



FY22 FUNDING CYCLE PRE-APPLICATION FORM

Submit an electronic copy no later than **11:59 PM the first Tuesday in May** via email to maldencpc@cityofmalden.org.

PROJECT NAME: Malden Affordable Housing Trust Fund

PROJECT LOCATION/ADDRESS: 215 Pleasant Street, 3rd Floor, Malden MA 02148

APPLICANT(S) NAME & TITLE/ORGANIZATION: Malden Affordable Housing Trust Fund

CO-APPLICANT (IF APPLICABLE) _____

CONTACT PERSON: Evan Spetrini, Senior Planner, Malden Redevelopment Authority

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DATE: May 14, 2021

In the chart below please check all categories that apply to this project (at least one). For more detailed information on these categories, refer to the "Community Preservation Act Funding Allowable Uses" chart in the application instructions.

	Open Space	Recreational Land	Historic Resources	Community Housing
Acquisition				X
Creation				X
Preservation				X
Support				X
Rehabilitation/ Restoration				X

Signatures Required for projects entailing City-owned property:

For purposes of coordination; does not indicate approval or endorsement of project.

Mayor

Assigned to staff liaison _____

Signature of staff liaison _____

Have you reviewed the Malden CPC Plan? Yes No
Have you attended a CPA informational session in Malden or surrounding cities? Yes No
Have you spoken with any boards, commissions, community organizations, or elected officials about your project? Yes No
If yes, please list here: Affordable Housing Trust, Mayor's Office, Malden Redevelopment Authority

PROPERTY OWNERSHIP

Legal Property Owner of Record: N/A
Is the owner the Applicant? Yes No

For all projects on City property, The City Department with Care, Custody and Control must be the Applicant or project will be deemed ineligible for this Applicant.

If applicable, City Department with Care, Custody and Control: N/A

If the Applicant is not the owner, does the Applicant have site control or written consent of the property owner to submit an application? Yes No
If Yes, please attach written documentation. If No, project will be deemed ineligible for this Applicant.

PROJECT FUNDING

Have you identified other potential funding sources? Yes No
If yes, please list the potential funding sources here: HOME; CDBG Rehab - both managed by the MRA

PROJECT DESCRIPTION: *(Please describe the community needs this project is addressing and how this project aligns with CPC goals)*

See Attached Document

PROJECT STATUS: *(Please describe what level of planning, research and discussions have already been undertaken to inform this proposal)*

See Attached Document

FOR HISTORIC RESOURCES PROJECTS:

Is the resource listed on the State Register of Historic Places? Yes No
(You can check designation at mhc-macris.net)
If no, has the Malden Historical Commission determined that the resource is significant? Yes No
(Please submit documentation of State Register listing or MHS letter of determination.)

PROJECT DESCRIPTION: *(Please describe the community needs this project is addressing and how this project aligns with CPC goals)*

Malden's Affordable Housing Trust Fund was established by City ordinance in November 2019 and began meeting in April 2020. Its mission is "to maintain and create opportunities for affordable housing so Malden remains a vibrant, diverse, and inclusive community where residents and families can stay and thrive". By statute, the Trust is required to invest projects and programs that support the creation and preservation of affordable housing for the benefit of low- to moderate-income households, which is consistent with the CPA requirements regarding Community Housing. The Trust functions as a funding entity, similar to the CPC, and shares a common purpose of supporting affordable housing. All four of the CPC's Community Housing priorities identified in the 2020 update of the Malden CPC Plan are shared by the Trust.

Many Massachusetts communities that have adopted CPA and established an affordable housing trust, will transfer their CPA allocation for Community Housing directly to the Trust to manage. Since the purpose of these two programs are so closely aligned, this relationship allows for a streamlined approach to funding affordable housing projects. CPA funds that are managed by the Trust are still required to follow all of the eligibility restrictions that govern those funds.

Ultimately, the goal is to establish a single application portal for all locally controlled affordable housing funding sources, which include CPA and the Affordable Housing Trust, as well as CDBG Rehab and HOME funds. The Trust is currently working with the Malden Redevelopment Authority to create this application. Each program has its own eligibility requirements and regulations, which means that they will each retain the appropriate approvals processes. However, the single portal approach will greatly reduce administrative costs for applicants, making affordable housing developments more financially viable.

The Trust seeks to establish a close relationship with the CPC and manage its Community Housing allocation on their behalf. This consolidation would ensure a more efficient and effective means of distributing funds and achieving our shared goals.

PROJECT STATUS: *(Please include what level of planning has already been undertaken to inform the proposal)*

The Trust has spent the last year developing its first-ever Action Plan, which will guide its activities over the next five years. The planning process included a review of the city's affordable housing needs, six focus groups of housing advocates, developers, service providers, and City staff and officials, a citywide survey with over 450 responses in seven different languages, and a community meeting focused on the proposed goals and priorities of the Trust.

The Trust's Action Plan has not been finalized as of writing this application, but the goals and priorities have been confirmed. The Trust's goals are:

Goal 1: Increase Supply of Affordable Housing

Goal 2: Prevent Displacement and Homelessness

Goal 3: Raise Awareness of Affordable Housing

Goal 4: Identify Additional Revenue Streams for Trust

Goal 5: Increase Staff Capacity

The Trust's priority initiatives can be grouped into three categories—funding, advocacy, and capacity building. The projects in each category satisfy one or multiple of the Trust's goals, and range in timeline from the next year, to the next five years and onward.

Funding Priorities

- 1. Fund Community Development Corporation (CDC) acquisition of existing housing**
- 2. Work with CDCs and Malden Housing Authority to develop new Affordable Housing**
- 3. Preserve expiring affordability restrictions**
4. Support eviction prevention and rental assistance programs
- 5. Fund development of supportive housing**

Advocacy Priorities

1. Support advocacy and educational campaign
2. Advocate for zoning changes to support new Affordable Housing
3. Advocate for unit sizes that support families in new developments
- 4. Identify municipally owned parcels that can be repurposed for AH development**
5. Advocate for Inclusionary Zoning
6. Fund nexus study for Linkage Fees

Capacity Building Priorities

1. Establish funding policies and procedures
2. Create central location for Affordable Housing programs, developments, and resources
- 3. Develop partnership with CPC**
4. Work with City and MRA to hire Affordable Housing Program Manager

The final piece of the Action Plan that needs to be completed is the budget for the next five years. Currently, the Trust is funded by development mitigation fees that are imposed on new construction in the Residential Incentive Overlay and Rowe's Quarry zoning districts. However, the properties subject to these fees are mostly built out, diminishing the potential for additional revenue through these means. With only \$650,000, the Trust is limited in its ability to invest in affordable housing projects and programs without establishing additional revenue streams. The Trust will first focus on expanding its revenue sources, including advocating for inclusionary zoning and linkage fees on commercial development, as well as establishing a partnership with the CPC.

The Trust will also establish policies and procedures around accepting applications for funding. This is currently underway in coordination with the other City and MRA managed affordable housing funding sources, including the CDBG and HOME programs.

A full draft of the Action Plan will be submitted to the Trust at their May 19 board meeting with final approval expected to take place at the meeting on June 16.