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Malden Redevelopment Authority

**B u i l d i n g   f o r   t h e   F u t u r e**

2 0 1 9   A n n u a l   R e p o r t

Created by state statute, the Malden Redevelopment Authority (MRA) was established on October 8, 1958. On behalf of the City of Malden, the MRA administers the federal Community Development Block Grant, HOME and Lead Paint Abatement Grant Programs; oversees development in the targeted areas; administers low-interest loan and mortgage programs; manages a variety of public works economic improvement projects; and oversees the downtown off-street parking program.

Malden Redevelopment Authority

2019





**Deborah A. Burke**  
Executive Director



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**BOARD OF DIRECTORS**

Malden Redevelopment Authority is governed by five board members; four are appointed by the Mayor, and one is appointed by the Governor. All members serve staggered five year terms.



**Michael Williams**  
Chairman



**Robert K. Foley**  
Vice Chairman



**Amanda M. Linehan**  
Treasurer



**Robert D. Rotondi**  
Asst. Treasurer



**Albert N. Spadafora**  
Asst. Secretary



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Malden Redevelopment Authority

**Dear Malden Redevelopment Authority Chairman & Board Members**

In this business they say patience is a virtue and that there are no overnight successes. But 2019 was a game changer, a year in which it all came together as work continued in earnest on the transformation of Malden Center. With construction well underway on several hundred new apartments with adjoining retail spaces, Pleasant Street came alive and will soon be the gateway to a revived Downtown.

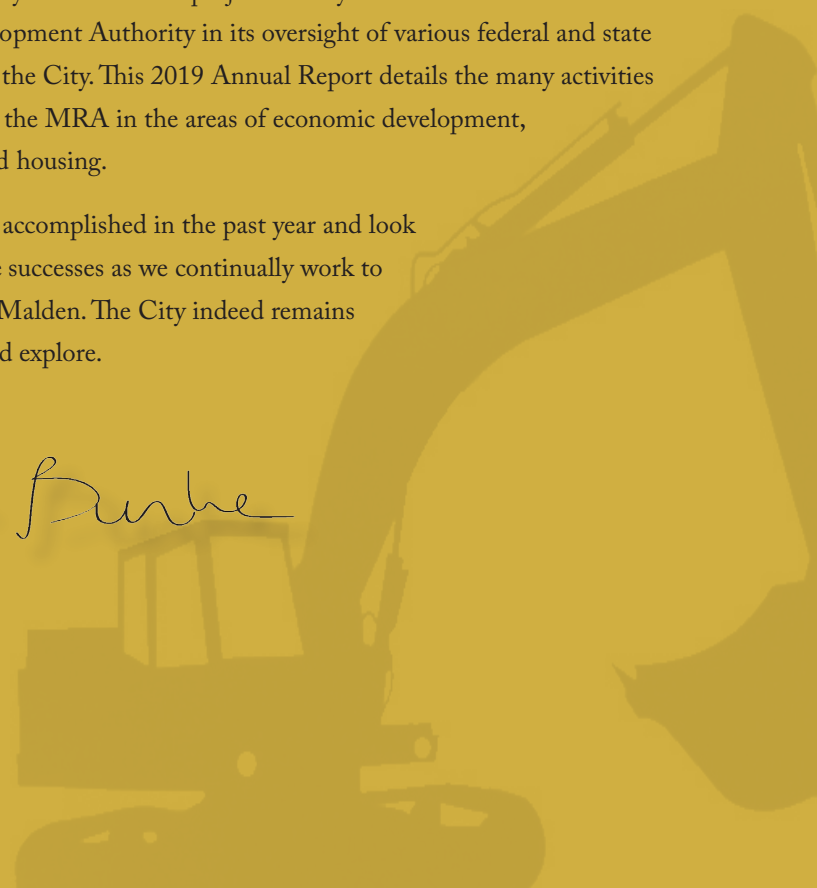
Malden, a best kept secret, is now on the radar of many private investors who believe in the City's strong future. The new residential development has been a catalyst for significant commercial investment in Malden Center. These include the multi-million dollar renovations to the 320,000 square foot former bank operations center at 200 Exchange Street, the construction of a four story office building with ground floor retail at 11 Charles Street, and the \$12 million acquisition of 15-23 Pleasant Street and 11-17 Dartmouth Street.

Not to be overlooked in this continued resurgence were Malden's close knit neighborhoods which will benefit from several infrastructure improvements ranging from park/playground/riverfront upgrades to roadway reconstruction projects. Many of these renovations will be administered by the Redevelopment Authority in its oversight of various federal and state grant programs on behalf of the City. This 2019 Annual Report details the many activities and programs carried out by the MRA in the areas of economic development, community development and housing.

I am proud of what we have accomplished in the past year and look forward to building on these successes as we continually work to better serve the residents of Malden. The City indeed remains a great place to live, work and explore.

Sincerely,

Deborah A. Burke  
Executive Director



# Community Development Block Grant

The Community Development Block Grant (CDBG) is a federal grant program that provides funding for cities to address the causes and consequences of poverty, principally through activities that benefit low- to-moderate income (LMI) persons. The program has been administered by the U.S. Department of Housing & Urban Development (HUD) since 1974. For the last 45 years, the Malden Redevelopment Authority has been responsible for administering the City of Malden's CDBG program.

This year presented an opportunity for the City and the MRA to evaluate the CDBG program, the needs of Malden's LMI population, and chart a course for the next five years. That process was undertaken through the development of the 2020-2024 Consolidated Plan (ConPlan), which includes a needs assessment, market analysis, and strategic plan with long-range goals and strategies for both CDBG and HOME programs. The ConPlan was developed in coordination with the seven other members of the North Suburban HOME Consortium and after consultations with dozens of stakeholders. The ConPlan also incorporates local information, including HUD data showing that 56% of Malden households are now LMI, and the Malden Housing Needs Assessment that found a sizable majority of LMI households are cost burdened, spending more than 30% of their monthly income on housing costs.

## As a result of this comprehensive planning process, the ConPlan identified the following priorities for the CDBG and HOME programs to address over the next five years:

### AFFORDABLE HOUSING, INCLUDING

Development of affordable housing (rental and owner); rehab to ensure affordability and livability; support for LMI homebuyers and need for different types of housing.

### PUBLIC SERVICES, INCLUDING

Removing language barriers and other barriers to access; improving public health and health care access; promoting climate adaptation and environmental justice and supporting upward mobility and economic opportunity.

### PARKS, PUBLIC FACILITIES, & INFRASTRUCTURE, INCLUDING

Climate resiliency, environmental justice; accessibility and other needs disproportionately affecting LMI residents.

### ECONOMIC DEVELOPMENT, INCLUDING

Address disparities in incomes, wages, wealth and ensure economic growth and stability are shared equitably.

These priorities will improve the CDBG and HOME programs' ability to directly meet the needs of LMI Malden residents.

In 2019, the CDBG program provided millions of dollars for community development that serves Malden's LMI population. This funding serves many distinct groups including youth, seniors, people with disabilities and those experiencing or at risk of homelessness. For Program Year 2018, which ended June 30, 2019, the entitlement amount was approximately \$1,327,320. For Program Year 2019, which began July 1, 2019, the entitlement amount is approximately \$1,349,916.

## Following a public process and with the approval of the Mayor, City Council and the concurrence of HUD, CDBG funds were committed to the following activities in Program Year 2019:

No interest housing rehabilitation loans, including private lead line replacement, accessibility modifications, and other improvements necessary to maintain housing stock;

19 public service programs, including programs addressing the housing crisis, senior transportation and meals programs, public health and education, among others;

Physical improvements including pedestrian and school zone safety improvements in the Mount Vernon Street area, improvements to Green Street Park (aka MacArthur Park), resurfacing an existing playground at the Ferryway School, and constructing a new inclusive playground at the Beebe School, and ADA and pedestrian improvements citywide.

The CDBG program budgeted \$495,930 in payments on existing Section 108 loans for projects including road improvements, Lincoln Commons, the Senior Center Rehabilitation and the Housing Task Force. This represents approximately 37% of Malden's annual CDBG entitlement amount. Section 108 loans are used to fund large projects that CDBG might not otherwise be able to tackle. A CDBG entitlement community like Malden can borrow up to five times its entitlement amount through Section 108, and repay those loans using annual CDBG funds.

Physical improvements performed in 2019 included upgrades at Coytemore Lea Park, Forestdale Park, Maplewood Park, FitzGerald Park, Section 108 Road reconstruction on Henry St., Lawrence St., Wyeth St., Taylor St., and Ivy Rd., and ADA and pedestrian improvements citywide.

In 2019, Malden's CDBG program directed greater resources to housing stabilization and crafting a 2020-2024 ConPlan that underscores economic justice and its related issues.

45 years after its inception, the CDBG program continues to provide cities like Malden with meaningful resources and opportunities to address the causes and consequences of poverty. As the needs of the LMI population change, the MRA and City officials are committed to continuing to adapt the CDBG program to rise to the challenges. ■

# CDBG Public Services

The Community Development Block Grant (CDBG) program allows for up to 15% of the annual entitlement amount be spent on public services to meet the needs of low-to-moderate income people. In Malden, the CDBG Public Services budget has strengthened the community's vibrant social service and non-profit organizations. The City had \$199,000 available for Public Services in Program Year 2019, which represents the full 15% of the annual entitlement amount. The following organizations were awarded CDBG public services funding for Program Year 2019, which began July 1, 2019:

## Action for Boston Community Development

Action for Boston Community Development was awarded \$15,000 for direct housing assistance to households experiencing homelessness or at risk of becoming homeless. These funds provide critically needed resources to stabilize Malden households in the throws of the housing crisis.

## Bread of Life

Bread of Life was awarded \$12,000 for the Evening Meals and Food Pantry program. This program provides hot meals to low-income and homeless persons in Malden using CDBG funds along with donations from other local public service providers and faith-based organizations. Bread of Life serves more than 1 million meals per year at a cost of about 40 cents per meal.

## Communitas

Communitas, formerly known as EMARC, was awarded \$6,000 for the Active Recreation program. This program provides a swim program for children and adults living with disabilities. Programming takes place at the Malden YMCA. CDBG funds are able to provide recreation and leisure experiences to children which promote independence, social interaction, encourage a fitness lifestyle, and enhance quality of life.

## Disability Policy Consortium

The Disability Policy Consortium was awarded \$2,500 to run a Personal Emergency Preparedness Plan program that would assist people with disabilities in establishing their own Personal Emergency Preparedness Plans for use in case of disaster.

## Housing Families

Housing Families was awarded \$20,000 for the Homelessness Prevention Program, which provides counseling, case management and direct financial assistance to Malden families at risk of becoming homeless. At an average cost of just \$1,000 per family assisted, this program is an effective tool at keeping families in their homes and addressing the housing crisis.

## Immigrant Learning Center

The Immigrant Learning Center was awarded \$10,000 for the English for Speakers of Other Languages (ESOL) program, which provides free, intensive English language classes to more than 900 low-income immigrant and refugee adults in Malden and surrounding communities. The program supports immigrants adapt to life in the United States by providing key language skills as well as citizenship classes and family literacy workshops.

## Just-A-Start

Just-A-Start was awarded \$10,000 for the Housing Stabilization program that prevents homelessness and stabilizes affordable housing for very low-to-moderate income tenants facing eviction. The program provides services like dispute resolution, mediation, legal education and advice, financial assistance, and follow-up support to approximately 125 Malden residents.

## Justice Resource Institute

Justice Resource Institute was awarded \$20,000 for the YouthHarbors Program at Malden High School. This program provides a continuum of services to unaccompanied homeless Malden High School students. Services include educational support, housing counseling and placement, and direct assistance. More than 90% of students engaged in the program are able to secure stable housing and get on track to graduate.



### **Malden Elderly Transportation**

The City of Malden Senior Center was awarded \$35,000 for the Malden Senior Transportation Program. This program allows Malden seniors to live independently and stay in their homes longer by offering a means of transportation for basic health services and food shopping. The program provides more than 60 rides per week in a handicap-accessible vehicle.

### **Malden Neighborhood Basketball League**

Malden Neighborhood Basketball League was awarded \$8,500 for its winter and summer basketball leagues for high school students. Because of CDBG funding, MNBL is able to keep registration costs low so kids of all income levels are able to play.

### **Malden Reads**

Malden Access Television (MATV) was awarded \$3,000 for Malden Reads, an annual citywide reading program that fosters community, love of reading, and literacy. CDBG funds help offset the cost of providing books to students in Malden Public Schools for this program.

### **Malden Teen Enrichment Center**

The Malden Teen Enrichment Center was awarded \$5,000 for the Service Learning Program, which engages approximately 35 Malden teenagers in community building. The program promotes community collaboration, academic achievement, volunteerism, and social and emotional development.

### **Mystic Valley Elder Services**

Mystic Valley Elder Services was awarded \$10,000 for its Asian Meals program, which provides Malden seniors with approximately 65 authentic Asian meals at lunch time twice a week at the Malden Senior Center. This program brings together Malden's diverse senior population and encourages health, nutrition, cultural exchange, and participation in many of the Senior Center's other programs.

### **North Shore Black Women's Association**

The North Shore Black Women's Association was awarded \$3,000 for its Dr. Martin Luther King, Jr. Scholarship Program. Scholarships are given out at the Association's annual luncheon to low-to-moderate income students, and the Association provides college and health counseling as well.

### **Salvation Army**

The Salvation Army was awarded \$5,000 for the Emergency Services Program. This program provides assistance to Malden households in need, including through its direct assistance program for low-to-moderate income families behind on their utilities.

### **Tailored for Success**

Tailored for Success was awarded \$5,000 for the Career Clothing Program. This program provides formal business attire and image counseling to low-to-moderate income individuals to help them prepare for job interviews in a professional setting.

### **Tufts University Sharewood Project**

Tufts University's Sharewood Project was awarded \$7,000 for the free health clinic it operates in Malden. CDBG funds help offset the cost of medical translation services for the program, which serves low-to-moderate income patients, most of whom speak a language other than English.

### **YMCA Malden**

YMCA Malden was awarded \$11,000 for its Youth Services Program, which brings YMCA staff and services to children living in public housing developments that might otherwise not be able to access healthy afterschool programs.

### **YWCA Malden**

YWCA Malden was awarded \$11,000 for its Youth Services Program, which fosters creativity and love of learning by providing Makerspaces, a STEM-focused educational approach for students of all ages. ■



# HOME Program

The HOME Investment Partnerships Program (HOME) provides formula grants to states and communities to fund construction, purchase and rehabilitation of affordable housing for rent or homeownership.

The HOME Program is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

Malden is the lead or “representative” city of an eight community jurisdiction known as the North Suburban Consortium (NSC). The NSC is comprised of the contiguous communities of Arlington, Chelsea, Everett, Malden, Medford, Melrose, Revere and Winthrop that have signed a cooperative agreement in order to access more U. S. Department of Housing & Urban Development (HUD) HOME Program Funds than any one individual community could access. In 2018 NSC member communities renewed the agreement for another three years. These annual Federal block grants are dedicated to rehabilitation, creation, and preservation of affordable housing.

In 1991 the City of Malden designated the Malden Redevelopment Authority (MRA) as lead agency for the NSC. Since 1991, the NSC has received a cumulative \$60,000,000 in HOME funds. In 2019 the grant was \$1,887,035 down from \$2,134,115 in 2018. MRA staff manages the extensive compliance requirements for reviewing new applications for down payment assistance, affordable resales, and new multifamily developments, as well as the monitoring of completed projects during the affordability period, which may last 20 years or even longer. The MRA actively seeks affordable housing opportunities in the city that can be facilitated and supported with NSC HOME funds. The NSC continues to support residential development in Malden, as well as investment in upgrading and maintaining Malden’s existing affordable housing developments.

## **Below is an update of previously funded activities and new affordable housing projects in the City of Malden and in the other NSC communities:**

### **First Time Home Buyer Program**

NSC offers First Time Home Buyer Down Payment Assistance Loans to income-eligible applicants purchasing a condominium or single-family property in one of the eight NSC communities. Loans up to \$7,500 are available to eligible households to be used as down payment assistance, making entry into the real estate market possible for low and moderate income households ready to make the transition into homeownership.

Interested households seeking to purchase their first home must attend a first-time homebuyer counseling course, which are offered by local non-profits, to learn about mortgage financing options available through local banks and banks that utilize state subsidized mortgage products.

This program, with the financing tools and counseling it provides, is one of the most secure ways of buying a home, helping to ensure that housing-related expenses remain stable and affordable, and assisting households at or below 80% of median income to invest in homeownership and build valuable assets in our community.

Many households participated in home buying counseling courses offered throughout NSC communities in 2019. In recognition of the MRA’s homeownership work the national lender, Prime Lending, awarded the MRA an unsolicited grant of \$5,000 in 2018 and the MRA has used this grant to reimburse residents of the eight NSC communities for housing counseling classes. By the end of 2019 the grant had been fully expended.

# HOME Program

## Preservation of Affordable Housing

The NSC continues to support long term affordability of housing that has been created since the program began. Many homeowner units have long term affordability resale requirements, and NSC staff assists sellers, buyers and real estate brokers to navigate the rules to support sale of the those properties to eligible new owners.

The MRA also manages an inspection and rent/income monitoring program for multifamily properties, and works with owners needing support for refinancing or regulation interpretation. This past year we received a proposal to support refinancing of 121 scattered site units at 21 locations in Chelsea within a project named Chelsea Homes 1. While no additional HOME funds can be used in this development, the NSC must approve any refinancing proposal and consider requests for adjustment of the HOME loan terms. At the end of 2019 the MRA was awaiting final construction estimates and finance documents so it could complete its review.

**Housing Rehabilitation** In 2019, the NSC completed one owner-occupied rehabilitation project in Everett. Demand for HOME rehab assistance has decreased because housing values in some communities have increased above the statutory maximum for HOME assistance, and some communities have alternative funding sources for rehabilitation work, such as the State Community Development Block Grants (CDBG).

**Rental Developments** HOME funds are expected to provide a portion of development costs in rental developments. Other sources include bank debt, Low Income Housing Tax Credits (LIHTC) allocated by Massachusetts Department of Housing and Community Development and bond financed state agency funding.

## In 2019 NSC saw several rental developments make progress toward construction or completion:

In Malden the NSC has renewed for another year its preliminary commitment to a 14-unit development at 54 Eastern Avenue, co-sponsored by Metro North Housing and Bread of Life Food Pantry, while the development partners continue their fundraising activities. In the fall the developer submitted an application to the Massachusetts Department of Housing and Community Development (DHCD) in its “supportive housing” funding round, and we expect announcements this spring. Bread of Life intends to build a food pantry and food preparation facility on the first floor of the newly constructed building.

Downing Square, 34 units in Arlington developed by Housing Corporation of Arlington, received an allocation of Low Income Housing Tax Credits (LIHTC) and state subsidies in 2019, and the developer expects to close on financing and start construction in early 2020.

The Neighborhood Developers (TND), non-profit developer and long-time partner of NSC, substantially completed construction and occupied a 34-unit development at 242 Spencer Avenue in Chelsea, and the MRA spoke at the June ribbon cutting.

The private for-profit developer, Traggorth, has received a preliminary commitment from the NSC for 38 units at 1005 Broadway in Chelsea, and is awaiting state decisions on LIHTC and other funding before the NSC can complete the environmental review and underwriting, and execute agreements.

In Everett the NSC made a preliminary commitment of funds for a 77-unit senior housing development on the site of the former St. Therese Church. As a result of its support, this project received allocations of state subsidies and Low Income Housing Tax Credits (LIHTC). Early in the year the MRA staff led the consultation process with the Massachusetts Historic Commission to honor the history of the church, as required by Section 106 of the National Historic Preservation Act. The MRA coordinated the execution of a Memorandum of Agreement among the Mass. Historic Commission, local officials, and the developer. Closing on financing and start of construction is expected in the spring of 2020. ■

# Neighborhood Improvements

The Malden Redevelopment Authority has long believed that continued investment in the City's diverse housing stock translates into viable, thriving neighborhoods. For many years, it has used federal funds made available through the Community Development Block Grant, Lead Paint Abatement Grant and HOME Programs to improve the city's housing stock. Additionally, at the direction of the mayor it has been developing strategies to increase the supply of affordable housing in Malden. Here is a look at some of those programs administered by the MRA so that Malden remains a great place to live:

## Lead Hazard Control and Healthy Homes

The MRA is recognized nationally for its ability to manage an effective Lead Hazard Control Program. In 2017, the MRA was awarded a Lead Hazard Control/Healthy Homes (LHCHH) Grant from the U.S. Department of Housing and Urban Development (HUD). This is a three-year grant through Jan. 31, 2021. The total amount of the grant is approximately \$2.5 million for lead hazard control and \$300,000 for healthy homes.

In 2019, \$397,150 was used to perform lead hazard control (LHC) in 43 dwelling units. This included \$364,775 in HUD grant funds and \$32,375 in owner contributions. The 43 dwelling units were located in 19 different properties. Children with elevated blood lead levels resided in five of these properties. All 43 dwelling units were occupied by low to moderate income residents.

The MRA used \$47,005 in Healthy Homes funds in 2019. Healthy Homes funds may be used to repair housing-related health and safety hazards including the replacement of privately-owned lead water service pipes. Lead water pipes were replaced at five properties in 2019. These five properties service 14 dwelling units. Healthy Homes funds were also used to remediate mold, make electrical repairs, and install smoke detectors.

Malden's Permits, Inspections, and Planning Department (PIPS) is working alongside the MRA to develop an on-line database as part of its on-line permitting system. Upon completion of a LHC project, the lead compliance documents are uploaded to the on-line permitting system. Public access with search capability will be added to the program in 2020. This will allow the public to view property records to determine whether it is lead-safe.

## Outreach and Local Community Partnerships to Get the Lead Out

The main goal of the lead hazard control program is to reduce the risk of lead poisoning for Malden's children and to educate its citizens about lead poisoning prevention. Thanks to the LHCHH grant, the MRA has continued its outreach and partnership programs with the following local agencies:

The Malden Housing Authority, the Malden Board of Health, the Immigrant Learning Center, Action of Boston Community Development, Housing Families, Inc., and Metro Housing/Boston.

In 2019, the MRA conducted outreach/training workshops with the Malden Housing Authority, Metro Housing/Boston, Housing Families, and Clean Water Action. The main speaker at the Clean Water Action workshop was a Malden resident who completed an independent research project regarding lead water service pipes. The MRA's presentation included information regarding the "private" side of the water service and the resources available to replace lead pipes.

Additional outreach and education about the hazards of lead paint was performed by: Action for Boston Community Development, a local human services organization, which incorporated lead-hazard control issues into its Child Injury Prevention Workshops, and the Immigrant Learning Center which conducted lead paint workshops for parents of young children and incorporated lead hazard control issues into their English for Speakers of Other Languages curriculum.

## Housing Rehabilitation Program

The Housing Rehabilitation Program uses CDBG funds to correct code violations in properties owned/occupied by low to moderate income persons. These funds have helped property owners update substandard housing throughout the city. Assistance is provided in the form of zero percent scheduled payment loans and must be used to correct sanitary and building code violations.

In 2019, the MRA provided more than \$340,000 in housing rehab assistance to five property owners. Three of the properties required extensive repairs. They were referred to MRA by the Mayor's Problem Properties Unit. The types of repairs included electrical, plumbing, and masonry repairs, and the replacement of roofs, windows, doors, heating systems, and water/sewer pipes.

## Mayor's Problem Properties Unit (PPU)

The Problem Properties Unit ("PPU") was established by the Mayor to address significantly distressed properties. These properties may include vacant and abandoned buildings, illegal rooming houses, and properties with a history of public safety complaints and code violations. The PPU receives referrals from neighbors, police or fire officials, and City Councillors who suspect abandonment, considerable neglect, or in some cases, illegal activity.

In addition to the Mayor, the PPU consists of the City Controller, Compliance Officers, representatives from the City Council, Fire Department, Police Department, Legal Department, Board of Health, PIPS, and the MRA. The PPU meets monthly in an effort to identify available resources to remediate potential problems. The goal is to secure the owner's cooperation in taking the necessary steps to bring the property in compliance with the Massachusetts Sanitary Code.

Several properties on the Mayor's PPU list were referred to the MRA in 2019. The MRA was able to offer CDBG Housing Rehabilitation Loans and/or Lead Hazard Control/Healthy Homes Grants to rehabilitate these properties. Renovation work was completed at three PPU properties in 2019. One of these properties had an on-site septic system, and was one of only three properties in Malden that were not connected to the municipal sewer system. The MRA funded repairs so the property could be connected to the city sewer system. A lead water service pipe was also replaced at this property.

## Responding to the Housing Crisis

The high and increasing cost of housing in Malden was a recurrent theme throughout 2019, as the regional housing crisis continued to put pressure on Malden households struggling to stay in their homes. As the Mayor and the City Council worked to address the issue, the MRA was a resource in helping city leaders understand the depth of the problem, consider local solutions, and develop policies and programs to improve affordability for Malden residents.

In July, the City and the Metropolitan Area Planning Council published a Malden Housing Needs Assessment that reviewed local and regional data to fully identify housing challenges in Malden. The findings were stark: that Malden has significant unmet housing needs that are projected to increase, amplifying challenges for the community. The report found that lower-income households, renters, and communities of color in Malden were more likely to be housing cost burdened, spending more than 30% of monthly income on housing costs, and therefore more at risk of displacement. In total, nearly half (47%) of Malden households were cost burdened. In particular, Malden's shortage of deed-restricted Affordable housing units struck a chord with city leaders, who asked the MRA to begin developing potential policies to address the challenge.

## Affordable Housing Strategies

At the Mayor's behest, the City Council voted in November to establish an Affordable Housing Trust Fund (AHTF). Malden joins more than 100 Massachusetts communities that use AHTFs to steer their affordable housing policies and programs, and most provide Community Preservation Act funds to the AHTF for community housing purposes. To fund the AHTF, the Mayor and the Council agreed to amend the existing Expendable Trust ordinance, steering 50% of mitigation funds from certain development projects to the AHTF for the purpose of addressing affordable housing challenges. Malden's AHTF Board will consist of key city leaders, stakeholders, and housing experts who will work together to administer the City's affordable housing programs. In 2020, the MRA will assist the AHTF Board as it begins its work and develops a strategic plan.

The second proposal was an inclusionary zoning (IZ) policy, which leverages the private sector housing market by requiring certain residential developments to include a percentage of deed-restricted Affordable housing units. The City Council immediately adopted a resolution supporting the concept of IZ, and the commission of an IZ financial feasibility analysis.

The third proposal was a Security Deposit Pilot Program that would help lower-income households secure an apartment by providing a security deposit to the landlord on their behalf. Most landlords require new tenants to pay first month's rent, last month's rent, and a security deposit equal to one month's rent up front when signing a lease, creating a significant barrier to households with limited income or cash flow. With the help of the MRA, local anti-poverty organization Action for Boston Community Development (ABCD) applied for Community Preservation Act funds to establish the pilot program, which ABCD will administer under the supervision of the MRA. ■

The MRA serves as the Project Manager for the Mystic Valley Development Commission (MVDC), a partnership between the Cities of Malden, Medford, and Everett to redevelop 215-acres of former brownfields along the Malden River in a project known as River's Edge. Developed by Preotle Lane & Associates, River's Edge is a mixed-use, transit-oriented development consisting of 504 apartments, 225,000 square feet of commercial office space, and 18,000 square feet of retail/restaurant space. The project is located conveniently near the Wellington MBTA Orange Line Station, just four miles north of Boston, with easy access to Interstate 93 and Logan Airport. River's Edge continues to be developed in the spirit of "Smart Growth" by Preotle Lane & Associates, guided by the Mystic Valley Development Commission (MVDC). The Cities of Malden, Medford and Everett share tax revenues based on a formula in the enabling legislation that created the MVDC.

During calendar year 2019, the MVDC received "Payment In Lieu Of Taxes" (PILOT) payments from 200 and 400 River's Edge Drive, 115,000 square foot office buildings; 100 and 150 River's Edge Drive, 222 and 282 unit luxury rental apartment complexes; 175 and 325 River's Edge Drive, retail condominiums aggregating 14,700 square feet, housing a restaurant and a specialty food market, and Action for Boston Community Development's (ABCD) Head Start learning center at 359 Commercial St. The PILOT payments fund the MVDC's expenses, including debt service and reserves, with excess payments distributed to Malden, Medford and Everett. MVDC's blended tax rates for FY2020 are \$11.75 for residential and \$24.74 for commercial.

Occupancy at 200 River's Edge, a Gold LEED Certified Office/Lab Building, declined at year end to 88% as Financial Recovery Technologies relocated to 400 River's Edge Drive. Tenants at 200 included Management Sciences for Health, Marriott International, Physicians Professional Services, ROI Solutions, Midea America, and Labthink.

Occupancies at 100 River's Edge, the Residences at River's Edge, and 150 River's Edge, RE150 have remained over 95%.

Construction, including tenant improvements, of 400 River's Edge Drive, a 115,140 square foot office building, was completed and the building was fully occupied in the late summer of 2019. Agero, a leader in roadside assistance and claims management, and affiliates, occupy the building. A LEED Gold Certification is targeted.

During 2019 in the 18,000 square feet of retail space, which is part of a condominium that houses RE150 and 1025 spaces of structured parking, construction of tenant improvements was completed and a specialty market and café, freerange market, opened at 325 River's Edge Drive and a southern fare BBQ restaurant, The Porch, opened at 175 River's Edge Drive. Approximately 3,300 of the 18,000 square feet remains to be leased.

This phase of River's Edge is approximately 80% complete with one office/lab building remaining to be constructed. In addition to the income producing components, River's Edge includes an 11-acre, award-winning riverfront park and the Tufts University Boat House. ■



# Economic Development & Planning Activities

Malden with its convenient location, quality schools, close-knit neighborhoods and outstanding recreational amenities continued to garner the attention of investors in 2019. Here is a look at some of the economic development projects and planning activities that the MRA helped carry out in 2019:

## 184-200 Pleasant Street

Work continued on the Jefferson at Malden Center mixed-use development in 2019. The transformative development project which will be home to new Malden City Hall, also includes 320 market rate apartments and some 25,000 square feet of ground floor retail. This new “front door” to Malden Center welcomes residents and visitors to a re-opened Pleasant Street, which was a dead-end for more than 40 years.

Half of the apartments came on line in 2019 and permit applications were in process for some of the retail, which will include Bit Bar, an old school arcade with food and drink, Malden Center Fine Wines, and Soul City Yoga. In February, 2019, M. O'Connor General Contracting won the competitive bid for general contractor on the city hall build out which is overseen by the Municipal Building Committee appointed by the Mayor. The new 45,000 square foot city hall, a condominium in this new development, is slated to open in Spring 2020.

## Exchange 200

On the corner opposite the Jefferson development is the ongoing significant renovation of a former bank operations center. Berkeley Investments is re-purposing this 320,000 square foot complex into space for the “new creative economy” along with some ancillary retail. The combined private investment in this and the Jefferson development totals some \$300 million.

City, state and MRA leaders are hoping to use this private investment as leverage in ongoing discussions with the MBTA urging it to make significant, much-needed upgrades to Malden Center Orange Line station across the street. The ridership at this station exceeds the daily commuter counts at the Davis Square, Somerville station.

## Overlook Ridge

Construction continued at Overlook Ridge, the one-time site of a former 100-acre quarry which straddled the city of Malden and Revere borders. The latest phase, approved by the City of Malden's Site Plan Review Process, contains 326 apartments on the Malden side of the quarry. The approval for this phase was conditioned on the developer (Roseland Property Co.) making several traffic related improvements in that area. It was expected that the first building contained 140 units would come on line in January/February 2020.

## 15-23 Pleasant Street, 11 Dartmouth Street & 17 Dartmouth Street

In late 2019 Quaker Lane Capital, a private development firm purchased these downtown properties for \$11.85 million. This is further testament to the city's growing popularity among private investors who believe in Malden's proud future.

The firm is working to advance plans to renovate the 17 Pleasant Street property, which was once home to the old Granada Theatre, and construct a commercial building on the rear parcel.

## 11 Charles Street

Groundbreaking ceremonies were held in Fall 2019 for a new 80,000 square foot commercial building at 11 Charles St., the site of the former Ryan Family Amusements. The property was purchased by Cantella & Co., Inc., a financial services firm, currently renting office space at 350 Main Street. The top floor of the four story building will house Cantella's corporate office, the middle two floors will be available for lease and the first floor will be made available for restaurant and retail uses. The building's architect, Arrowstreet, designed the building using heavy timber making it the first timber office building in the Northeast United States. Construction should be completed fourth quarter of 2020.

## Faces on Pleasant

The Martignetti Family continued to work on transforming a former bank building at 46-52 Pleasant Street into a brewery and 300-seat restaurant. The restaurant will have a “brew-pub” atmosphere and serve high-end American food, in-house brewed beer, local craft beers and wines and liquors. Opening is scheduled for Spring 2020.

## 964 & 968 Main Street

Groundbreaking ceremonies were held in May for the construction of two single-family affordable homes on these vacant parcels which had been on the city's problem property list for many years. Habitat for Humanity is constructing the homes, which will be occupied by two families who were selected in an affordable housing lottery. Construction should be completed in late 2020. This is Phase One of a two-phased project by Habitat, which also plans to build a six-unit townhouse complex on the abutting parcel at 974-1000 Main Street. The MRA had been named the receiver of these formerly dilapidated parcels and sold them to Habitat under a competitive Invitation to Bid process.

## Infrastructure Improvements

The MRA provided support to the City in 2019 on two “complete street” roadway projects. MRA worked on two successful state funding applications on behalf of the city. The Metropolitan Planning Organization approved state funding for the Exchange Street Improvement Project and the State Department of Housing and Economic Development approved partial funding for roadway/sidewalk improvements to Dartmouth Street. State investment in both of these projects total more than \$2.5 million. Work is expected to get underway summer 2020.

## PLANNING ACTIVITIES

The MRA working with the City participated in several planning activities during Calendar Year 2019. These included:

### Gaming Commission Grants

With the Encore Casino opening in June 2019, the MRA has been busy administering the four Gaming Commission Grants received since 2016. These include a \$100,000 grant to subsidize a portion of the salary for a senior planner at the MRA and to host community events to provide access to local residents for jobs and to provide possible business leads to local vendors at the casino. The City subsequently received authorization from the Gaming Commission to appropriate unspent funds from this grant set aside for job fairs and business leads for a storefront beautification program to help small business owners improve their properties.

The \$150,000 grant for the Exchange Street Improvement Project was closed out in 2019 with the completion of the design phase of the project. Construction of the project, led by MassDOT will commence in 2020. Exchange Street will be designed as a “complete street” with access to all users including pedestrians, bicyclists, and motorists.

The Downtown Malden Parking Facilities Assessment and Bicycle & Pedestrian Safety Study, funded by a \$100,000 Transportation Planning Grant, was completed in 2019. Implementation of the plan, led by the MRA and the City, will be a high priority in 2020.

Work began on the Broadway (Route 99) Corridor Framework Plan in summer 2019 and will continue into spring of 2020. This study was funded by \$50,000 Non-Transportation Planning Grant from the Gaming Commission. This project will help the City prepare for impacts related to the casino and develop land use and economic development strategies to leverage the benefits of the casino in order to enhance the corridor.

The MRA and the City plan to apply for two additional grants from the Massachusetts Gaming Commission in 2020: a Transportation Planning Grant to conduct a Transit Action Plan and hire a Transportation Planner, and a Specific Impact Grant to purchase a new fire engine.

### Malden River Works

Malden River Works is a partnership between the City, MRA, Friends of the Malden River, Mystic River Watershed Association, and the Massachusetts Institute of Technology. In September 2019, the group was awarded the first ever Norman B. Leventhal City Prize from MIT’s Leventhal Center for Advanced Urbanism (LCAU) for their proposal entitled, “Malden River Works for Waterfront Equity and Resilience.”

“Malden River Works” was chosen from a field of 14 proposals for the \$100,000 prize.

It is a new, experimental resilience project in the City. Bringing together a new coalition of community leaders of color, youth, environmental advocates, and government stakeholders in action, this project is demonstrating a community-led planning and design process for the creation of a new flood resilient public open space at Malden’s Department of Public Works Yard, 356 Commercial Street, which is owned by the MRA and sits along the Malden River.

The \$100,000 prize is being used to fund the development of a concept plan for the site, led by the Malden River Works team. The first public meeting was held on Oct. 21, 2019 at the Senior Center and attracted more than 100 attendees. Design work continued throughout the fall of 2019, led by faculty and graduate students at MIT’s Department of Urban Studies and Planning, including a comprehensive analysis of the site and DPW operations, in order to reorganize the yard and develop a public park along the river. It is expected that a final concept plan will be completed by summer 2020 enabling the team to apply for further funding to develop engineering documents and raise funds for construction. ■





# Parking Program

The Malden Redevelopment Authority administers the off-street parking program in the Downtown and Maplewood Square areas on behalf of the City. The program, managed by private parking consultant, SP Plus, provides more than 2,100 parking spaces in five downtown garages and eight surface lots.

The parking facilities serve both short-term (transient) and monthly parkers who work, shop, dine or live in Malden Center. These facilities continue to serve their intended purpose to support and attract economic development to the City.

Most of the off-street parking facilities were built in the 1980s and maintenance for the most part

had been deferred. In 2014, the MRA began setting aside resources to fund much-needed capital improvements in the facilities. In 2019 more than \$320,000 was invested in various repairs including water leak repairs, structural analysis and concrete stabilization. Work on the Capital Improvements Program will continue for the foreseeable future.

MRA and SP Plus staff have been working the past few months to develop a Request for Proposals (RFP) for new parking and revenue control equipment for the garages. The existing equipment is outdated. The goal is to have the RFP advertised by summer 2020.

The following is a list of garage and surface parking lots maintained and operated by the MRA:

## Malden Redevelopment Authority Parking Program Transient and Monthly Rates

ALL RATES ARE SUBJECT TO CHANGE

LOT/GARAGE	ADDRESS	DAILY	MONTHLY	PART-TIME RATE
CBD Garage	170 Centre St.	\$2 Per Hour \$18 Max	\$135	\$50
Jackson Street Garage	7 Jackson St.	\$2 Per Hour \$18 Max	\$135	\$50
Dartmouth Gardens	55 Dartmouth St.	N/A	\$105	\$50
Dartmouth Towers	54 Dartmouth St.	N/A	\$105	\$50
Maplewood Street Lot	17 Maplewood St.	\$1 Per Hour	\$45 Daytime Only; \$35 Overnight Only	N/A
Mountain Ave. Upper Deck	75 Summer St.	N/A	\$100	\$38
Mountain Ave. Lower Deck	75 Summer St.	\$3 Per Hour	N/A	N/A
<b>SURFACE LOTS</b>				
Ferry & Main Lot	96 Ferry St.	\$1 Per Hour	\$75	\$38
Florence Street Lot	55 Florence St.	\$1.25 Per Hour	N/A	N/A
Dartmouth Street Lot	99 Dartmouth St.	N/A	\$75	\$38
Ramsdell Road Lot	88 Ramsdell Road	N/A	\$75	\$38
Mountain Ave. Post Office Lot	111 Mountain Ave.	N/A	\$75	\$38
Pleasant Street Lot	83 Pleasant St.	\$1 Per Hour	N/A	N/A
Main Street Lot	413 Main Street	\$1 Per Hour	N/A	N/A

\*Employee must work 20 hours or less and must provide a letter from Malden employer

**STATEMENT  
OF NET  
POSITION**  
JUNE 30, 2019

<b>Assets:</b>	
Current Assets:	
Cash and cash equivalents	\$ 5,377,143
Receivables (net of allowance):	
Mortgage notes receivable	1,700,390
Due from other government	253,262
Other receivables	62,005
Total current assets	<u>7,392,800</u>
Noncurrent assets:	
Receivables (net of allowance):	
Mortgage notes receivable – lead paint	466,589
Mortgage notes receivable – affordable housing restriction	1,120,000
Due from other government	729,000
Development assets held for sale	192,440
Capital assets, not depreciated	2,587,217
Capital assets, net of accumulated depreciation	7,699,169
Total noncurrent assets	<u>12,794,415</u>
<b>Total Assets</b>	<b><u>20,187,215</u></b>
<b>Deferred outflows of resources</b>	
Related to net pension liability	201,586
<b>Total Deferred outflows of resources</b>	<b><u>201,586</u></b>
<b>Liabilities:</b>	
Current liabilities:	
Accounts payable and accrued expenses	1,343,481
Deposits held	292,940
Unearned revenue	102,418
Lines of credit	901,019
Bonds and notes payable	468,023
Compensated absences	5,732
Total current liabilities	<u>3,113,613</u>
Noncurrent liabilities:	
Bonds and notes payable	4,960,554
Compensated absences	51,588
Net pension liability	1,635,570
Net other postemployment benefits liability	2,008,171
Total noncurrent liabilities	<u>8,655,883</u>
<b>Total Liabilities</b>	<b><u>11,769,496</u></b>
<b>Deferred inflows of resources</b>	
Related to net pension liability	418,000
<b>Total Deferred inflows of resources</b>	<b><u>418,000</u></b>
<b>Net Position:</b>	
Net investment in capital assets	9,178,790
Restricted for federal and state grants	3,118,866
Restricted for affordable housing restriction program deferrals	1,120,000
Restricted for amortized loan forgiveness	466,589
Restricted for parking reserve for future replacements	648,979
Unrestricted	(6,331,919)
<b>Total Net Position</b>	<b><u>\$ 8,201,305</u></b>

# STATEMENT OF REVENUES, EXPENSES, & CHANGES IN NET POSITION YEAR ENDED JUNE 30, 2019

## Operating Revenues:

Intergovernmental	\$	2,276,205
Program revenue		873,368
Parking operations		2,119,123
Total Operating Revenues		<u>5,268,696</u>

## Operating Expenses:

Grant activities		3,991,155
Parking operations		1,656,904
Depreciation		521,689
Other		976,908
Total Operating Expenses		<u>7,146,656</u>
Operating Income		<u>(1,877,960)</u>

## Nonoperating Revenues (Expenses):

Investment income		27,745
Development project proceeds		101,155
Other income		197,773
Loan forgiveness		(151,517)
Debt service – interest		(184,521)
Total Nonoperating Revenues (Expenses)		<u>(9,365)</u>

Change in Net Position (1,887,325)

Net Position – Beginning of year 10,088,630

Restatement —

Net Position – End of year, as restated \$ 8,201,305

# 2019

**Malden Redevelopment Authority**

We are proud of what we have accomplished in the past year and look forward to building on these successes as we continually work to better serve the residents of Malden.

The City indeed remains a **great place to live, work and explore.**



## **Malden Redevelopment Authority**

**Main Office** 17 Pleasant Street • 781-324-5720

**Healthy Homes/Rehab Office** 176 Pearl Street • 781-397-1940

[maldenredevelopment.com](http://maldenredevelopment.com)



**EQUAL HOUSING  
OPPORTUNITY**

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