Judge Emma Fall Schofield house & office in Malden Court |
| J Sylvester Baxter house | J E. Virginia Williams house & ballet studio |
| J Morey family house site | J Malden Evening News buildings |
| J Malden Hospital | J Adelaide Breed Bayrd & Frank Bayrd house |
| J Former Malden Auditorium | J Samuel & Freeman Tilden house |
| J First Malden City Hall site | J Former House for Aged Persons |
| J E. Florence Barker' house | J former Marcia Browne & Charles Daniels schools, etc. |

Appendix 6: Application Instructions for FY22 Funding Cycle

The City of Malden will award Community Preservation Act (CPA) funding in Fiscal Year 2022. This packet contains the information an applicant needs to apply for funding, including:

1. Guidelines for Submission
2. Standard Application Process
3. Eligibility Requirements and Comparative Evaluation Criteria

FY 2022 Timeline/Key Dates	
2022 Pre-Applications & Full Applications Available	December 2020
Informational Hearing	April 2021
Submit Pre-Applications	11:59 PM First Tues. in May (May 4, 2021)
Application Workshops	June 2021 & July 2021
Full Applications Due	11:59 PM First Tuesday in September (September 7, 2021)
Applicants Present at Public Hearing	March/April 2022
CPC Deliberates & Votes to Recommend	May 2022
CPC Recommends Applicants to Mayor and City Council for Approval	June 2022
Grant Agreements Executed	July 2022

Please direct all questions regarding the application, application process, or status of an application to the Community Preservation Committee via email at maldecpc@cityofmalden.org or via mail to Community Preservation Committee c/o Malden City Hall 215 Pleasant Street Malden, MA 02148.

SECTION 1: GUIDELINES FOR SUBMISSION

The following guidelines should be used in preparing an application for CPA funding. All proposed projects must be eligible for CPA funding according to the requirements set forth in the law before further consideration can be given. Applicants should read the City of Malden [Community Preservation Plan](#) and address all of the Selection Criteria. This document is also available at [facebook.com/cpcmalden](https://cityofmalden.org/313/Community-Preservation-Committee-CPC) or <https://cityofmalden.org/313/Community-Preservation-Committee-CPC>.

1. At least one of the applicants for each project requesting CPA funding must fall into one of three categories:
 - City of Malden department or division
 - Organization registered and in good standing in the Commonwealth of Massachusetts
 - Individual or other organization proposing a CPA eligible project on property they own themselves
2. Funding Applications for the fiscal year beginning July 1, 2021 (fiscal year 2022) must be received by the 11:59pm first Tuesday in September 2021 to be considered for recommendation at a City Council Meeting.
3. Each project funding application must be submitted using an approved City of Malden Community Preservation Committee “Pre-Application for CPA Funding Form” as a cover sheet, followed by the “CPA Funding Application” form, along with the Project Narrative and Required Attachments.
4. All requests must follow the Application Guidelines and each question must be completed fully to be accepted.
5. Any existing restrictions (deed, preservation, conservation, or other) should be clearly noted.
6. The use of maps, visual aids, and other supplemental information is encouraged.
7. A clearly defined scope of work is required.
8. Applicants must obtain at least two (2) and preferably three (3) professionally prepared estimates on vendor letterhead for project costs. If two estimates are not available, an explanation of why two estimates are not being submitted is required and in their place, a “ballpark” cost estimate should be provided with a detailed explanation of how the budget was derived.
9. Budget Summary should include any administrative expenses (appraisals, copying, closing costs, registering the deed, legal notices, etc.) associated with the project. Per CPA legislation, city departments and organizations cannot be reimbursed for their general overhead expenses such as staff time, copies, shipping, travel costs, etc. Only expenses directly associated with an eligible CPA activity and not covered under an existing funding source may be included in a project budget.
10. If the funding application is part of a multi-year project, the applicant should include the total project cost and how it will be distributed over each state fiscal year (begins July 1 and ends June 30).
11. For applicants with multiple applications, please prioritize projects.
12. CPC WILL NOT accept similar Applications for the same project in the same funding cycle and will review the first one received based on the earliest timestamp. To find out if there may be similar projects in process, please contact CPC at: maldencpc@cityofmalden.org

PLEASE NOTE:

- For all projects on City Property:
 - o A City Department, Board or Committee must be the Applicant.
 - o The Pre-application Form must be signed by the Mayor who will assign a member of City staff to serve as Project Liaison.
- City Councillors are not permitted to submit applications but are encouraged to send letters of support

13. Applicants may submit more than one Application per project within the same funding cycle ONLY if each Application covers a different/unique phase of the project.
14. It is highly recommended that applications are submitted electronically to MaldenCPC@cityofmalden.org. Applications should be submitted as a single PDF document that includes all forms, narrative, and required attachments.
15. If not submitting application electronically, applicant must submit two (2) copies of the application in full. The application must be kept unbound – no application or support materials will be accepted in any form of binding including 3-ring binders. All material must be photocopier-ready. All pages should be numbered. Each copy should be paper clipped into its own folder. Printed applications must be submitted to the City Clerk and time-stamped upon receipt.

Please keep in mind that there are legal limitations on the use of CPA funds. Additional information about the CPA legislation and Malden’s Community Preservation Committee can be found at

<https://cityofmalden.org/313/Community-Preservation-Committee-CPC>

SECTION 2: STANDARD APPLICATION PROCESS

The standard application process for CPA funding includes the following steps:

It is highly recommended that all applicants attend a CPC Funding Application Workshop or consult with the CPC Administrator prior to submitting a Pre-Application Form.

1. Preparation
 - a. Before preparing an application, review the Malden Community Preservation Plan 2020 Update and read all application instructions.
 - b. Attendance of at least one pre-proposal public informational hearing or workshop is recommended prior to submitting a project for approval.
 - i. The CPC may provide guidance regarding the application process, information on projects adjacent or proximate to the proposed project, and general thoughts concerning the proposal.
 - ii. Any CPC comments are non-binding and based solely on available information at the time of discussion.
 - c. Proponents are encouraged to contact the Community Preservation Administrator or MaldenCPC@cityofmalden.org with logistical questions during the application process.

2. Determination of Eligibility

Please note: No Application will be accepted without Pre Application approval by the CPC.

- a. Pre-Application forms include questions pertaining to minimum eligibility criteria
- b. For projects involving City-owned property the Pre-Application must be signed by the Mayor. The Mayor’s signature is intended to ensure coordination and does not indicate approval or endorsement of the project.
- c. The Mayor assigns a member of City staff to serve as Project Liaison, whose signature is also required on the Pre-Application. The Liaison may be the same or different from the City department that is the Applicant for the project. The role of the Project Liaison is to provide coordination and input during the application process and implementation of the project.
- d. Each Pre-Application Form is reviewed by the CPC and staff to determine its CPA eligibility (see Table 1 on next page) and to confirm that it is signed by the property owner.
- e. All Pre-Applications must be received no later than 11:59 PM on the first Tuesday in May via email to MaldenCPC@cityofmalden.org for consideration during that grant cycle.

- f. The CPC will notify applicants of their status no later than 30 days from submission of a Pre-Application. Applicants with an eligible project receiving a favorable review will be invited to submit a Funding Application.
 - g. Projects deemed ineligible will be notified in writing.
3. Submission of Funding Application
 - a. After receiving a Letter of Eligibility from the CPC, applicants may submit Funding Applications electronically or via 2 paper copies and optional electronic copy, together with any required or recommended attachments.
 - b. Completed Funding Applications must be emailed to MaldenCPC@cityofmalden.org or submitted to the City Clerk's Office no later than 6:00 PM on the first Tuesday of September.
 4. CPC Review of Funding Applications and Public Comment
 - a. Funding Application Review
 - i. During a meeting open to the public, the CPC determines whether the project is sufficiently developed in terms of work plan and timing and if it is consistent with the goals set forth in Malden's Community Preservation Plan. Applicant is invited to the meeting to address any questions.
 - ii. Where appropriate, a site visit by the CPC may be scheduled to the location of the property that is the subject of the application.
 1. The purpose of a site visit is to verify site conditions.
 2. The site visit shall be in the company of the owner, applicant, or their agent when it involves visiting areas that are not customarily available for public inspection.
 3. No formal motions shall be made nor votes taken at a site visit.
 4. Site visits shall be posted in the same manner as a CPC meeting.
 5. Where feasible, site visits will include an invitation for interested parties to attend.
 - b. CPC Public Hearing
 - i. A Public Hearing is held for Applicant to give a brief presentation of their project; members of the public may speak in favor or against specific recommendations at the CPC Public Hearing.
 - c. Application Deliberation and Evaluation
 - i. During a meeting open to the public, the CPC will discuss the public feedback gathered at the hearing, how the project aligns with various City priorities and goals, the CPC Plan criteria and other pertinent information regarding the project, and then vote on a rank of High, Medium, or Low Priority for each project within each category (Community Housing, Historic Resources, Open Space, and Recreational Land).
 - ii. The CPC will then issue one of three determinations for each project:
 1. Recommended for Funding: This means the application has been selected and a funding amount will be recommended to the City Council for approval.
 - a. The CPC may recommend for funding:
 1. The Project as proposed by the applicant;
 2. Partial funding or funding for only a portion or phase of the proposed project.
 3. Modifications to or conditions for the project:
 - b. The CPC reserves the right to attach conditions to ensure CPA compliance and project performance, including but not limited to:
 1. An applicant's receipt of matching funds in a specific amount;
 2. Approval or input from other committees such as Conservation Commission, Planning or Disability Commission;

3. Coordination with City staff such as Engineer or DPW;
4. Requiring public input during a design process;
5. An applicant's commitment to place a perpetual preservation restriction on a property to ensure its continued use for the purpose for which CPA funds were committed;
6. A public access agreement, where relevant; and/or,

Note: If the Applicant wishes to request substantial changes to the conditions placed on the funding recommendation, this will need to be reviewed and approved by the CPC prior to submission to City Council.

2. Denied with Invitation to Re-Submit for Future Funding Cycle: This means that the project is desirable, but the CPC, in its discretion, chose not to recommend funding during this cycle. A funding recommendation may be considered at subsequent funding rounds, or sooner, if the CPC decides. However, the proponent will need to submit a new application for the project in the next cycle.
3. Denied for Funding: This means the application as submitted is not recommended for funding. The decision not to recommend is at the discretion of the CPC and may be based on various factors. No application will be re-considered absent a material change in the contents of the application. If the proponent desires to re-submit a project proposal, the application process must begin with a new Pre-Application. At the request of the applicant, the CPC may provide a debrief of the denial.

6. Funding Approval

Per ordinance, the CPC provides the project funding recommendations via the Mayor to be presented for approval at a City Council Meeting. The City Council then takes a vote on each recommendation and has the final authority to award funds from Community Preservation Act funds and will determine whether to accept, reduce, or reject the CPC recommendations. The Council cannot approve or increase the amount of CPA funding without prior recommendation by the CPC.

Should the City Council vote to reduce funding for or reject a recommended project, the CPC will have an opportunity to respond and/or adjust the scope or terms of the project prior to a final decision by the City Council.

7. Notification

For projects approved by the City Council, within 30 days following such approval, the CPC will issue Funding Award Letters with information on the funding amount, funding conditions, project modification as voted by the City Council (if any), and guidelines for project execution.

8. Grant Agreement, Disbursement, and Monitoring of Funds

A. Agreements

Non-City Organizations

-) The CPC, acting through the City, will execute a grant agreement with each non-City organization that is awarded CPA funds ("Grantee"). The grant agreement will govern the use and disbursement of the funds and will be tailored to each project but will include the Standard CPA Grant Agreement General Conditions.
-) The applicant will need to submit a Certificate of Good Standing, 501(c)(3) certification, and proof of insurance (as applicable) as attachments to the grant agreement.

City Departments

- J The CPC will execute a Memorandum of Understanding (MOU) with each City Department that is awarded CPA funds. The MOU will govern the Departments 'use of the funds.
- B. Monitoring: The City's CPC Administrator and Treasurer will monitor project progress and compliance and will coordinate the disbursement of CPA Funds according to the CPA Funds Disbursement Guidelines. The City can establish a phased disbursement system with the Grantee to forward fund project phases with the exception of the final 10% of the project funds, which will be released upon completion of the project.
- C. If projects are not started within one year after City Council approves funding, the CPC will request that Grantees provide an explanation of the circumstances causing delay. Appropriate milestones will be identified on a case-by-case basis indicating that a project is proceeding. Lacking a satisfactory response from the Grantee or progress toward the milestones identified, the CPC may vote to rescind funding after one year of inaction.

SECTION 3: ELIGIBILITY AND COMPARATIVE EVALUATION CRITERIA

Malden's CPC will evaluate all projects on the basis of Eligibility and Comparative Criteria. Eligibility is defined by M.G.L. c. 44 and other applicable state laws. Comparative Criteria are developed by the Malden CPC. Please refer to the 2020 Community Preservation Plan Update for a description of Malden's CPA goals and priorities, as well as additional discussion of eligibility requirements.

- Projects will be recommended for funding following an evaluation of the merits of both the proposal and its proposed costs. When there are multiple project proposals submitted in the same funding cycle, projects will be compared with one another in order to determine which projects, if any, would earn CPC recommendation. All recommendations and actual awards are subject to the availability of CPA funds and approval by the City Council.
- Proposals that address more than one CPA eligible purpose; leverage additional funding, involve collaboration of more than one agency, organizations, board or committee; or otherwise show a comprehensive, community centered, multidisciplinary approach, will be given highest consideration.
- Applications that present a thorough description of the project with as many details as possible, have significant support from other City Boards/Committees and present a comprehensive, well described and reasonable budget will have the greatest likelihood of success. Budget requests must be thorough because there will not be an opportunity to change the budget amount after the CPC makes its funding recommendation. Substantive coordination between the Applicant and any City departments, other public entities, or stakeholders who may be involved in the implementation of the project will help to ensure a complete application.

) When a proposal meets the statutory eligibility requirements, the CPC may rate projects using the following factors. The final decision of the CPC on a project is based on the vote of the committee, and such rating criteria are a guide for the committee in its decision making:

) Additional criteria will be taken into consideration on a case-by-case basis, including project feasibility/readiness to proceed, lifetime cost or environmental impact, and the amount of funding requested relative to the CPA funds available.

Related City Planning Documents:

-) [Community Preservation Plan / Update](#)
-) [2008 Malden Vision Statement](#)
-) [2010 Master Plan](#)
-) [2013 Plan Downtown Malden](#)
-) [2017 Open Space and Recreation Plan](#)
-) [2019 Housing needs Assessment](#)

Plans currently in progress:

-) Affordable Housing Trust Action Plan
-) Broadway Corridor Framework Plan

TABLE 1: Community Preservation Act Funding Allowable Uses

	OPEN SPACE	RECREATIONAL LAND	HISTORIC RESOURCES	COMMUNITY HOUSING
	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium, or similar structure	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80% of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease, or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	YES	YES	YES	YES
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	YES	YES	NO	YES
PRESERVATION Protect personal or real property from injury, harm or destruction	YES	YES	YES	YES
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates, or manages such housing, for the purpose of making housing affordable	NO	NO	NO	YES, includes funding for Affordable Housing Trust Fund
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state, or local building or access codes or federal standards for rehabilitation of historic properties	YES, if acquired or created with CPA funds	YES	YES	Yes, if acquired or created with CPA funds

TABLE 2: Malden CPC Comparative Evaluation Criteria				
Narrative	Excellent	Good	Fair	Poor
Complete application	All answers are provided and all required documentation provided	1 question or 1 document is missing	A few questions or documents missing.	Multiple documents or questions missing
Alignment with CPC goals and priorities	Strong alignment with specific CPC goals and priorities	General alignment with CPC goals and priorities	Alignment with CPC goals and priorities is weak	There is no alignment with CPC goals and priorities
Support of outside groups, relevant city boards, and public	Multiple letters of support, positive public comment, and project planning involved broad public process.	Multiple letters of support and positive public comment but reflects limited public	At least one letter of support. Public comments are mixed but on balance supportive.	No letter(s) of support. More public comments opposing the project.
Project type	Project clearly restores, preserves or repairs existing resources	New development project		
Benefit to the City	Strong, immediate benefit to the city that improves quality of life, tax base	Benefit likely to be realized in the future	Benefit may not be realized by many people	The argument for benefit is not convincing
Budget/Scope	Excellent	Good	Fair	Poor
Due Diligence	Applicant has done exceptional due diligence to obtain estimates and provide a detailed explanation.	Due diligence is clear and documentation is adequate.	Due diligence information provided is not clear or is lacking detail.	Budget funds are not backed up by any credible detail or due diligence is not
Project Feasibility	The applicant demonstrates capacity, and has obtained the approvals, funding, or other resources so that with CPA funding the project is ready to proceed.	Resources, funding, and approvals are likely to be put in place after or as a result of CPC funding commitment.	It is not clear whether the applicant will be able to obtain the resources and approvals needed to complete the project.	It appears unlikely that the applicant has the resources or will be able to obtain the funding and approvals necessary to complete the project.
Coordination	Where applicable, application shows substantive coordination and planning involving City departments or other entities that will have involvement in the execution of the project.	Applicant notifies all City departments or other entities that will have involvement in the project but does not show evidence of coordination.	Applicant identifies applicable City departments or entities that will have involvement in the project but does not communicate with them.	Applicant does not identify applicable City departments or entities that will have involvement in the project.
Non-burden to the city	The project will very likely have no burden on the city	There may be limited burden to	Risk of burden to the city	Considerable burden to city
Sources of funding	CPA fills a partial funding gap or provides a local funding match that would not otherwise be available, enabling a project which leverages funds from other	CPA funds enable a project for which other funding sources are not available.	CPA funds contribute toward a project for which other sources of funds are available and which utilizes funds from at least one other source	CPA is the sole source of funding for a project for which other sources of funds may be available.