

1958

MALDEN REDEVELOPMENT AUTHORITY

Serving Malden for Sixty Years

ANNUAL REPORT

2018

1958

Serving Malden for Sixty Years

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 improvement projects; and oversees the downtown off-street parking program.

2018



Deborah A. Burke
Executive Director

MAIN OFFICE

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HOME Director

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Rehabilitation Specialist

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Sixty Years

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.



Albert N. Spadafora
Chairman



Michael Williams
Vice Chairman



Robert Rotondi
Asst. Secretary



Amanda M. Lineham
Asst. Treasurer



Robert K. Foley
Treasurer

Sixty Years

Dear Malden Redevelopment Authority Chairman & Board Members

Since its establishment in 1958, the Malden Redevelopment Authority has focused its efforts on the creation and sustainability of vibrant neighborhoods and thriving commercial centers. The observance of its 60th anniversary in 2018 has given me pause to reflect on its continued role in helping to shape Malden's proud future. Much has been accomplished over the years to maintain Malden's reputation as a great place to live, work and raise a family.

Working alongside City leaders, the MRA takes great pride in its work to revitalize neighborhoods, promote economic development and spur job creation. In the past year, it continued to play a role in the robust transformation of Malden Center, while preserving the close-knit neighborhoods with continued investment in the housing stock, parks and open spaces, and roadway system. Many of these improvements were made possible through the various federal programs that the Agency administers for and on behalf of the Mayor and Malden City Council.

I am proud to present this Annual Report which provides a comprehensive overview of the array of programs and activities that the MRA oversees. Finally, I want to thank all of our community partners and especially our staff who have spent countless hours working to better serve the residents of Malden.

Sincerely,



Deborah A. Burke
Executive Director

2018

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- and moderate-income persons. The program has been administered by the U.S. Department of Housing & Urban Development (HUD) since 1974. For the last 44 years, the Malden Redevelopment Authority has been responsible for administering the City of Malden's formula-based annual CDBG entitlement.

The CDBG Program has provided millions of dollars for community development that serves Malden's low- and moderate-income population (80% or less of the household Area Median Income). This funding serves many distinct groups including youth, seniors, people with disabilities, those experiencing homelessness or at risk of becoming homeless, and many others. For Program Year 2017, which ended June 30, 2018, the entitlement amount was approximately \$1,229,217. For Program Year 2018, which began July 1, 2018, the entitlement amount is approximately \$1,327,320.

Working in conjunction with the Office of Mayor Gary Christenson, this agency conducted public hearings at accessible locations in January and March 2018 to establish spending priorities from Program Year 2018 in an effort to better the lives of Malden's low- and moderate-income residents.

Additionally, the City began work on a \$2.4 million Road Improvements project funded by a 20-year Section 108 loan through the CDBG program. 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. The City has budgeted \$185,000 annually out of the CDBG program to finance the reconstruction of Henry Street, Lawrence Street, Wyeth Street, Taylor Street, Rockwell Terrace, Ivy Road and Hanover Street, all of which are local roads in low- and moderate-income neighborhoods. The CDBG program also continues to make annual Section 108 loan payments on the 1999 Lincoln Commons project in the amount of \$71,752 and the 2008 Senior Center rehabilitation and former Housing Task Force Program in the amount of \$281,560.

For nearly a half-century, the City's CDBG program has been its primary source of funding for addressing the needs of low-to-moderate income (LMI) residents. As of 2018, half of the City's population (50.4%) falls into this category.

Despite strong economic growth at the state and national level, and impressive recent developments in Malden itself, many LMI households are still struggling. The 2015-2019 Consolidated Plan identified priority goals and objectives including Affordable Housing; Economic Development; Public Facilities, Parks and Open Space; Public Infrastructure; and Public Services. As we enter the final year of that strategic plan, we recognize both the incredible progress made through the CDBG program and the need to continually improve our efforts to address these persistent challenges through community engagement and the adoption of best practices and innovative solutions. ★

With the approval of the Mayor, City Council and the concurrence of HUD, CDBG funds were committed to the following activities in Program Year 2018

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

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

Improvements to several City parks, including light improvements at Coytemore Lea Park on Mountain Ave., lighting and batting cage improvements at Maplewood Park on Maplewood St., and lighting and other improvements at FitzGerald Park on Exchange St.;

ADA and pedestrian improvements, including to sidewalks, signals, signage, crosswalks and more;

Improvements to the Forestdale School tot lot and park improvements; and,

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- and moderate-income people.

In Malden, the CDBG Public Services budget has strengthened the community's vibrant social service and non-profit organizations. There was \$199,000 available for Public Services in Program Year 2018, which represents the full 15% of the annual entitlement amount. The following organizations were awarded CDBG public services funding for Program Year 2018, which began July 1, 2018:

Action for Boston Community Development

Action for Boston Community Development was awarded \$10,000 for the Mobile Homeless Outreach Team, which provides critically needed outreach and support services to homeless individuals in Malden in order to connect them to shelters, mainstream services and, ultimately, permanent housing. In the few years that ABCD has been active in Malden, they have played a considerable role in addressing the housing crisis in our community.

Bread of Life

Bread of Life was awarded \$11,250 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 one million meals per year at a cost of about 40 cents per meal.

Club 24

Club 24 was awarded \$10,000 to continue its programming for individuals struggling with alcoholism and addiction. Club 24 offers Alcoholic Anonymous, Narcotics Anonymous, and other programming for people and families struggling with addiction.

Communitas

Communitas, formerly known as EMARC, was awarded \$8,700 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.

Housing Families

Housing Families was awarded \$15,000 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 helps 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 \$15,000 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's Council on Aging 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.

2018

CDBG PUBLIC SERVICES

Malden Police Crime Prevention

The Malden Police Department was awarded \$6,000 for the lease of two motorcycles to address crime prevention and community patrol needs in low- and moderate-income neighborhoods. These patrols would be in addition to existing regular safety patrols.

Malden Reads

Malden Access Television (MATV) was awarded \$2,500 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- and moderate-income students, and the Association provides college and health counseling as well.

North Shore Hispanic Association

The North Shore Hispanic Association was awarded \$3,000 for immigration education and scholarship programs. Trainings will be provided by immigration attorneys and nonprofit organizations.

Salvation Army

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

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 \$4,500 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.

United Conquerors

United Conquerors was awarded \$5,000 for its Youth Girls Basketball program. United Conquerors provides a full year academic and basketball enrichment program that provides basketball skill training and mentorship for at-risk students in grades 4 through 12.

YMCA Malden

YMCA Malden was awarded \$10,000 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.

YMCA Malden

YWCA Malden was awarded \$10,000 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 Consortium members 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 \$58.1 million in HOME funds. In 2018 the grant was \$2,134,115. MRA staff manages the extensive compliance requirements for reviewing new applications for down payment assistance, affordable resale, and multifamily developments as well as the monitoring of past approvals. 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, 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 2018. In recognition of the MRA’s homeownership work the national lender, Prime Lending, awarded the MRA an unsolicited grant of \$5,000. This grant is being used to reimburse residents of the eight consortium communities for housing counseling classes.

Demand for HOME-funded down payment assistance has decreased because the increased cost of condominiums or single-family homes in NSC communities has put many properties out of reach for low and moderate income households. In 2018 the NSC provided down payment assistance to two first time home buyer households in the form of 0% interest, 5 year deferred, forgivable loans.

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.

Housing Rehabilitation

In 2018, 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 other communities have alternative funding sources for rehabilitation work.

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 2018 NSC saw the undertaking and completion of several rental developments consortium-wide:

- In Malden the NSC has renewed 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. Bread of Life intends to build a new facility on the first floor of the newly constructed building.
- In Melrose the NSC funded the non-profit organization, Centerboard, in the acquisition and rehabilitation of a building redesigned as housing for 15 teen mothers and their children at risk of becoming homeless in a support program funded under a contract with the Department of Children and Families. The development was completed and occupied in 2018.
- The Neighborhood Developers (TND), another non-profit developer and long-time partner of NSC, substantially completed construction of a 34 unit development at 242 Spencer Avenue in Chelsea, but needed to delay occupancy because of delays in gas hookups caused by the National Grid labor dispute.
- Two other large rental developments, 48 units in Arlington and 51 units in Revere, have received preliminary commitments from the NSC and are awaiting State decisions on LIHTC and other funding before the NSC can execute agreements.
- In Everett the NSC made a preliminary commitment of funds for a 77-unit senior housing development on the site of St. Therese Church and began 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 also received expressions of interest for Malden projects from Habitat for Humanity and a group interested in developing a co-housing project called Bay State Commons. ★

NEIGHBORHOOD IMPROVEMENTS

The Malden Redevelopment Authority, committed to revitalizing neighborhoods, was pleased to announce in late August that it had sold a parcel of land on Main Street across from Pine Banks Park to Habitat for Humanity Greater Boston. Habitat will be building new Habitat Homes in partnership with low income families. It will be a two-phase project. Phase One includes the construction of two single family homes at 964-968 Main Street which will get underway in Spring 2019, while Phase Two is expected to follow in 2020 with the construction of six townhouse units at 974-1000 Main Street.

The parcels had been in MRA ownership for the past several years when it acquired them under the former Mayor's Housing Task Force. The parcels, formerly home to a couple of dilapidated commercial structures, were cleared by the Agency to make way for this affordable residential redevelopment effort.

Applicants must meet certain income guidelines and other requirements in order to qualify for consideration. Habitat for Humanity will be conducting informational workshops in early 2019. Habitat for Humanity is a charitable organization that brings people together to build homes, community and hope by building affordable houses, revitalizing neighborhoods and empowering low income families through successful homeownership. Habitat's model is unique in that all selected families are required to contribute 300 hours of "sweat equity" to the project and must attend a series of 10 homeownership classes on topics such as budgeting, lending, financial management and home maintenance.

The MRA has been in the business of revitalizing neighborhoods since 1968 when it established a Home Improvement Loan Program. The program funded with federal Community Development Block Grant (CDBG) funds and in later years with federal monies provided by the Department of Housing and Urban Development's (HUD's) Office of Healthy Homes and Lead Hazard Control has made a positive impact in the neighborhoods by helping to provide decent, safe housing for low-moderate income persons and to encourage neighborhood reinvestment.

Here is a look at the MRA-administered programs that have improved the City's housing stock in Calendar Year 2018:

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 Grant from the U.S. Department of Housing and Urban Development (HUD). HUD increased the amount of the grant in April of 2018. The total amount of the grant is now \$2,479,085 for lead hazard control and \$299,942 for Healthy Homes. Healthy Homes funds may be used to repair housing-related health and safety hazards. The MRA plans to use healthy homes funds primarily to replace lead water service pipes.

Lead hazard control (LHC) work associated with the new grant started in May, 2018. Approximately \$153,000 was used to abate lead paint in 16 dwelling units. The MRA also used \$28,050 in Healthy Homes funds. Lead water service pipes were replaced at six properties. Healthy Homes funds were also used to remediate mold, make electrical repairs and install smoke detectors.

The City of Malden Permits, Inspections, and Planning Department is developing an on-line database that will be incorporated into its on-line permitting system. Upon completion of a LHC project, the lead compliance documents will be uploaded to the on-line permitting system. This will allow the public to view property records and see if lead-safe certification has been achieved for a specific dwelling unit. The system was developed in 2018 and should be implemented in 2019.

2018

NEIGHBORHOOD IMPROVEMENTS

Outreach and Local Community Partnerships

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 regarding lead poisoning prevention. The grant allows the MRA to continue its outreach programs to local contractors and non-profit agencies. The MRA offered a Renovation, Repair, and Painting (RRP) training seminar for local contractors in 2018. All of the participants received certification as US EPA Lead-Safe Renovators.

The MRA conducted an outreach/training event with the Malden Housing Authority. The training provided lead hazard control and healthy homes information to owners that rent apartments to Housing Choice Voucher tenants.

The Lead Paint Abatement Grant also allows the MRA to continue its partnerships with the following agencies:

- Action for Boston Community Development is a local human services organization which serves as the city's anti-poverty agency. It will incorporate materials about the dangers of lead poisoning into their Child Injury Prevention Workshops.
- The Immigrant Learning Center provides English classes to immigrants in the Malden area. It will conduct lead paint workshops for parents of young children and incorporate lead hazard control issues into their English for Speakers of Other Languages curriculum.
- The Malden Board of Health will continue offering blood lead testing to the children of our applicants. It will also provide outreach and make referrals to the MRA's programs.
- The MRA also partnered with the Malden Teen Enrichment Center (MTEC) on a marketing campaign to promote the program. MTEC distributed promotional materials in the form of door hangers to 20 streets in the grant target area.

Housing Rehabilitation Program

The Housing Rehabilitation Program uses federal funds to repair code violations for low to moderate income homeowners. The funds are provided in the form of zero percent interest loans and must be used to correct sanitary and building code violations. The program allows the MRA to assist property owners in updating substandard housing throughout the City.

In 2018, the MRA provided more than \$85,000 in housing rehab assistance to six property owners. The types of repairs included replacement of heating systems, lead water service pipes and sewer

pipes. The MRA also contracted with four additional property owners for rehab assistance. These properties require extensive repairs and are scheduled for completion in 2019. More than \$272,000 in CDBG funds will be used to correct code violations at these properties. Three of these property owners were referred to the MRA by the Mayor's Problem Properties Unit.

Mayor's Problem Properties Unit (PPU)

The Problem Properties Unit ("PPU") was established by Mayor Gary Christenson 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.

Members of the PPU include, 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.

Six properties on the Mayor's PPU list were referred to the MRA in 2018. 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 2018. The three remaining projects are scheduled for completion in 2019. The owner of one of these properties has been a Malden resident for 50 years. The property fell into disrepair and was reported to the PPU. The MRA worked with her to repair the property so she would not be displaced after raising her family in Malden and living in the same home for 50 years.

Another property that was referred from the PPU is a property that still has an on-site septic system. This is only one of three properties in Malden that is not connected to the municipal sewer system. The septic system was unable to pass a Title X inspection. The MRA is working with the owner to connect to the City sewer system. This project is scheduled for completion in 2019. ★

RIVER'S EDGE

The MRA is the Project Manager for the River's Edge Project, a 215-acre public/private development four miles north of Boston, near Wellington Circle in Medford. This mixed-use, transit-oriented waterfront development, offers easy access to Route 93, to Logan Airport, and direct service to downtown Boston on the MBTA's Orange Line from Wellington Station. River's Edge continues to be developed in the spirit of "Smart Growth", guided by the Mystic Valley Development Commission (MVDC) and developed by Preotle Lane & Associates. 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 2018, the MVDC received "Payment in lieu of taxes" (PILOT) payments from 200 River's Edge Drive, a 115,000 square foot LEED gold certified office/lab building; 100 River's Edge Drive, and 150 River's Edge Drive, 222 unit and 282 unit market rate rental apartment complexes; and 359 Commercial Street, a head start learning center. 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 FY2018 are \$11.75 for residential and \$24.74 for commercial.

Occupancy at 200 River's Edge, remained at 100%. Tenants include Management Sciences for Health, Marriott International, Financial Recovery Technologies, Physicians Professional Services, Midea America, and Labthink.

Occupancy of 100 River's Edge, the Residences at River's Edge, has remained over 95%. 150 River's Edge, RE150, another residential building completed in the fourth quarter of 2017, and attained occupancy over 95% during 2018.

In the 18,500 square feet restaurant/retail space, which is part of a condominium that includes RE150 and 1025 spaces of structured parking, construction began on a specialty market and café, Freerange market, during the fourth quarter of 2018; construction was completed and the market was slated to open during the first quarter of 2019. Also during the fourth quarter, agreement was reached with a restaurant, The Porch Southern Fare, on which construction will begin in the first quarter of 2019 to occupy a portion of the condominium by summer of 2019.

Construction of the core and shell of 400 River's Edge Drive, a 115,000 square foot office building, which began in the fourth quarter of 2017, was approximately 95% complete as of year-end 2018. Tenant improvement work will begin in the first quarter of 2019 with final completion and occupancy projected for summer 2019. Agero, a leader in the roadside assistance and claims management field, and affiliates will occupy the building.

This phase of River's Edge is approximately 80% complete with one office/lab building remaining to be constructed. In addition to the 10-acre public accessible riverfront park and structured parking, when complete, the phase will include approximately one million square feet of rentable space.

The MVDC continued work with the US Army Corps of Engineers on the development of the plans and specifications for an estimated \$8 Million Malden River Restoration Project. The MVDC plans to construct emergent wetlands in the old river channel (current ox bow) by filling one-third (approximately 1.5 acres) of the old river channel with imported clean fill and soil.

During 2018, concerns were expressed by the ACOE regarding Operation and Maintenance (O&M) obligations that the three (3) host Cities will have upon project completion. To address this, a modified Project Partnership Agreement (PPA) is being circulated while final design plans are being developed. ★

2018

ECONOMIC DEVELOPMENT & PLANNING FOR THE FUTURE

Malden with its great location, quality schools, outstanding recreational amenities and close-knit neighborhoods continued to attract the attention of private investment in 2018. Here's a look at some of the projects that continue to transform Malden into the future:

184-200 Pleasant Street

Work continued on the Jefferson at Malden Center mixed-use development in 2018. Once home to the former Malden City Hall and the Malden Police Station, this development located across the street from the busy Malden Center MBTA Station, will sit as the new "front door" to the Downtown with a reopened Pleasant Street, formerly a dead end for more than 40 years. The roughly 55,000 square foot development will feature 320 residential apartments and 22,500 square feet of retail. The retail space is expected to offer dining and entertainment options. The developer plans to start the apartment leasing in Spring/Summer 2019. The developer has branded the building "J at Malden Center".

The project also includes a 45,000 square foot condominium shell for a new Malden City Hall. The City selected Flansburgh Architects of Boston in 2018 to design the new city hall space. A contractor will then be selected via a competitive bidding process to build out the space. The Mayor formed a Municipal Building Committee to oversee the project which includes the Malden Redevelopment Authority Executive Director. Opening date is expected by end of Calendar Year 2019.

Residences @ Malden Station

The Masonic Building at 138 Pleasant Street has been restored and converted into a mixed-use transit oriented development now known as Residences @ Malden Station 138. The developers worked closely on a restoration and permitting program with local officials and converted it into 69 market rate apartments and 6,500 square feet of ground floor commercial space. City, state and MRA officials were on hand for the ribbon cutting in November 2018.

The redevelopment included a careful restoration of the original building in neo-classical style architecture with a yellow brick façade marked by arched window bays of Roman form. Many of the new residential units include exposed truss, brick and restored original hardwood floors.

The developers complemented the original building with an addition of 45 units. The development entity is 126-150 Pleasant Street Associates LLC, a venture of a Corcoran Jennison affiliate and The Brennan Group. The apartments are 100 percent leased and the ground floor retail is occupied by Eastern Bank and Aura Beauty Lounge, an upscale spa.

Eastern Bank provided the construction financing. The project has been placed on the National Register of Historic Places. Federal and State Historic Tax Credits, Commonwealth of Massachusetts Housing Development Incentive Program Tax Credits, a City of Malden Tax Exemption Agreement and owner equity completed the financing. The project cost \$25 million.

295 Canal Street

Combined Properties Inc. finished work on a new office building at 295 Canal Street in spring 2018. The five-story building contains 67,000 square feet of which 55,000 square feet is leasable. There will be a small retail space on the ground floor. Currently Combined Properties has its offices in this building.

The project is adjacent to the Malden Bike Path, also known as the Northern Strand Community Trail, and offers pedestrian accessibility to Malden's downtown retail and restaurants. The state-of-the-art office building situated along the Malden River boasts an abundance of natural light and open floor plates which will allow tenants to create unique work space.

Overlook Ridge

Erland Construction has been selected by Roseland Residential - A Mack-Cali Company - to construct three five-story market rate apartment buildings and a five-level precast parking garage at Overlook Ridge on the east side of Malden. Marketed under the name, Cantera, these new multi-family buildings, containing a total of 326 units, will feature studio, one- and two-bedroom apartments. Amenities will range from a yoga and spin studio to a virtual golf simulator and gaming lounge. Construction was due to begin in 2019. The amended Site Plan Review Approval was granted in August 2018 and required the developer to mitigate several traffic concerns in the abutting area.

2018

ECONOMIC DEVELOPMENT & PLANNING FOR THE FUTURE

Forestdale Park Senior Living

Malden's newest assisted living development is open for business. Owned by Volunteers of America, a not-for-profit, Forestdale Park Assisted Living & Compass Memory Support at 341 Forest Street features 3 independent senior apartments, 60 assisted living apartments and 18 apartments in the Compass Memory Support Neighborhood. It is built on the site of the former McFadden Manor, a city-owned nursing home that was vacant for many years. The manager of the facility is Senior Living Residences. Private investment in the redevelopment and preservation of the site totals some \$30 million. The project received historic tax credits for its preservation efforts. A ribbon cutting ceremony took place June 13, 2018.

Faces on Pleasant

A vacant longtime former bank building at 46-52 Pleasant Street will be renovated into a new family-owned brewery and 300-seat restaurant. The new owners received a special permit from the Malden Planning Board for its redevelopment plans in August 2018. The restaurant will have a "brew-pub" atmosphere and serve high-end America food, in-house brewed beer, local craft beers and wines and liquors. Beer products will be sold on premises and also sold in closed containers to carry out. Construction is expected to get under way in early 2019.

Planning for the Future

The Malden Redevelopment Authority participated alongside the City in several planning activities during Calendar Year 2018. These included:

- Participation in the development of an Open Space and Recreation Plan for the City of Malden. The plan was drafted by a 13 member committee that assisted the Metropolitan Area Planning Council (MAPC) in this process. The City needs an open space and recreation plan in order to continue to qualify for certain grant money and programs. The new plan, which covers a seven-year period, serves as a blueprint for ensuring that current and future residents have ample opportunities for recreation and access to open space. MAPC's work included an inventory of conservation and recreation spaces, the development of goals and objectives, and a community visioning process. The Massachusetts Executive Office of Energy and Environmental Affairs approved the plan in 2018.
- Appointment to the Housing Production Plan Advisory Committee. The City executed a contract with the Metropolitan Area Planning Council in 2018 to gain a better understanding of housing need and demand in Malden. As part of the process, MAPC has been asked to complete a General Land Area Minimum (GLAM) analysis, also known as a 1.5 percent calculation. The so-called GLAM Test is one of the safe harbor tests provide for under M.G.L., Chapter 40B and the percentage is calculated by dividing the area of those sites that are eligible to be inventoried on the Subsidized Housing Inventory (SHI) of the Department of Housing and Community Development. A GLAM percentage about 1.5% indicates that the city can invoke Safe Harbor in response to a Comprehensive Permit Application pursuant to M.G. L. Chapter 40B.
- Administration of four grants from the Massachusetts Gaming Commission to plan for the June 2019 opening of Encore Boston Harbor casino in Everett. These include a \$100,000 grant to subsidize a portion of the salary for a senior planner on staff at the MRA and to host community events to provide access to local residents for jobs at the casino and to provide possible business leads to local vendors at the casino; a \$150,000 grant to fund the design for the Exchange Street Improvement Project which will be designed as a "complete street" with access to all users including pedestrians, bicyclists and motorists; a \$100,000 grant to fund a Downtown Malden Parking Facilities Assessment and Pedestrian and Bicycle Safety and Improvements Study and a \$50,000 grant to fund a planning study and framework plan for the Broadway (Route 99) corridor. These projects will help the City of Malden prepare for infrastructure impacts related to the casino and develop strategies to leverage the economic benefits of the casino in order to enhance Malden business corridors and centers.
- Coordination of City efforts to apply for Opportunity Zone designation. The Opportunity Zone program provides a federal tax incentive for taxpayers who reinvest unrealized capital gains into 'Opportunity Funds,' which are specialized investment vehicles dedicated to investing in designated zones. Massachusetts has 138 Opportunity Zones, located in 79 communities in all regions of the state; two of those zones are located in Malden. The Opportunity Zone Program is a federally-established program to provide investment incentives for certain census tracts. This is a tool to encourage economic development. ★

PARKING PROGRAM

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

The parking facilities serve both short-term and monthly parkers who work, shop, dine or live in Malden Center. Built to attract and support economic development in the downtown, the facilities continue to meet that mission. However they do require a significant amount of investment to ensure their continued viability.

In 2014 the MRA began setting aside resources to fund much-needed capital improvements at the facilities. These run the gamut from new lighting fixtures to much-improved revenue control equipment to stay current with today's technologies. More than a half million dollars has been spent over the last couple of years on drainage, concrete repairs, and heating improvements. Additionally, there have also been some unforeseen costs. These included the estimated \$100,000 in damages that occurred when a sprinkler pipe burst in the Jackson Street parking garage during a prolonged period of freezing temperatures in January 2018 causing damage to spaces occupied by the Malden Emergency Center and newly-created City of Malden Parking Department.

But not all improvements carry a hefty price tag. In 2018 the MRA welcomed a proposal to install a mural on the Exchange Street side of the CBD Garage. It was certainly a "wow factor" when the mural was unveiled during ceremonies held on May 23, 2018. The mural was inspired by Caldecott Medal-winning children's book illustrator and author Ed Emberley, a former resident of Malden. Creation of "The Wonderful World of Ed Emberley" mural in Malden was organized by the local independent group, Malden Arts. Naomi Kahn composed the design based on Emberley's 1970 "Drawing Book of Animals", which kicked off his influential series of how-to-draw tomes. Malden High School students painted the mural indoors, following lines projected from Emberley's drawings. The metal panels were then installed onto the back of the garage facing David R. FitzGerald Park on Exchange Street. FitzGerald Park is named after the late former Malden resident Mr. FitzGerald who had worked at the MRA for 23 years retiring as its Executive Director in 1985. The colorful mural has brought renewed attention to this pocket park located in Malden Center.

As year's end approached, the MRA Board voted to award the three-year parking management contract to SP Plus following a comprehensive Request for Proposals process in which four firms vied for the opportunity to provide parking management and revenue collection services to the Agency. SP Plus assumed the management oversight duties on December 15 from the prior operator, Laz Parking. ★

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

MONTHLY PARKING OPTIONS		
FACILITY	MONTHLY RATE	*PART-TIME RATE
Garage		
CBD Garage	\$135	\$50
Jackson Street Garage	\$135	\$50
Dartmouth Gardens	\$105	\$50
Dartmouth Towers	\$105	\$50
Mountain Ave. Upper Deck	\$100	\$38
Surface Lots		
Ferry & Main	\$75	\$38
Dartmouth Lot	\$75	\$38
Ramsdell Road Lot	\$75	\$38
Mountain Ave. Post Office Lot	\$75	\$38

* Employee must work 20 hours or less, and provide a letter from a Malden Employer



STATEMENT OF NET POSITION

June 30, 2018

Assets

Current assets

Cash and cash equivalents	\$ 2,995,304
Mortgage notes receivable	1,865,997
Due from other government	69,000
Other receivables	85
Total current assets	4,930,386

Noncurrent assets

Receivables (net of allowance)

Mortgage notes receivable - lead paint	244,541
Mortgage notes receivable - affordable housing restriction	1,120,000
Due from other government	795,819
Development assets held for sale	1,047,547
Capital assets not depreciated	2,587,217
Capital assets, net of accumulated depreciation	8,217,943
Total noncurrent assets	14,013,067

Total Assets

18,943,453

Deferred outflows of resources

267,588

Liabilities

Current liabilities

Accounts payable and accrued expenses	238,898
Deposits held	294,710
Lines of credit	912,534
Bonds and notes payable	392,845
Compensated absences	5,161
Total current liabilities	1,844,148

Noncurrent liabilities

Bonds and notes payable	3,027,918
Compensated absences	46,450
Net pension liability	1,643,058
Net other postemployment benefits liability	1,969,385
Total noncurrent liabilities	6,686,811

Total Liabilities

8,530,959

Deferred inflows of resources

Net difference - projected and actual earnings on pension investments 591,452

Total Deferred inflows of resources

591,452

Net Position

Net investment in capital assets	9,575,975
Restricted for federal and state grants	1,693,199
Restricted for affordable housing restriction program deferrals	1,120,000
Restricted for amortized loan forgiveness	244,541
Restricted for parking reserve for future replacements	531,666
Unrestricted	(3,076,751)

Total Net Position

\$ 10,088,630

STATEMENT OF REVENUES, EXPENSES, & CHANGES IN NET POSITION

Year Ended June 30, 2018

Operating Revenues

Intergovernmental	\$ 1,226,292
Program revenue	269,676
Parking operations	2,157,870
Total Operating Revenues	3,653,838

Operating Expenses

Grant activities	1,432,917
Parking operations	1,515,619
Depreciation	515,496
Other	945,162
Total Operating Expenses	4,409,194

Operating Income (755,356)

Nonoperating Revenues (Expenses)

Investment income	16,842
Other income	303,712
Loan forgiveness	(351,343)
Debt service - interest	(162,951)
Total Nonoperating Revenues (Expenses)	(193,740)

Change in Net Position (949,096)

Net Position - Beginning of year, as restated 11,913,686

Restatement (875,960)

Net Position - End of year \$ 10,088,630

Sixty Years



MALDEN REDEVELOPMENT AUTHORITY

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