



COMMUNITY PRESERVATION COMMITTEE

Public Information Meeting

April 25, 2018

Community Preservation Act & Committee

The CPA is a Mass state law that enables adopting communities to create a dedicated fund (separate from the City budget...) in 4 areas:

- preserving open space
 - enhancing and expanding outdoor recreation opportunities,
 - preserving historic resources,
 - preserving and expanding community/affordable housing.
- ❑ Malden adopted the CPA in November 2015 and the Community Preservation Committee (CPC) was created to oversee the project application/implementation process. The CPC will review and select projects to recommend to the City Council and the Mayor for final approval of funding from the Community Preservation budget.

Allocation of CPA Revenue in Funding Cycle Each year

- ❑ The CPC will make recommendations to the City Council for funding Community Preservation acquisitions and initiatives.
- ❑ The CPC may propose appropriations or reservations from fund financing sources for specific projects or categories of projects.
- ❑ The CPC budget will include revenue projections for the fiscal year and identify all expenditures the CPC proposes funding with Community Preservation Fund financing sources.
- ❑ The budget will include committee administrative and operating expenses, debt service, and any other existing or ongoing obligations.
- ❑ The CPC budget shall account for the commitment of funds for these expenditures.

Community Outreach

- ❑ Malden's CPC held the first community informational hearing on Sept 6, 2017 @ Senior Center.
- ❑ Survey data gathered from the Sept 6th hearing noted "Preserving Open space & land for recreational use" as top priorities.
- ❑ CPC meets every 2nd Tuesday of each month @ Senior Center Caf. @ 7pm. The meetings are open to the public. We encourage people to stop by.
- ❑ Informational public meetings,
 - ❑ Nov 9th, 2017 @ Forestdale , Jan 8th 2018 @ CHA,
 - ❑ March 5th @ Linden, March 24th @ Ferryway, April 18 Beebe, April 25 Malden High School

Allowable Uses of CPA Funding

Allowable Uses of CPA Funding				
	Affordable Housing	Historic Preservation	Open Space	Outdoor Recreation
Acquire	Yes	Yes	Yes	Yes
Create	Yes	No	Yes	Yes
Preserve	Yes	Yes	Yes	Yes
Support	Yes	No	No	No
Rehabilitate and/or Restore	Yes, if acquired or created with CPA funds	Yes	Yes, if acquired or created with CPA funds	Yes

Chart adapted from "Recent Developments in Municipal Law," Massachusetts Department of Revenue, October 2012

FY17 AND FY18 CPA BUDGET (AS OF 7/27/17)

TOTAL CPA FUNDING: CPA FUND	FY17	FY18	FY18 Budget
Estimated FY17 Rollover	\$600,000	n/a	\$600,000
Estimated FY18 Revenue	n/a	\$720,000	\$720,000
TOTAL	\$600,000	\$720,000	\$1,320,000
TOTAL APPROPRIATIONS & RESERVES			
Administrative & Operating Expenses (5%)	n/a	\$0	\$0
Open Space Reserve (10%)	\$60,000	\$72,000	\$132,000
Historic Resources Reserve (10%)	\$60,000	\$72,000	\$132,000
Community Housing Reserve (10%)	\$60,000	\$72,000	\$132,000
Budgeted Reserve (70%)	\$420,000	\$504,000	\$924,000
TOTAL	\$600,000	\$720,000	\$1,320,000

PRIORITIES FOR PROJECTS

The CPC will prioritize projects that are consistent with community values, improve accessibility for all members of the community and incorporate sustainable practices and design.

□ This includes, but is not limited to:

- protecting natural resources
- cleaning up contaminated land
- increasing trees and vegetation, particularly native perennial and drought resistant species
- 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 to increase groundwater infiltration

ADDITIONAL CONSIDERATIONS

- ❑ Support from Malden boards, commissions, departments, community groups or city, state, or federal officials.
- ❑ Consistent with the goals and priorities established in other current planning documents, but not explicitly addressed in this plan.
- ❑ 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.

The City Council Role

- ❑ The City Council may make appropriations from or reservations of community preservation funds in the amount recommended by the CPC or it may reduce or reject any recommended amount.
- ❑ It may also decide to reserve all/part of the annual revenues recommended for appropriation for specific acquisitions or initiatives for later appropriation by allocating them to the reserve for that category of expenditures.
- ❑ It may not increase any recommended appropriation or reservation.
- ❑ The City Council may not appropriate or reserve any fund monies on its own initiative without a prior recommendation by the CPC.

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.

Pre-Application Process Highlights:

- ❑ Pre-Application Input and Submission (preliminary review):
 - ❑ Attendance of at least one public informational hearing or workshop prior to submitting a project for approval.
 - ❑ All Pre-Applications must be received no later than 11:59 PM via email to CPCMalden@gmail.com on the first Tuesday in May for consideration during that grant cycle.
 - ❑ Each Pre-Application Form is reviewed by the CPC and staff to determine its CPA eligibility (see Table 1 on next page)
 - ❑ CPC will notify applicants no later than 30 days from submission of Pre-Application. Upon determination, proponents for eligible projects will be invited to submit a Funding Application.
 - ❑ Projects deemed ineligible will be notified in writing.

Standard Application Process Highlights:

- ❑ Applicants may submit Funding Applications (2 paper copies and optional electronic copy) with any recommended attachments after receiving a Letter of Eligibility from the CPC.
- ❑ Completed Funding Applications (2 paper copies) must be submitted to the City Clerk's Office no later than 6:00 PM on the first Tuesday of September.
- ❑ Funding application review meetings are held with applicants to review the proposals and address any questions.
- ❑ A public hearing is held to receive public input on the proposed projects.
- ❑ Members of the public may speak in favor or against specific recommendations at the CPC Public Hearing.



FY19 FUNDING CYCLE PRE-APPLICATION FORM

Submit an electronic copy no later than 11:59 PM on May 1, 2018 via email to CPCMalden@gmail.com.

PROJECT NAME: _____

PROJECT LOCATION: _____

APPLICANT(S) NAME / ORGANIZATION: _____

CONTACT PERSON: _____

MAILING ADDRESS: _____

PHONE: _____

EMAIL: _____

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation				
Support				
Rehabilitation/ Restoration				

In the chart above 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 on the next page.

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: _____

QUESTIONS & ANSWERS

Contact Info:

Facebook: CPCMalden

Twitter: @CPCMalden

Survey on Facebook: CPCMalden or

Email: cpcmalden@gmail.com

The CPC mailing address: 110 Pleasant St
Malden MA 02148.

OPEN SPACE & RECREATIONAL USE

- ❑ The acquisition of land for new publicly-accessible open space and recreational land to benefit generations including acquiring development rights to encourage balance between development and open space; e.g., The current efforts to revitalize the Malden River and its two miles of shoreline or improving/developing inter-city bike path
- ❑ Improve the health of the wetlands and shores of the city's water resources
- ❑ Rehabilitate/restore existing land (fields, parks, playgrounds and dog parks) for recreational use
- ❑ Add informational plaques; e.g., interpretive signage about the history of parks and benefactors, architects, etc.

OPEN SPACE

- ❑ Preservation and enhancement of land that features or abuts scenic views
- ❑ Use of public lands and other resources to create safe and healthful non-motorized transportation opportunities
- ❑ Expansion of urban agriculture (pocket parks, community gardens)
- ❑ Develop Malden as a green and sustainable community (e.g. litter/recycling receptacles, water-bottle refill stations, etc.)
- ❑ Minimize the environmental impact of the projects and their implementation

AFFORDABLE HOUSING

- Provide for affordability in perpetuity as required by the CPA.
 - Create, acquire, or rehabilitate housing with CPA funds to serve individuals who meet the income limits.
 - Permanent deed restriction to guarantee units remain affordable into perpetuity.
 - Ensure Malden's affordable housing stock will remain robust over time.

- Preserve expiring-use units.
 - Extend timeframe for affordability of units,
 - Prevent displacement of existing residents and serve as a cost-effective strategy for keeping affordable units in Malden.

AFFORDABLE HOUSING

- ❑ Support mixed-use and transit-oriented development within walking distance of jobs, services, and public transportation
- ❑ Create housing that is consistent in design and scale with the surrounding community
- ❑ Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units
- ❑ Promote use of existing buildings or construction on previously developed or city-owned sites
- ❑ Encourage projects and programs that provide housing units or other support for homeless and formerly homeless households

HISTORICAL PRESERVATION

- ❑ Preservation, rehabilitation, and repair of historical buildings or monuments particularly, those in critical condition or in danger of being lost or destroyed due to a lack of resources or maintenance
- ❑ Protection through acquisition of threatened historic buildings or monuments, including those listed on the State or National Register of Historic Places, or in Historic District
- ❑ Research and information gathering of historical resources connected to Malden's history to be made available to the general public (e.g. homes of famous Maldonians, houses of worship, parks)
- ❑ Preserve and display Malden's historic records and artifacts, including the inventory, collection, copying, digitization of historical documents or artifacts

Community Preservation Coalition

<http://communitypreservation.org/>



**Community
Preservation Coalition**

Preserving our past. Building our future.

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