



Medford

Community  
Preservation  
Committee



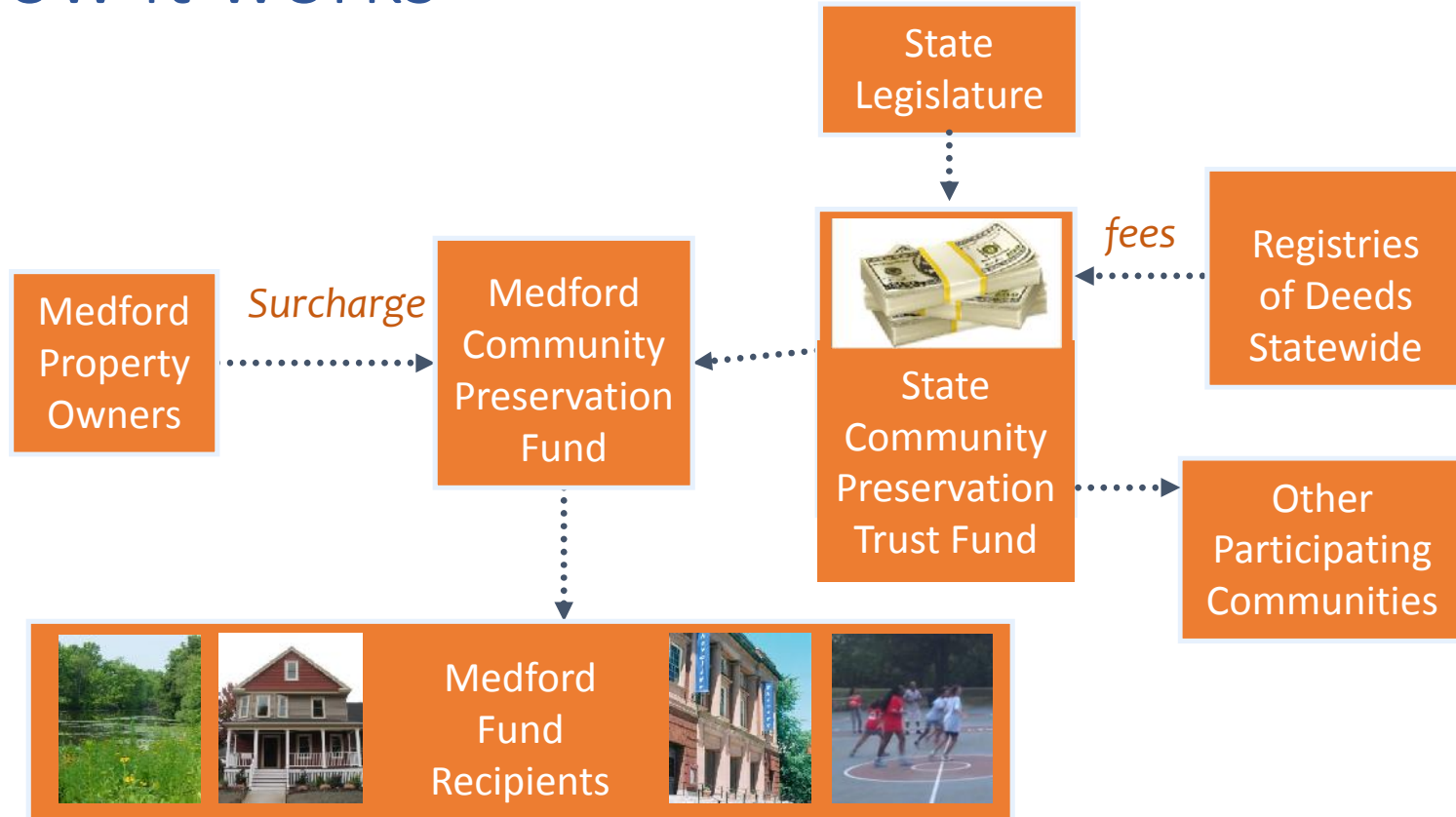
# FY 2019 Funding Round Info Session

February 28, 2019

# About the Community Preservation Act

- State program that enables communities to set aside funds for **Open Space & Recreational Land**, **Affordable Housing**, & **Historic Preservation**.
- Communities must vote to opt in. Medford adopted the CPA in the 2015 general election.
- 1.5% surcharge on a portion of property tax bills, partially matched by the state Community Preservation Fund.
- Community Preservation Committee appointed to recommend how funds will be used.
  - To be spent, funding proposals must be recommended by Committee and approved by City Council.
  - Committee must study community needs, coordinate with City boards and commissions, and solicit public input.

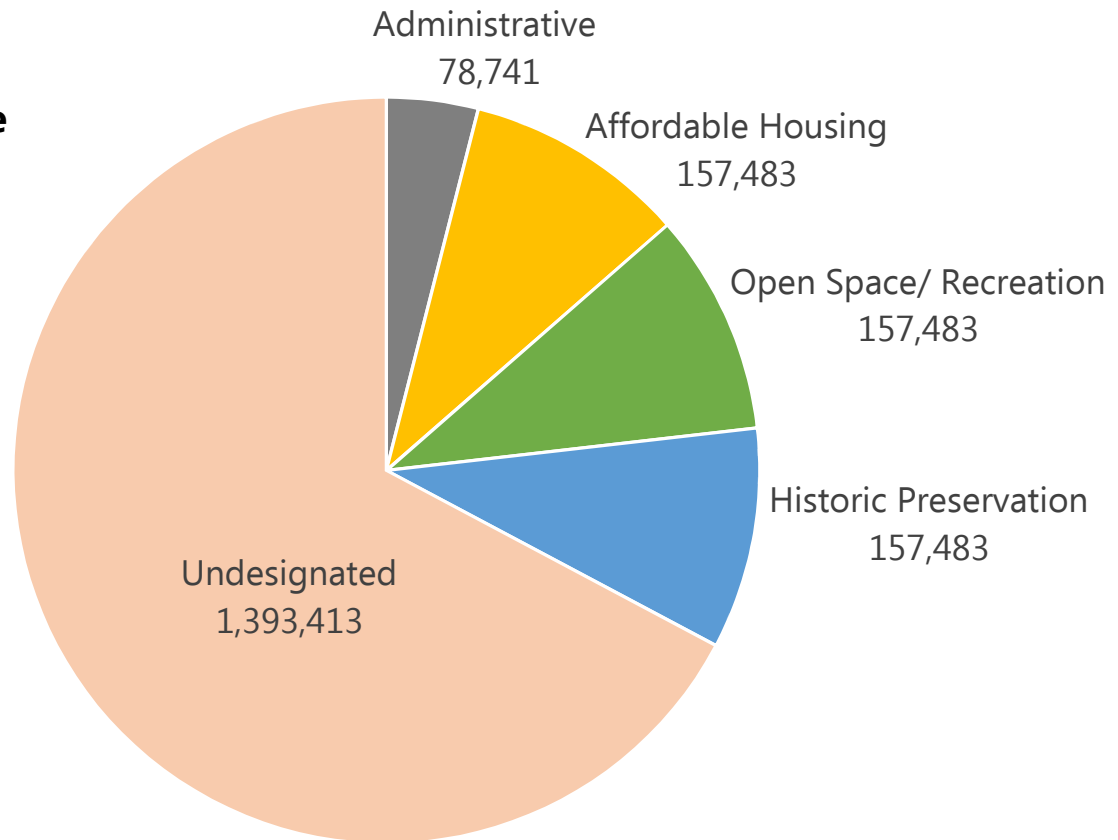
# How it works



# FY 2019 CPA Funds Available

## Projected CPA Funds in Reserve

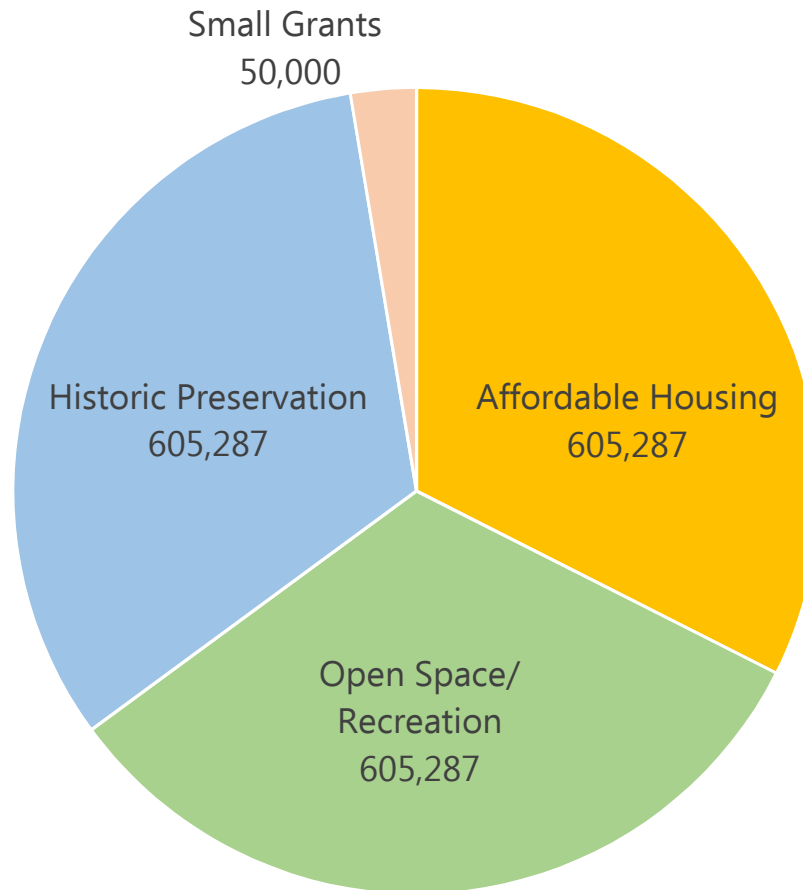
FY 2019 \$1,944,603



# FY 2019 CPA Funds Available

## Estimated Target Spending

Total All Program Areas:  
\$1,865,862



# Small Grants

- CPA funding requests up to \$5,000 for total cost up to \$10,000 may apply as a small project grant with a simplified application.
- Total of \$50,000 will be made available for small grants this funding round.
- Rolling application process – may be submitted any time throughout the year.

## Who can apply?

- City of Medford department or division
- Organization legally registered in Massachusetts
- Individuals

**IMPORTANT**: Individuals/organizations proposing a CPA eligible project on City property must partner with the City as a co-applicant. Coordination through the Mayor's Office must occur prior submitting an eligibility determination form.

# What are the steps?

- ↳ Submit EDF to determine if project is eligible
- ↳ Submit Full Application
  - ↳ Proposals reviewed by Committee with public presentation
  - ↳ Committee recommendations submitted to City Council (via Mayor) for approval
  - ↳ Grant agreements in place for approved projects to proceed



# Project Eligibility

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 Medford Historic Commission to be significant in the history, archeology, architecture or culture of the city or city.	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.
<b>Acquisition</b> 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
<b>Creation</b> To bring into being or cause to exist. Seideman v. City of Newton, 452 Mass. 472 (2008).	Yes	Yes	No	Yes
<b>Preservation</b> Protect personal or real property from injury, harm or destruction.	Yes	Yes	Yes	Yes
<b>Support</b> 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
<b>Rehabilitation and Restoration</b> 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

# Project Evaluation Criteria

- Projects that align with Community Preservation Plan Goals and Priorities
- Completeness of application
- Projects that show comprehensive, community-centered, multidisciplinary support, coordination, and planning
- Public benefit: short- vs long-term benefit, visibility
- Due diligence, readiness to proceed
- Preservation of existing resources vs new development
- Lifetime cost/impact
- Amount of funding requested relative to the funds available and priority of competing requests

# Open Space

<b>Goals</b>	<ol style="list-style-type: none"> <li>1. Expand and enhance open space as distinguishing features of Medford’s landscape, especially along the Mystic River and other bodies of water.</li> <li>2. Make Medford Square and neighborhoods greener and more attractive.</li> <li>3. Protect neighborhoods and natural resources from the impacts of flooding and climate change.</li> </ol>
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Priority	Examples of Potential Projects
<b>First</b> Enhance open space as a land use asset.	) Expand public open space along the Mystic River in Medford Square.
	) Improve public boating access.
	) Improve walking trails and passive recreation areas, especially at Wright’s Pond, Brooks Estate, and neighborhood parks.
<b>Second</b> Support resiliency through open space.	) Acquire undeveloped or underutilized land for conservation, flood control, recreation, or pocket parks.
	) Undertake habitat and water quality restoration at the Mystic River, Mystic Lakes, and Wrights Pond.

# Recreational Land

<b>Goals</b>	<ol style="list-style-type: none"> <li>1. Improve access to open space and recreational resources for all residents.</li> <li>2. Expand bicycle and pedestrian paths, connecting neighborhoods and recreational and community resources.</li> <li>3. Provide diverse recreation opportunities, serving residents of all ages.</li> </ol>
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Priority	Examples of Potential Projects
<b>First</b> Improve connectivity, access, safety, and function	) Extend off-road multi-use paths such as Clippership Connector and “rail trail” to the Malden River Greenway.
	) Improve accessibility of parks and playgrounds.
	) Rehabilitate existing playgrounds, add or update spray features, install more creative play equipment.
	) Update/improve athletic fields.
<b>Second</b> Create additional amenities	) Install natural playground, outdoor performance space, or other amenities in Medford Square, along Mystic River frontage, or elsewhere.
	) Build more community gardens.
	) Create outdoor recreation/gathering space for seniors.
	) Improve gardens, fields, and recreation areas around schools.

# Affordable Housing

<b>Goals</b>	<ol style="list-style-type: none"> <li>1) Preserve Medford’s income and demographic diversity through sustaining and increasing Medford’s supply of affordable housing for families, seniors, individuals, and people with disabilities.</li> <li>2) Facilitate investments in affordable housing that preserve and complement the character of Medford’s neighborhoods.</li> <li>3) Support low and moderate income households in accessing housing that they can afford.</li> </ol>
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Priority	Potential Projects
<b>First</b>  Increase supply of affordable housing	) Undertake a Housing Production Plan to identify local housing needs and develop strategies to create affordable housing.
	) Prevent existing affordable units from converting to market rate.
	) Create new affordable units in existing buildings, including historic properties.
	) Develop new affordable housing through redevelopment or reuse.
<b>Second</b>  Provide support for households to access affordable housing.	) Provide temporary rental assistance to prevent homelessness.
	) Support programs assisting income-eligible first-time homebuyers.
	) Support housing rehabilitation programs for low income homeowners.
	) Fund staff support to coordinate housing services and advocacy.

# Historic Preservation

## GOALS

1. Preserve historic buildings and sites.
2. Protect, restore and enhance public access to historical records & artifacts.
3. Increase public awareness about local history and historical sites.

Priority	Potential Projects
<b>First</b> Preserve City-owned historic resources	) Restore/rehabilitate historic City-owned buildings.
	) Implement the Master Plan for the City-owned Brooks Estate.
	) Carry out cemetery and memorial restoration projects.
	) Preserve City-owned historic records, documents, and artifacts.
<b>Second</b> Preserve non-City owned historic resources	) Create archive to store and protect historic documents and artifacts.
	) Preserve and restore buildings, artifacts, and other resources owned by non-profit museums or other government agencies.
	) Acquire historic land to be preserved as protected open space.
	) Acquire and/or rehabilitate historic buildings to be used for affordable housing or another public purpose.
	) Preserve exterior features of significant historic buildings that are visible from the street, with conditions to ensure public benefit and access.

## FY 2019 Funding Round Timeline

Pre-Application Info Sessions	February 25 & 28, 2019
Applicants submit eligibility determination forms	April 26, 2019
CPC responds to eligibility determination forms	May 24, 2019
Applicants submit funding applications	September 20, 2019
Applicants present projects at community meetings	November 2019
CPC deliberates & votes on recommendations	December, 2019
CPC recommendations submitted for City Council approval	January, 2020
CPC issues award letters	January, 2020
Grant agreements executed	February, 2020
Review Community Needs and Application Process	February-April 2020

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## For More Information ...

Danielle Evans, Community Preservation Coordinator: [devans@medford-ma.gov](mailto:devans@medford-ma.gov)

[www.medfordma.org](http://www.medfordma.org)

[www.PreserveMedford.org](http://www.PreserveMedford.org)

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