

City of Malden, Massachusetts

FY 2017 Community Preservation Pre-Plan Draft March 12, 2016

Introduction

With the passage of the Community Preservation Act (CPA) in November 2015, the City of Malden joined 159 other communities in the Commonwealth of Massachusetts that have a steady funding source dedicated to preserving and improving their city and quality of life. The CPA is a Massachusetts state law (MGL Ch. 44B) that enables adopting communities to create a dedicated fund for 4 focus areas: (1) preserving open space, (2) enhancing and expanding outdoor recreation opportunities, (3) preserving historic resources, and (4) preserving and expanding community/affordable housing.¹ It is worth noting that Malden voters adopted the Act by 61%, (3365 yes, 2149 no, 540 blanks) which means residents are engaged and interested in participating in the future of Malden. With the adoption of the CPA, Malden is presented with an exceptional opportunity to take the next step into its thriving future.

¹ The CPA legislation uses the term community housing to refer 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 Community Preservation Committee

The Community Preservation Committee (CPC) will oversee the implementation of the CPA in Malden. The Committee will be responsible for establishing priorities for how CPA funding should be spent and, based on those priorities, will make recommendations to the City Council and Mayor on projects to receive CPA funding.

The CPC is required to study the “needs, possibilities and resources” for community preservation and will be a catalyst for projects, not an initiator. The CPC will also make efforts to communicate its mission and goals to the general public and consider all Wards in the project submission process.

Malden’s CPC will be implemented according to the Malden Ordinance creating the CPC.

The Community Preservation Plan

The Community Preservation Plan will establish the Committee’s priorities for funding projects by evaluating data collected at future Open Forums and by reviewing Malden Planning documents such as Malden’s 2010 Open Space and Recreational Plan and Malden’s Blueprint for Action

(for reference, this is what Somerville studied for their Plan:)

To create the Plan, the Committee synthesized the data, analysis, and recommendations in the City’s existing planning documents, such as SomerVision, the 2008-2013 Open Space and Recreation Plan, the Housing Needs Assessment, and the Metropolitan Area Planning Council’s Dimensions of Displacement, into a set of draft priorities. The Committee then integrated into the plan public feedback received at two public hearings, held on May 7, 2014 at the West

Somerville Neighborhood School and on May 12, 2014 at the East Somerville Community School, and during a five-week written public comment period. All comments received from residents on the draft priorities are available on the City's CPA website.

This plan has five sections:

Section 1: Discusses the revenue sources for the CPA, estimated funds available in the fiscal year 2017 (FY17) funding cycle, 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 5: Shows Examples of Possible Projects for CPA Funding

Note of Thanks: Thanks goes to the Cities of Somerville, Canton, Acton, Gloucester, Plympton, and Lexington. Their CPC Plans were guides for the structure and format of Malden's Community Preservation Plan.

Section 1. Community Preservation Act Funding

Key Sources of CPA Revenue

There are three key sources to fund Malden's CPA:

1. From residents - via a 1% surcharge on local property taxes
2. From the City (Optional) - Because Malden adopted a "blended CPA," the City may decide, at its will, to appropriate additional municipal revenue into its Community Preservation Fund, up to a total amount equivalent to a 3% surcharge. 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.
3. 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. The match is on all funds, with a bonus match being typically provided for communities which collect the total equivalent of a 3% surcharge.

Estimated Revenue Available in FY17 Funding Cycle

The City will start collecting CPA revenue in fiscal year 2017 (FY17), which begins on July 1, 2016. FY17 is the first year that CPA funds will be granted to projects.

Table 1 provides an overview of estimated revenue for FY17, using 20% match for a low estimate, and 40% as a high estimate, for match on FY17 CPA funds, and assuming that the maximum City Appropriation is added to the local CPA Fund.

Table 1. Estimated FY17 and FY18 CPA Revenue

	FY17 (low estimate)	FY17 (high estimate)	FY18 (low estimate)	FY18 (high estimate)
Surcharge Revenue	\$521,000	\$521,000	\$540,000	\$540,000
City Appropriation	\$1,044,000	\$1,044,000	\$1,070,000	\$1,070,000
State Distribution	\$0	\$0	\$313,000	\$626,000
Total Revenue	\$1,565,000	\$1,565,000	\$1,923,000	\$2,236,000

The total amount of CPA revenue available to distribute in the FY17 funding cycle is dependent on three variables, the first of which is actual surcharge revenue collection in FY17. The CPA legislation directs communities to assume their surcharge revenue in the current fiscal year will be the same as in the previous fiscal year

The second variable is the City appropriation into the CPA Fund. 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.

The third and final variable that will impact the total amount of CPA revenue available to distribute in the funding cycle is the state distribution. This amount varies each year based on the amount of revenue in the state's Community Preservation Trust Fund at the time grants are distributed in November. Malden should estimate receiving between approximately \$313,000 and \$626,000 in revenue for FY18. The low and high estimates in Table 1 reflect this variability.

Allocation of CPA Revenue in FY17 Funding Cycle

In deciding how to allocate FY17 CPA revenue, the following factors should be considered:

- CPA legislation requires communities to spend or reserve at least 10% of annual CPA revenues for each of the following focus areas: (1) open space and recreation, (2) historic resources, and (3) community and affordable housing.
- It is important to consider the needs of each Ward in Malden in the CPA appropriations, and the yet to be determined CPC should make great efforts to solicit and include community suggestions in its review process.
- The CPA legislation allows communities to spend up to 5% of annual CPA revenue on the administrative and operating expenses of the Committee. These costs may include but are not limited to hiring support staff, site surveys, environmental assessments, historic or housing consultants, architectural and engineering fees, permit processing fees, construction consultants, financing consultants, legal and accounting fees, and similar costs associated with and incidental to the development of a CPA project. Any funds not used in a given fiscal year are returned to the CPF annual reserve fund.

- The CPA legislation does not require communities to spend all CPA revenue available each year and therefore communities are permitted to save revenue and spend it on projects in future years or save it for a potentially larger/costly project down the road.

Following the Implementation of the CPA Ordinance and the CPC and after review of City Planning documents, data gathered at upcoming Open Forum Meetings to be held throughout Malden and other research, percentages will be appropriately allocated to the focus areas as designated in Table 2.

Table 2. Allocation of CPA Revenue in FY17

Use	Percent of FY17 CPA Revenue
Open Space and Recreation reserve or projects	45%
Historic Resources reserve or projects	15%
Community Housing reserve or projects	15%
Flexible funds for projects in any focus area in FY17 or future years	20%
CPC administrative and operating expenses	5%
Total	100%

Borrowing

The CPA legislation allows communities to leverage their CPA revenue by borrowing for eligible projects. 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.

Section 2. Allowable Projects

While this plan establishes a guideline for the CPC's priorities for the types of projects that should be recommended for CPA funding, CPA legislation ultimately defines the types of projects that are eligible to receive funding and must be adhered to.

Projects seeking CPA funding that do not fit within one (or more) of the allowable uses outlined in Table 3 below cannot be considered by the CPC. In addition, CPA legislation is clear that funds cannot be used for maintenance or to supplant current spending. CPC will only provide funding for projects and will not be expected to act as developer.

All recommendations and proposals submitted by the CPC to the Mayor and City Council will include anticipated costs. No appropriation will be made from the fund without City Council approval.

Table 3. 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 M.G.L c.44B	Yes	Yes	Yes	Yes
Creation To bring into being or cause to exist. Seideman v. City of Newton, 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

Section 3. General Priorities

The CPC will prioritize projects that:

1. Are consistent with the community's values, and includes projects that:
 - a. Improve accessibility for all members of the community
 - b. Incorporate sustainable practices and design ⁽³⁾
 - 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. Addresses two or more of the CPA focus areas (i.e., blended projects)
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

⁽³⁾ Includes but is not limited to: protecting natural resources, cleaning up contaminated land, revitalizing and reusing existing buildings and structures, using reusable and sustainable materials, using renewable energy sources, achieving high standards of energy efficiency, expanding permeable surfaces, and increasing trees and vegetation, particularly native perennial and drought-resistant species.

Section 4. Priorities within CPA Focus Areas

4.1 Open Space and Recreational Land

Context

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. The distinction between the two in the CPA legislation is somewhat confusing, as open space is defined to include recreational land in addition to natural habitat land, but open space and recreational land have different allowable uses (see Table 3 above).

In Malden, land for active or passive recreational use accounts for a majority of the City's open space, including all of its parks, playgrounds and ballfields. However the amount of open space in Malden protected in perpetuity is 154 acres, or 4.8% percent of the total area. This is the second-lowest amongst our neighboring communities (Somerville being lowest). A very small amount of designated open space in the City is not recreational land, and includes the wetlands

and shores of the Malden River and Fellsmere Pond. The Committee will therefore combine the focus areas of open space and recreational land to create one set of priorities for them.

Priorities

Per [Malden's Blueprint for Action](#) and [Malden's 2009 Open Space and Recreational Plan](#), the CPC will be guided by the following:

- 1) Coordinate an open space and recreation system to provide recreational and cultural programs to all
- 2) Creation and enhancement of existing recreational facilities
- 3) Coordination of open space with the historical and cultural resources of the city
- 4) Increase environmental awareness and education
- 5) Enhance Malden's visual image and promote cooperation between city departments and other jurisdictions

The CPC will prioritize the following (*):

4. **Support the acquisition of land for and creation of new publicly accessible open space and recreational land to benefit current and future generations.** Due to aggressive development in the past years, Malden is very limited in its public open space. Acquiring development rights and encouraging the balance of development and open space will be a priority. Currently Malden has some very time-sensitive opportunities regarding protecting valuable open space, recreational space, and wildlife habitat space. The CPC will prioritize projects that move the City towards this acquiring these properties.
5. **Expand access to and use of the Malden River and the existing Bike Path.** Malden is very fortunate to have almost two miles of shoreline that provide opportunities for walking, biking and boating among other recreational activities. The CPC will prioritize projects that expand opportunities for residents to enjoy this resource.
6. **Improve the health of the wetlands and shores of the City's water resources.** While expanding access to the Malden River, it is essential to improve the health of the wetlands and shores of these waterways through efforts including rehabilitation of hazardous soil and invasive species control.
7. **Rehabilitate and restore existing recreational land according to need.** The CPC will prioritize the rehabilitation of existing fields, parks, and playgrounds that are in the worst condition.
8. **Creatively and coherently combine multiple uses that meet community need.** Wherever possible, projects seeking CPA funding should include multiple uses and demonstrate how these uses meet community need.
9. **Expand 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 to the community. Projects should seek to incorporate expanded urban agriculture and dog park opportunities, including new community garden plots, wherever possible and appropriate.

10. **Enhance Malden's image and reduce environmental impact.** By encouraging the inclusion of litter and recycling receptacles, water-bottle refill stations, etc., within projects, the CPC will help enhance the city's image and improve the environment. Projects will be reviewed to minimize the life-cycle environmental impact of the projects themselves and their implementation.

(*) Additional ideas to be added to priorities per data collected from the community via the Open Forums

4.2 Historic Resources

Context

Malden has a very proud and historic past and there are many significant historic structures and monuments that could benefit from rehabilitation. The CPC will prioritize historic resource projects that address crucial, longstanding needs among Malden's historic landmarks and properties, especially those at risk, while embodying the general priorities established in Section 3 above.

Priorities (to be updated from data gathered at Open Forum Meetings,)

1. **Preserve historical buildings or monuments designated by the Historical Society most in need of care** - To avoid losing precious historic buildings and monuments, CPC will prioritize those projects for their repair.
2. **Protection of threatened historic buildings or monuments** - CPC will prioritize projects that preserve buildings or monuments through acquisition, particularly if the resource is listed on the State or National Register of Historic Places or in a Historic District
3. **Support of projects that expose Malden's historical resources to the greatest possible audience** - In many instances people are not aware of Malden's rich history. CPC will prioritize projects that promote our historic roots.
4. **Documentation and preservation of our historic records** - Many important documents of Malden's history have been lost due to lack of documentation. CPC will prioritize projects that protect our history by preserving as many documents as possible for future reference.

4.3 Community Housing

Context

According to [Malden's Blueprint for Action](#), Malden was projected to see a 4% increase in number of households between 2010 and 2020 and about a 10% increase by 2030. In order to keep up with the growing population, the City of Malden will need to see greater housing production and more affordable housing units should be developed throughout the city. 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

The CPC will prioritize projects and programs that:

1. **Provide for affordability in perpetuity as required the Community Preservation Act.** Housing created, acquired, or rehabilitated with CPA funds must always serve individuals who meet the income limits outlined above. A permanent deed restriction on these units will guarantee that they remain affordable into perpetuity, thereby ensuring that the City's affordable housing stock will remain robust over time.
2. **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. Up to date data regarding the number of expiring-use units in Malden is needed for the final draft of this document. As reference, Somerville's 2012 information is provided: "The affordability restrictions on 272 affordable units in Somerville will expire by 2020, equivalent to 8% of the city's dedicated affordable housing stock. Another 674 units will expire after 2020."
3. **Support 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. The CPC will therefore prioritize mixed-use projects located within 1/2 mile of a train station.
4. **Prevent homelessness and/or provide housing units or other support for homeless and formerly homeless households.** The homeless population has increased over the past several years, especially among the chronically homeless and veterans. The CPC will prioritize projects and programs that support these households.

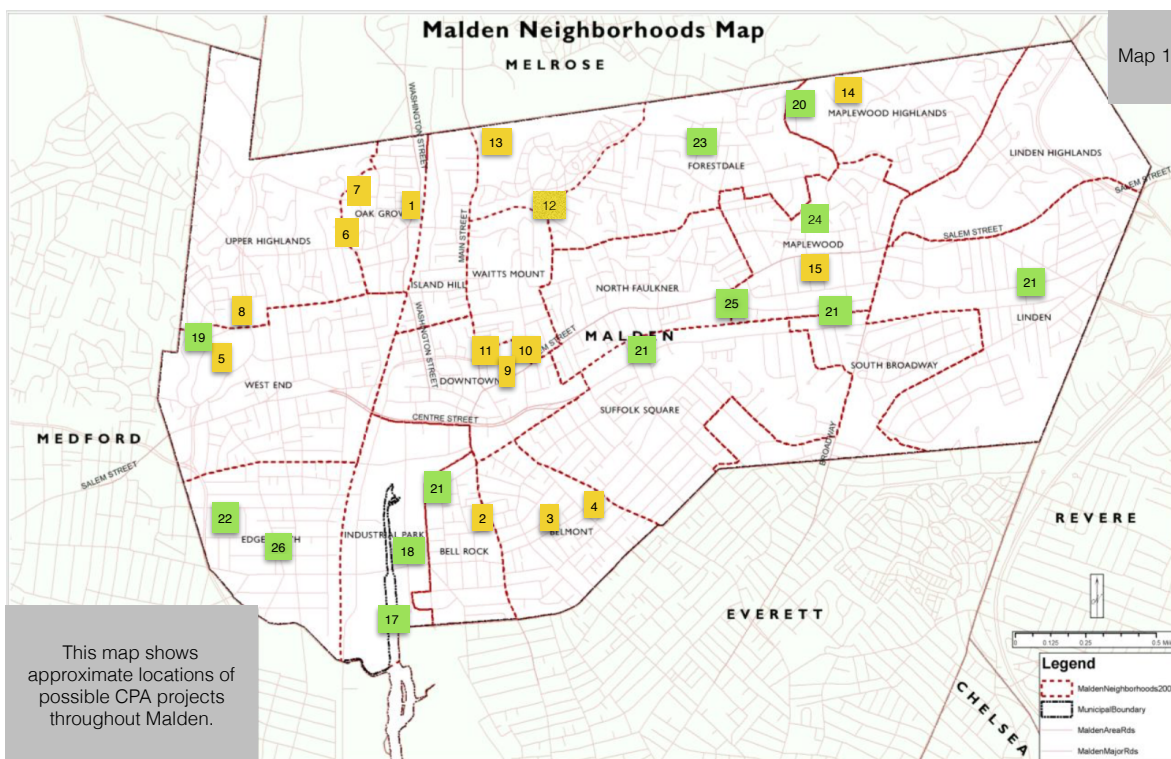
Section 5. Possible Projects

Malden has many existing projects that could immediately benefit from CPA funding. Table 4 shows examples of these projects by Ward. Figure 1 shows the locations of the projects, described in the following sections. Projects of priority for FY17 are highlighted in green, and summarized in the following sections.

Table 4. Possible CPA Projects in Malden

Ward	Historic Preservation	Open Space	Recreation	Affordable Housing
1	<ul style="list-style-type: none"> • Bell Rock Cemetery • 74-76 Cross St – Fuller • 22 Parker St – Millett House 	<ul style="list-style-type: none"> • Malden River • National Grid site 	<ul style="list-style-type: none"> • Malden River • Bike-to-the-Sea Corridor 	
2	<ul style="list-style-type: none"> • Pearl St Row Houses 		<ul style="list-style-type: none"> • Devir Park 	
3	<ul style="list-style-type: none"> • Fellsmere Park • 21-45 Greystone Road • 49-62 Las Casa St – Patch • St Mary's Cemetery 	<ul style="list-style-type: none"> • Malden Hospital site: Fellsmere Heights 	<ul style="list-style-type: none"> • Malden Hospital site: Fellsmere Heights 	
4	<ul style="list-style-type: none"> • Library • Oak Grove Community Building • Central Fire Station • First Baptist Church 			<ul style="list-style-type: none"> • Conversion within existing buildings
5	<ul style="list-style-type: none"> • 152 Forest St – Pratt • Pine Banks Lodge 		<ul style="list-style-type: none"> • Bike-to-the-Sea Corridor • Community Gardens 	<ul style="list-style-type: none"> •
6	<ul style="list-style-type: none"> • 23, 29, 47 Beachview Terrace 	<ul style="list-style-type: none"> • High Rock Park 	<ul style="list-style-type: none"> • Bike-to-the-Sea Corridor • Trafton Park • Roosevelt Park 	
7	<ul style="list-style-type: none"> • Salem Street Cemetery 		<ul style="list-style-type: none"> • Bike-to-the-Sea Corridor 	
8			<ul style="list-style-type: none"> • Bike-to-the-Sea Corridor 	
City Wide	<ul style="list-style-type: none"> • Underground Railroad Homes 	<ul style="list-style-type: none"> • Update of Malden Open Space and Recreation Plan 	<ul style="list-style-type: none"> • Purchase and conversion of land for open space and recreation 	<ul style="list-style-type: none"> • Conversion within existing buildings

Figure 1. Locations of Possible CPA Projects in Malden



5.1 Historic Preservation

1. Oak Grove Community Building:

Built in 1928, the Oak Grove Community Building has been available for Malden Residents to gather and hold events and performances in for close to 85 years, yet it has been closed to the community due to Handicap Accessibility. CPA funds could be used immediately to make this historic building vital again.

2. Bell Rock Cemetery:

This historic cemetery dates back to Malden's establishment in 1649 and has been on the National Register of Historical Places since 1981. Located on Green Street, the area was originally known as "Sandy Banks" as this was the place the first settlers of Malden landed as they sailed up the Malden River. This key piece in Malden's history could benefit greatly by CPA funding to preserve it for future generations.

3. 74-76 Cross St – Fuller:

4. 22 Parker St – Millett House:

5. Fellsmere Park:

Fellsmere Park is a Malden treasure, designed by Frederick Law Olmstead (designer of the Emerald Necklace system of parks) and built in 1913. The boundary roads of the park (West Border Road and Boundary Road) were listed on the National Register of Historic Places in May 2003 as Fellsmere Park Parkways. The park has fallen into disrepair and is in urgent need of much rehabilitation to save this jewel for future generations

6. 21-45 Greystone Road:

7. 49-62 Las Casa St – Patch:

8. St Mary's Cemetery:

9. Malden Public Library:

Funded by Malden's first Mayor, Elisha S. Converse and his wife, Mary, this very important historic building was designed by renowned architect H.H. Richardson and opened in 1885 to provide open access to information and to promote reading and lifelong learning to Malden residents and all citizens of Massachusetts.

10. Central Fire Station:

11. First Baptist Church:

Designed by architect H.S. MacKay to be compatible with the Public Library building next door, this historic structure is noted for its two stained glass rose windows, designed by European artist, Charles J. Connick.

12. 152 Forest St – Pratt:

13. Pine Banks Park and Lodge:

In 1905, former Mayor Elisha S. Converse left a 107.5 acre estate to the cities of Melrose and Malden in 1905 to be jointly used "forever as a public park". Another Malden park which was designed by Frederick Law Olmstead, today the park is a very popular recreation area, with nine fields for baseball, softball, soccer and field hockey and still houses a Lodge building which was used by the Converse family as a retreat.

14. 23, 29, 47 Beachview Terrace:

15. Salem Street Cemetery:

The second oldest cemetery in Malden, the current stone wall was erected by the Works Progress Administration. This historic cemetery is the resting place of Revolutionary War Heroes and many prominent founding Malden Families.

16. Underground Railroad Homes:

Various homes in Malden were involved with the Underground Railroad. It would be fitting that these homes receive historic markers as an important part of Malden's history.

XX. Other: Gentlemen's Hall. Judson Square (Jewish section in Malden's past).

5.2 Open Space & Recreation

Update of Malden Open Space and Recreation Plan:

[Malden's 2009 Open Space and Recreational Plan](#) (OSRP) has proved to be an invaluable document for Malden's roadmap to a successful future. This important document expires in September 2016 and CPA funding can help fund consultants to put update the plan. Having an updated OSRP is required to receive various grants.

17. Malden River:

The Malden River flows for about two and a half miles, from Charles and Canal Streets, through Malden, Medford and Everett, into the Mystic River in Everett. The river is a potentially a wonderful community resource, and the Friends of the Malden River are working toward that goal. Information is at the Friends website, <https://maldenriver.wordpress.com/>

There is a restoration assessment report by the Army Corps of Engineers at:

http://www.nae.usace.army.mil/Portals/74/docs/Topics/MaldenRiver/DPR_Final.pdf

Possible projects related to the Malden River might include:

- Flower beds
- Paths on both sides for pedestrians, cyclists, and dog walkers alike
- Signage and historic markers
- Benches alongside river with trash/recycling receptacles
- Guide maps with access points & historic information
- Bird watching stands
- Fishing docks (catch and release)
- Small parks/picnic areas along the banks
- Restoration of wildlife habitat

18. National Grid site:

Potentially one of the most visible sites in the Malden Square area, the almost 6.5 acre property located at 100 Commercial Street has been vacant for many years and offers many possibilities to become the center of community life for residents of Malden through providing access to open space and recreational activities.

19. Malden Hospital site/Fellsmere Heights:

Closed since 1999, the site of the abandoned Malden Hospital covers roughly 18 acres of land and holds tremendous potential to benefit the residents of Malden with multiple possibilities for open and recreational space. The [Friends of Fellsmere Heights](#) has promoted the community vision for open and recreational space at the site; see <http://www.fellsmereheights.org/about>.

20. High Rock Park:

The 8-acre High Rock parcel was purchased by the City of Malden in 2011 for \$1.85 million, yet needs work to become a more welcoming park.

21. Bike-to-the-Sea Corridor:

The Bike to the Sea has become an important recreational area and is an opportunity for creating and connecting additional recreational areas and for re-establishing native habitat for various species which are stressed due to overpopulation and habitat loss. Information about Bike to the Sea can be found at <http://biketothesea.com>, with a map showing its regional importance at <http://biketothesea.com/map/>.

22. Devir Park:

Is one of Malden's largest multi-use parks and a valuable family gathering place. It features a soccer field, baseball and softball fields, tennis courts, basketball courts and a playground and could benefit from enhancements to keep it safe and accessible for all.

23. Community Gardens:

The Community Gardens along the Bike to the Sea have been a great success, and there is interest in expanding the Community Garden program.

24. Trafton Park:

Concession stand, storage and restroom facilities.

25. Roosevelt Park:

Major renovation was formerly planned for Roosevelt Park, yet did not go forward due to lack of \$400,000 in matching funds. Note that CPA funds cannot be used for the acquisition of artificial turf.

26. Rain Garden:

Rain gardens are vegetated areas that collect, absorb and clean stormwater runoff. Using slope, vegetation and well drained soils, rain gardens are increasingly being used by homeowners and municipalities to reduce the impact of stormwater on local waterways and storm drain systems. (See <http://mysticriver.org/rain-gardens>). Possible location at small triangle at the intersection of West St. and Oakland St. CPC to research where other rain gardens may be beneficial.

Purchase and conversion of land for open space and recreation:

There are numerous parcels, either vacant land or having unused buildings, which can be converted to open space or recreation space. Working with the City departments, these parcels can be identified and projects can be planned and proposed.

5.3 Affordable Housing

Conversion within existing buildings:

Due to Malden being heavily developed, most opportunities for the creation of affordable housing are through the conversion of existing dwelling units as the opportunities arise.