



Medford Community Preservation Committee 2018 Annual Report



January 2019

Introduction

The City of Medford Community Preservation Committee is pleased to present an update on its recent activities and a summary of the needs and priorities that will guide the funding round beginning in 2019.

The Community Preservation Act, M.G.L. c. 44B, (“CPA”) is a Massachusetts law that allows participating cities and towns to create a dedicated fund for important projects that can greatly impact a community’s character and quality of life. Communities raise money locally for the CPA through a small surcharge on property taxes (between 1% and 3%, as selected by the community). In addition to the property tax surcharge, the state provides matching funds between 5% and 100% of the funds raised by the community. The actual percentage of matching grants varies from year to year, depending on the availability of funds in relation to the local contributions of participating communities, and the number of communities participating in the CPA.

Community Preservation Act funds must be used for public community preservation purposes. The CPA requires that communities spend, or set aside for future spending, a minimum of 10% of annual CPA receipts for: open space and recreation, historic preservation, and community housing. The remaining 70% of funds may be allocated to any one or a combination of the three main uses at the discretion of the Community Preservation Committee and subject to the approval of City Council.

Medford adopted the CPA with a 1.5% property tax surcharge at the November 2015 election. The CPA ordinance in Medford exempts the first \$100,000 of residential or commercial property value from the surcharge, and offers an additional exemption for “low income households” and “low and moderate income senior households”, as defined by Section 2 of the Community Preservation Act.¹

Appointed in May, 2017, the nine-member Community Preservation Committee (CPC) has the responsibility to evaluate community needs in the areas for which CPA funding can be used, and to make recommendations to City Council for the use of CPA funds. City Council must approve the appropriation and distribution of all CPA funds. A description of the projects funded by the CPC over two funding rounds in 2018 is provided on the following pages.

The CPC consults with various committees that are knowledgeable about each of the community preservation program areas, and gathers information from the public. The CPC established an application process by which it evaluates proposals submitted by individuals, City boards and commissions, and community groups for use of CPA funds. The CPC developed a Community Preservation Plan and launched applications for the first round of funding in late 2017. After completing the funding

All citizens are welcome to attend the Committee's meetings. The times and locations of these meetings are posted at City Hall and on the City website, www.medfordma.org. Written comments or questions are welcome and may be submitted via email to devans@medford-ma.gov or directed to the Community Preservation Committee, City Hall, 85 George P. Hassett Dr., Medford, MA 02155.

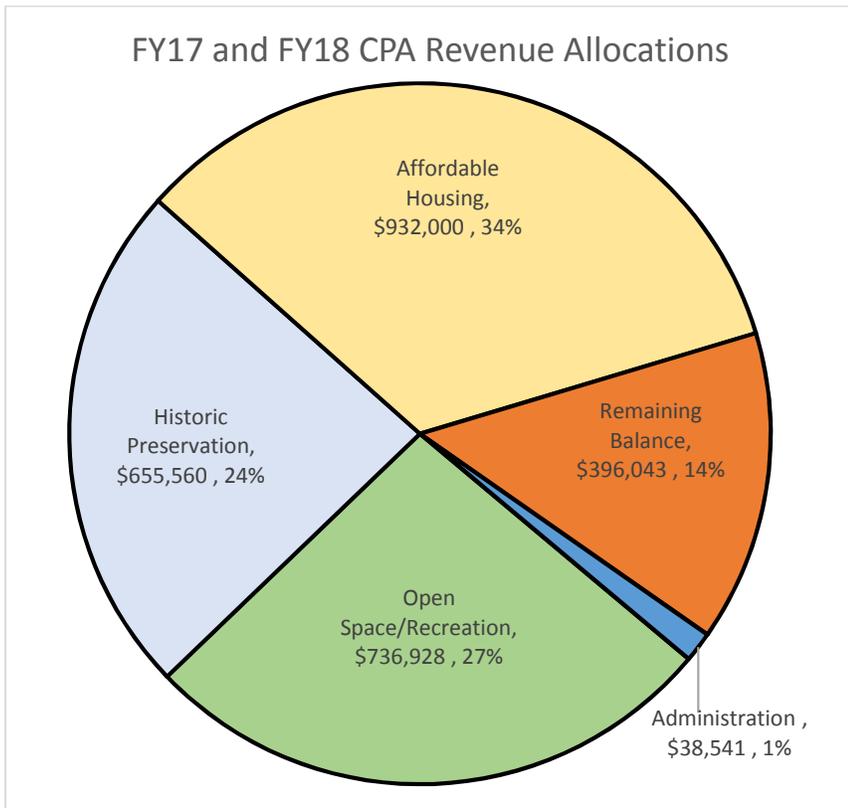
The 2017 Community Preservation Plan, Application, and other information about CPA in Medford are available on the Committee's website, www.preservemedford.org.

¹ Those wishing to apply for an income-based exemption must apply annually through the City Assessor’s office.

decision for 2018, the CPC undertook a review of the application process, the results of which are summarized in this report.

2018 Activity Summary

In 2018, Medford’s Community Preservation Committee (CPC) recommended the allocation of CPA funds to 24 projects drawing from CPA funds from FY2017 and FY2018. In order to make the funds available as quickly as possible, and yet allow some applicants more time to develop their applications, the funds were distributed over two application rounds with decisions rendered in May and October. In addition, two off-cycle applications were recommended for funding in December 2017 and December 2018. The following is a summary of the available funds and funding awards.



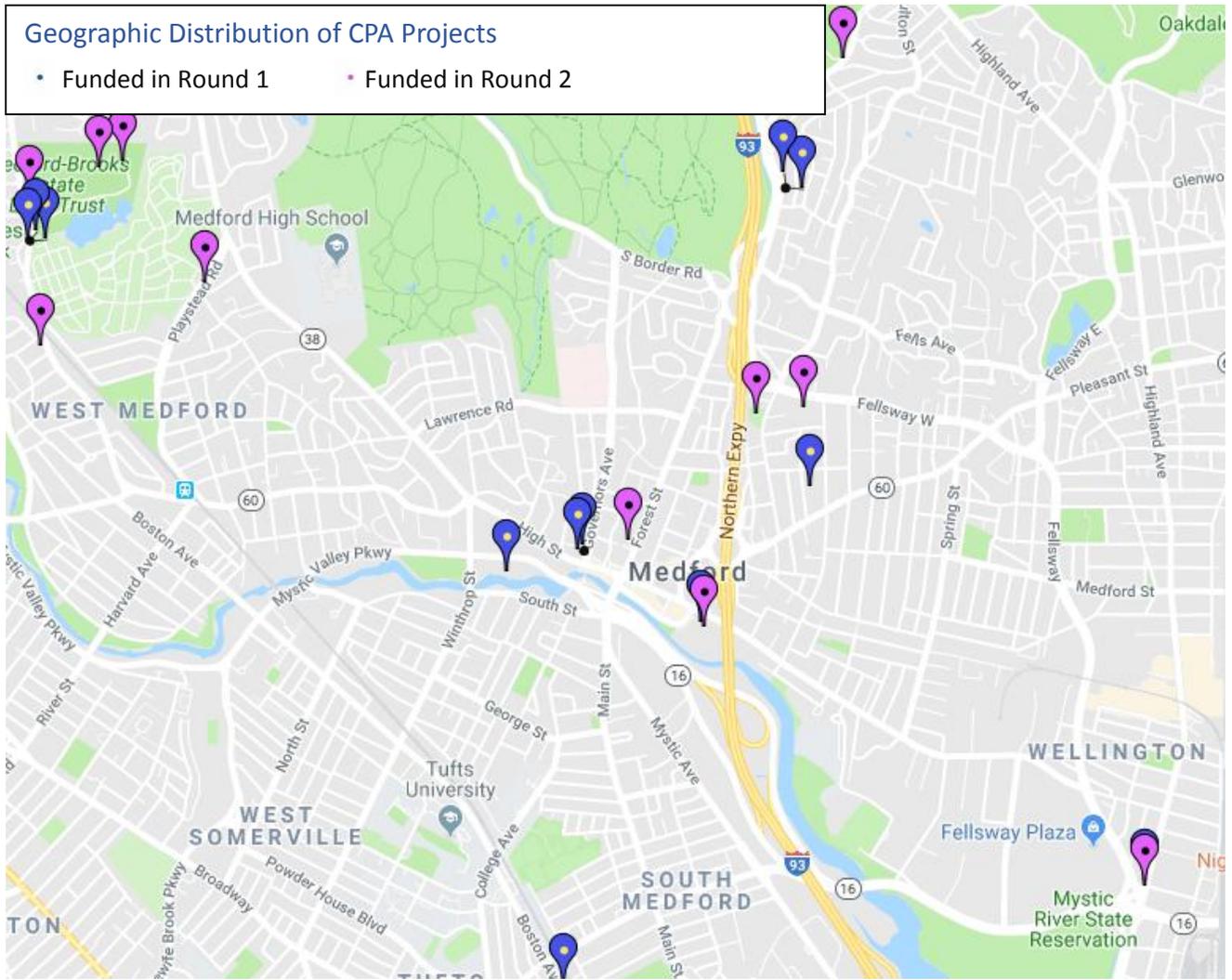
- \$2.4M total funds committed (two years of revenues)
- 24 full applications received, of which all were recommended for funding.
 - 10 Open Space and Recreation projects
 - 6 Historic Preservation projects
 - 4 housing projects
 - 4 combined Historic Preservation + Open Space/Recreation projects.
- 16 projects for which Eligibility Determination Forms were received but either elected not to proceed or were found not to meet the criteria for eligibility.
- All of the projects for which full applications were received were approved by the City Council, with the exception of one Open Space and Recreation Project submitted by the Mystic River Watershed Association.

CPA Revenue/Funding Availability			
FY 2017 (local revenue)	\$1,232,810	(Funds committed in 2018 Rounds 1+2)	\$2,401,540
FY 2017 (state match)	\$214,169		
FY 2018 (local revenue)	\$1,312,063	FY 2018 Funds remaining	\$396,043
FY 2018 (state match)	\$249,828	(FY 2019 Administrative budget)	\$78,741
Projected FY19 local revenue	\$1,325,000	2019 Program area reserves	\$1,496,087
Total Revenue FY17-FY19	\$4,333,870	Total Program Area Funds Available	\$1,892,130

CPA Projects Funded in 2018 (FY 2017 and FY 2018 CPA Revenues)		
Project Name	Program Area	Amount
Round 1		
OCD Phase I Harris Park (<i>off-cycle</i>)	Open Space/Recreation	\$300,000
Mayor's Office Condon Shell Renovation	Open Space/Recreation/Historic Preservation	\$80,265
School Department Roberts School Playground	Open Space/Recreation	\$109,540
Medford-Brooks Estate Land Trust Access Drive Design	Open Space/Recreation/Historic Preservation	\$90,000
Manor East Entryways Restoration	Historic Preservation	\$50,000
Remove Invasive Plants	Open Space/Recreation	\$3,000
Historical Society HVAC Improvements	Historic Preservation	\$82,817
Preserve Textile Collection	Historic Preservation	\$9,110
Medford Community Housing 3 Affordable Units (pre-development tasks)	Housing	\$30,000
3 Affordable Units (early construction tasks)	Housing	\$250,000
Housing Authority LaPrise Village Gas Conversion	Housing	\$452,000
Somerville Community Corporation 29 Affordable Units Adaptation	Housing	\$200,000
Round 1 Total \$1,656,732		
Round 2		
OCD Phase II-Harris Park	Open Space/Recreation	\$ 121,900
Parks Dept/FOWP Wrights Pond	Open Space/Recreation	\$ 5,000
DPW Hickey Park	Open Space/Recreation	\$ 5,000
Medford-Brooks Estate Land Trust Brooks Estate Stone Wall restoration	Historic Preservation	\$ 45,000
Manor 3rd floor trim restoration	Historic Preservation	\$ 63,000
Brooks Estate Trails restoration	Open Space/Recreation	\$ 10,000
Medford Historical Commission Brooks Park + Slave Wall Master Plan	Open Space/Recreation/Historic Preservation	\$ 25,000
Oak Grove Cemetery Landscape restoration	Open Space/Recreation/Historic Preservation	\$ 16,000
Mayor's Office Bocce Courts	Open Space/Recreation	\$ 51,825
Parks Dept/Medford Little League Gillis Park Improvements	Open Space/Recreation	\$ 25,000
Mayor's Office Chevalier Theatre AC Project (<i>off-cycle</i>)	Historic Preservation	\$300,000
Round 2 Total \$667,725		
Funding not approved by City Council		
Mystic River Watershed Association Shared Use Path Design	Open Space/Recreation	\$ 60,771

Geographic Distribution of CPA Projects

- Funded in Round 1
- Funded in Round 2



Review of Community Needs and Priorities

The CPC utilizes the Goals and Priorities identified in the 2017 Community Preservation Plan to evaluate the eligibility and merits of funding proposals received through its application process. The Committee continues to promote the availability of funding and to encourage a diverse audience of applicants to seek funding for projects that benefit Medford residents City-wide. The evaluation criteria and the process itself are periodically modified to reflect changing conditions. While the findings herein augment the 2017 Goals and Priorities which otherwise remain effective, the application process has substantially changed, and a new application packet has been developed for the funding round beginning in 2019.

Coordination and Public Input

Throughout the year, the Community Preservation Committee coordinated with various City staff, elected officials, other boards and committees, and stakeholder organizations to facilitate a successful process of developing funding recommendations and oversee the management of CPA funds. The CPC also advertised information about meetings and prospective funding proposals, and invited public inquiries and comments. After completing the funding rounds, the CPC undertook a review of the community needs and priorities and application process, undertaking the following activities to solicit input:

-) Staff feedback session with City staff and stakeholders on December 5, 2018
-) Public survey available October 27, 2018 through January 1, 2019
-) Public hearing on December 11, 2018

Most of the input from the staff feedback session and the public hearing focused on improving and clarifying the application process. The application, timeline, and instructions for the funding round that will begin in 2019 incorporate changes reflecting the committee's experience and staff coordination.

Residents who responded to the survey offered ideas and suggestions for community needs and the types of projects they would like to see CPA funding be used for. Overall, the survey findings are consistent with the needs and priorities identified in the 2017 CPA plan.

-) Medford's open space resources are highly valued both for recreation and environmental benefits. Residents would like to protect and expand these resources, make them more visible/accessible.
-) Many recreation and athletic facilities are in need of updates; in particular, respondents would like to see more walking/biking paths city-wide, outdoor gathering places, and facilities to serve a broader range of community needs.
-) Support for affordable housing remains mixed. Many respondents recognize an urgent need for affordable housing, while some disagree, or would like to see more information about what kinds of projects would be supported with CPA.
-) Respondents were largely supportive of historic preservation projects, in particular, the Brooks Estate and other City-owned assets.

Open Space and Recreation

The City of Medford is in the process of updating its Open Space and Recreation Plan, to be completed in 2019. It is anticipated that the OSRP will articulate updated goals and objectives with respect to the Open Space and Recreation Program areas.

Affordable Housing

Community Preservation Act funds can be used to acquire, create, or support affordable housing, or to rehabilitate affordable housing units which were created using CPA funds. CPA funds can only be used for the purposes of housing that is affordable to households earning up to 100 percent of Area Median Income (AMI). In order to be included in the Subsidized Housing Inventory (SHI) that is maintained by the Massachusetts Department of Housing and Community Development, housing units must have a long-term deed restriction to ensure that they will be affordable to households earning up to 80 percent of AMI, and must be sold or rented through a lottery following a Fair Housing Marketing Plan. There is not a requirement that CPA funds be used to create SHI units, as long as they are used for a purpose which is eligible under CPA. The following Table shows the low and moderate household incomes by household size, as defined by the U.S. Department of Housing and Urban Development (HUD) for 2019.

Household Income Limits for CPA						
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
100% AMI / Moderate Income: Senior homeowners eligible for CPA exemption; Income limit for CPA-supported housing projects	\$75,500	\$86,250	\$97,050	\$107,800	\$116,450	\$125,050
80% AMI / Low Income: All homeowners eligible for CPA exemption; Income limit for SHI-eligible housing projects	\$60,400	\$69,000	\$77,650	\$86,250	\$93,150	\$100,050

Affordable housing projects tend to be more costly and complex than other types of CPA projects. Due to the nature of affordable housing development, the city may expect to see requests for affordable housing funds less frequently but in higher amounts than other CPA program areas. In order to ensure that CPA funds are available at increments needed to support affordable housing projects, the CPC may opt to transfer additional funds to the Housing Reserve (beyond the required 10 percent) if there are no affordable housing projects within a funding round, depending on availability.

New initiatives to encourage the development of affordable housing are currently under discussion, including a proposed Inclusionary Zoning Ordinance, the Mayor's commitment to increasing affordable housing supply in coordination with the 15-member Metro Mayors Coalition, as well as the newly-formed Medford Housing Coalition, a group of residents and local housing partners which seeks to advocate for actions to address affordable housing needs. Through these initiatives, new resources, opportunities, or strategic planning may emerge over the next year that could change the landscape.

If an Affordable Housing Trust is established, the CPC may recommend (with Council approval) to capitalize the Trust with CPA funds. The benefit of working with an Affordable Housing Trust is that it would be able to use funds as needed without further Council approval to support time-sensitive needs

such as property-acquisition, or longer-term commitments such as affordable housing support services or rent subsidy program. CPA funds used by an Affordable Housing Trust would still be required to meet CPA eligibility guidelines and would need to coordinate with the CPA administrator for monitoring and documentation.

Historic Preservation

Over the first year's application process, proposals to preserve some of Medford's important historic assets unfortunately did not align with CPA eligibility criteria. In advance of applying for CPA funding, there is a need for further strategic planning and more detailed inventory of assets and their condition, to identify restoration or preservation needs that would constitute eligible projects.

Application Process

The most substantial change to the application process is an alteration in the timeline. Whereas two application rounds were offered in the first year, the next round of CPA recommendations is scheduled to be issued by the CPC approximately one year from the opening of the application round.

However, there will continue to be two shorter funding rounds for small grants applications, and the amount of funding available for small grants will be increased to allow for more frequent funding availability for smaller projects.

Finally, in order to facilitate appropriate planning and oversight, projects involving City-owned property will require coordination with the Mayor prior to submitting an Eligibility Determination Form. The Mayor will assign a project liaison who will be responsible for developing a scope, cost estimates, and managing the project, if funded.

Appendix

-) Staff feedback session with City staff and stakeholders on December 5, 2018 (meeting summary)
-) Public hearing on December 11, 2018 (meeting minutes)
-) Public survey available October 27, 2018 through January 1, 2019 (results)
-) 2019 Application Packet
-) 2019 Small Grants Application Packet

City of Medford Community Preservation Act

Staff Feedback Session

Meeting Summary

Date: December 5, 2018
Time: 10:00am
Location: Council Chambers, Medford City Hall, Medford, MA
Members Present: Roberta Cameron, Andre Leroux
CPC Staff Present: Danielle Evans, Community Preservation Coordinator

Others Present: Clodagh Stoker-Long (OCD), Kirsteen Patterson (School Dept), Neil Osborne (Director of Diversity & Inclusion), Penny Funaiolo (Health Dept, Outreach & Prevention), Mark Rumley (City Solicitor), Allie Fiske (Mayor's Office), Shab Khan (Procurement Officer), Syrah McGivern (Health Dept), Mary Ann O'Connor (Health Dept), Aggie Tuden (Tree Warden), Alicia Hunt (Energy & Environment), Dana LeWinter (CHAPA)

Cameron presented the 2018 Year in Review report which gave a background on the Community Preservation Act, outlined how CPA funds were spent/committed in each category over the two funding rounds, provided an overview of the needs and priorities as outlined in the CPA plan, and the time for the upcoming 2019 funding round. It was noted that Open Space/Recreation had the most projects with wide-ranging funding amounts, Housing had the fewest projects but that they were larger in scale, and that although Historic Preservation had multiple projects (including combined historic preservation/open space projects), they were smaller scale so had the smallest funding allocation. In addition, Cameron presented a map showing the distribution of projects funded or recommended for funding in 2018.

Cameron opened the meeting up to the audience which was comprised of City staff from several departments as well as a representative from CHAPA. Discussion included:

-) What kinds of projects would be eligible with CPA funds particularly for housing.
-) The new timeline of moving towards a Spring award schedule by the 2020 funding cycle which was changed in response to comments from the Finance Director (2019 is a transition year in order not to delay distribution of FY19 funds).
-) Requirements for budget submissions and the need to include a contingency to accommodate cost increases between application submission and project implementation.
-) Discussion of staff capacity to oversee projects initiated by members of the public.

City of Medford Community Preservation Committee Annual Public Hearing Minutes

Date: December 11, 2018
Time: 6:30pm
Location: South Medford Fire Station, 0 Medford Street, Medford, MA
Members Present: Roberta Cameron (*Chair*), Doug Carr, Mike Cugno, Joan Cyr, Heidi Davis, Casey Hagerty, Elizabeth Keary Soule, Andre Leroux, Mike Louis
Members Absent:
Staff Present: Danielle Evans, Community Preservation Coordinator

Cameron called the meeting to order at 6:39 pm.

Annual Public Hearing

Motion made by Cugno to open the public hearing. Seconded by Cyr. The motion passed 9-0-0.

Cameron gave a presentation and provided an overview of what the CPC has accomplished over the past year. Cameron explained that the CPC has committed \$2.1 million of CPA funds to 23 projects over the course of two funding rounds. Cameron noted that their aim has been to fund the three program areas (Community Housing, Open Space/Recreation, and Historic Preservation) evenly, however Historic Preservation has received half as much funds as the two other program areas. It was noted that if the off-cycle application for the Chevalier Theatre is funded it would bring that category closer to a third of the program area funds.

Cameron stated that there is over \$500,000 in remaining funds that will be rolled over to the next funding cycle in addition to the \$1.3 million expected in FY19 revenues.

Cameron gave an overview of the current goals and priorities in the current Community Preservation Plan and explained that the CPC is now seeking input from the public regarding updating those goals and priorities as well as how the application process could be improved.

Cameron presented the timeline for the FY19 funding round:

- January 2019: release of application packets
- April 2019: EDFs due
- September 2019: full applications due
- November 2019: applicant presentations
- December 2019: CPC deliberations/recommendations
- January 2020: City Council decisions

Cameron went over needs and priorities outlined in the current Community Preservation Plan which guided how they evaluated and determined which projects to fund.

Cameron noted that they were able to recommend funding for all 23 projects in first year but anticipates that in the future there will be more requests than funds available, so the evaluation criteria will need to be used to determine which ones to fund over others.

Cameron invited questions and comments from the audience.

Susan Jhirad, 26 Farragut Ave, Unitarian Universalist Church, asked for clarification regarding whether church-owned properties would be eligible. She noted that the parsonage is a historic 18th century building.

Cameron responded that it would depend on the specific project and the purpose and nature of the restoration. Cameron explained that the court ruling regarding CPC funding for a church in Acton still left room to fund religious properties. The problem in Acton was that the CPA funds were going into a religious message as the windows being restored depicted religious imagery. Cameron explained that a legal test was laid out for determining if a project is eligible within the constraints of the Massachusetts anti aid amendment.

Cameron stated that they could submit an application at the eligibility determination level (EDF) and the CPC would need to get a legal opinion from the City Solicitor on whether the project could be funded.

Cameron noted that a historic preservation restriction would be required so that the City would be guaranteed a public benefit from the investment.

Carr stated that the buildings are on the National Register which puts them up higher in priority to being saved, but that the applicant would need to make a public benefit argument. Carr referenced that some of the historic churches missing their steeples could be potentially fundable as they were part of the historic landscape.

Cameron stated that to be eligible for an off-cycle application it needs to be deemed a high priority in the plan and driven by an external deadline (opportunity to acquire, matching grant, emergency).

Karen Shack, 47 Fells Ave, asked about the funding option for smaller projects and felt that a year is a long time period to wait.

Cameron stated that they have a small grants process, but that it follows that same timeline. She noted that there is a longer timeline this year because fall decisions were determined to be an awkward fit with the City budget, so the CPC is moving the timeline.

Leroux suggested that Shack (and the public) could provide the feedback that small grants have a rolling deadline.

Motion made by Louis to close the public hearing. Seconded by Cyr. The motion passed 9-0-0.

Community Preservation Committee 2018 Survey Results

The Community Preservation Committee conducted a survey of Medford residents to gather input about goals and priorities for CPA funding. The purpose of the survey was to provide members of the public with an opportunity to communicate with the Community Preservation Committee about their preferences and ideas for how CPA funds might be utilized. A total of 205 responses were received between October 27, 2018, and January 1, 2019. The survey was available online (advertised via the City of Medford website, and shared through the Medford CPC website, newsletter, and social media), and print copies were provided at City Hall, the Library, and the Senior Center. The results of the survey are an expression of public opinion about preferences and ideas for types of projects that might be paid for with CPA funds. They do not necessarily equate to community needs and opportunities, but will be considered by the Committee in its annual update of community needs and priorities.

Highlights of the survey responses:

-) Medford’s open space resources are highly valued both for recreation and environmental benefits. Residents would like to protect and expand these resources, make them more visible/accessible.
-) Many recreation and athletic facilities are in need of updates; in particular, respondents would like to see more walking/biking paths city-wide, outdoor gathering places, and facilities to serve a broader range of community needs.
-) Support for affordable housing remains mixed. Many respondents recognize an urgent need for affordable housing, while some disagree, or would like to see more information about what kinds of projects would be supported with CPA.
-) Respondents were largely supportive of historic preservation projects, in particular, the Brooks Estate and other City-owned assets.

Overall Funding Priorities

Asked to indicate their sense of the importance of each of the CPA program areas, respondents showed the strongest and most consistent support for open space. Historic preservation and recreation were of moderate to high importance for most respondents. Support for affordable housing in on balance positive, but relatively mixed, with the highest proportion of responses indicating “very important” but a significant minority indicating “not important” or “I don’t know.” These results are similar to the findings of the survey that was undertaken during preparation of the first Community Preservation Plan in 2017, except that in the earlier survey the proportion of people opposed to affordable housing was higher, while the proportion of people who expressed uncertainty with respect to affordable housing was similarly high.

	Very Important	Moderately Important	Not Important	I don’t know
Open Space	72%	23%	5%	1%
Recreation	44%	47%	9%	1%
Historic Preservation	33%	49%	17%	1%
Affordable Housing	49%	29%	20%	3%

Open-Ended Responses

Since the survey was intended to generate public comment, the remaining questions were open-ended prompts, inviting respondents to share their own ideas about what they would like to preserve or improve in Medford.

The first question asked “What is your favorite place in Medford? What is important to you about this place? A significant majority of respondents (60 percent) named open space assets such as the Middlesex Fells, Mystic River/Mystic Lakes, and Wrights Pond. About 25 percent of responses mentioned Medford Square or other commercial centers, or specific businesses where they encounter people or goods and services. Many responses also named civic and recreational spaces such as schools, the Senior Center, Library, or playgrounds, because of the social and community offerings they provide. Participants also highlighted cultural venues, including the Chevalier Theater, Condon Shell, and the Farmer’s Market, as being strengths of Medford Square and the open space along the Mystic River.

In response to the question of what kinds of improvements people would like to see, several common themes emerged. While many envision more public open spaces or improvements to existing parks and open spaces, the most common amenities that residents ask for are walking and biking paths and benches or places to congregate in outdoor public spaces. Other commonly-requested recreation improvements include athletic facilities (in particular, lighting and baseball facilities), as well as parks and school playgrounds. A significant number of responses (24) expressed a desire to see more affordable housing, while only one comment stated an opposition to affordable housing. Many mentioned specific historic sites that they would like to see CPA funds be used to preserve, including the Brooks Estate, Historic Society, Peter Tufts House, and Medford City Hall. There were also several requests for improvements that are not directly related to CPA program areas, in particular roads and traffic (especially walkability and accessibility for people with disabilities), recreational programming, trees and beautification of streets and squares, and art or cultural installations highlighting Medford history.

A final question simply invited respondents to submit any further comments, generating an array of sentiments. Many people offered accolades for CPA or City projects not related to CPA (in particular Riverside Plaza in Medford Square), while there were also several comments from people who remain opposed to CPA. Many comments offered additional suggestions for improvements unrelated to CPA, especially related to maintenance, cleanliness, and the condition of streets (in particular near the middle schools).

What is your favorite place in Medford? What is important to you about this place?

-) Medford Senior Center - The friendships you build, meeting new people, many activities to get involved in.
-) Wright's Pond - Beauty Tranquility
-) Raso Grill - a good neighborhood bar. I met my husband there.
-) Fellsmere Park and the Fells. Both are important to me for walking, running, and managing stress!
-) Mystic River -- can experience nature
-) Parks and tufts pool
-) Middlesex Fells because it is a huge piece of wilderness in the middle of suburbia, and very accessible.
-) The plaza with Aldi, The Paperstore, AC Moore, pet store, Job Lot, Panera, etc. I go there often.

-) Mystic River- we are so lucky to have this natural river running through our city and the nice walking and running paths along it could be improved
-) Mystic River and its walking paths
-) Wright's pond. It's beautiful quiet and not overly populated
-) Medford Square - Heartbeat of the city especially now with Chevalier Theatre
-) West Medford square because it has the places I need daily, the businesses are engaging, the people are friendly. Just a great place to be part of.
-) I have several - my home & neighborhood, the Mystic River and lakes, the Medford Highschool Pool. Throughout, the breadth and diversity of users (my Medford neighbors) is important to me and the means to engage and share with them.
-) Hard to choose among Wright's Pond, the Fells, the Mystic River, and the Medford Library.
-) The green space along the Mystic River for walking, teaching bike riding, the farmer's market.
-) Living space
-) Stop & Shop & Food stores: Need stores & businesses to live and be happy
-) The walk by Mystic River - behind schools: Quick access to a natural place - birds, plants & space.
-) Medford Senior Center: Meeting new people. All activities.
-) Senior Center: Meeting people. Parties, Bingo
-) The area around the dog park which is behind Hormel stadium and the school and along the river. It's a nice area for gardening, walking, jogging, etc.
-) The Library. A multifaceted resource that will be even better when rebuilt.
-) Middlesex Fells - open space, easy access
-) My backyard - reasonably quiet and lots of birds and critters running around
-) There really isn't one. Not crazy about any of the squares...west, main, south, hillside etc...
-) The Mystic River, in general. The river itself provides a respite with its natural space in an otherwise fairly congested city. The land alongside much of the river is preserved for recreation/environmental reasons, so those spaces are sacred to me (again, because they are so valuable in a city). The river itself offers so much potential with its possibility to bring recreational canoeists and kayakers to it, while the land beside it does a wonderful job of connecting parts of Medford (and beyond) in a peaceful setting that roads cannot do themselves.
-) Barry Park. It is nice to have a little nature. We bring our dog there, and it is a nice way to meet neighbors. Also love the Tufts Pool, but wish the locker room wasn't so gross.
-) My favorite place is the Fells. Having somewhere close to be in nature is very important to me.
-) Middlesex Fells Reservation- we value green space and parks that give an escape from urban surroundings.
-) West Medford Sq. It's our local business district, we can walk and be connected to the community
-) Mystic Lakes -- open space, connection to the ocean, wildlife, exercise, recreation,
-) My home
-) My childhood home, which I am moving back into in a few weeks. I am excited to have an affordable place to live in a city with good transportation and culture.
-) I love all the bike and walking paths we have
-) Schools
-) Library
-) Chevalier Theatre. It's bringing great shows to Medford!
-) Na
-) Chevalier Theatre - It supports the business community and generates thousands of dollars for the tax payers and the community as a whole.
-) Mystic River bike paths. The access it provides to open space and the safe protected commute to the city!

-) 1. Fells -wild place to walk 2., Pikaichi-great welcome and good food
-) The Middlesex Fells is my favorite place in Medford - it is a treat to have such natural bounty in a suburban area so close to Boston.
-) On the river. South Street
-) Medford Square, the space for retail, entertainment, cultural, residential, and city government.
-) I like the space around Mcdonald park as well as Medford Square near the Mystic River.
-) The library
-) Playstead Park, Size and location for all needs
-) Mystic Lakes and Shannon Beach. I love having a public lake that I can go swimming in. I spend every moment I can there in the summer.
-) In the Fulton Heights area there is the need to open the space where closed Malden Hospital stands. That Medford-Malden area needs to be developed in a neighborhood friendly manner. Much has been discussed and Friends of Fellsmere Pond have done a lot, but Medford needs to weigh in and show leadership not allowing hundreds of apartments to be built on the grounds. This area, kept as open space would be a highly desirable and have a positive impact on the Medford and West Malden community. This would grow to be many people's favorite place
-) Wright's Park: most familiar with it, in the heart of the city but tucked away like a hidden jewel, site of a number of community events that bring people together.
-) Fellsmere Heights Pond area. I enjoy walking around the pond with child and girl scout troop. It is the perfect area because it is not too big and not too small. It has plenty of wildlife to observe, enough trees to make it feel like you are the woods, plenty of grassy area for social gatherings, and enough paths to get plenty of exercise.
-) My favorite outdoor space is the Fells. I love that there is a park with hiking trails. Most "parks" in Medford are small open spaces with a field and a playground.
-) Veterans Memorial Park & the community garden there. I like that it's a place I can walk by the river & have trees, and I like to see neighbors working in the garden.
-) Middlesex Fells Reservation - the limited, yet accessible, open space within a suburban environment.
-) Access to Middlesex Fells. Active hiking in natural surroundings.
-) Medford Square- I love the memories of it being the vibrant commercial center of our city
-) The Fellsway area by Wright's Tower. I go for long hikes, running or just quick walks up to the tower and back to feel refreshed.
-) Medford Sq. - It has a little more restaurants and shops now. It would be even more appealing if the mystic valley area (with car dealerships) gets cleaned up and new shops and open space can be created.
-) Tie: Mystic River Reservation and the Middlesex Fells; both are urban oases.
-) Open green space and trees.
-) The Fells trail head- for recreation. Dugger and Playstead parks for open space within walking distance. The public library for its potential and resources. But I think my favorite place is the Magnificent Muffin shop for its community and sense of hometown belonging and delicious muffins right next to the train station. They treat you like family.
-) Mystic River/Lake...conservation areas, open space...beautiful views, wildlife, sometimes swans, eagle, unusual birdlife.
-) Condon Shell Park. Riverside location and walk
-) 1) Ebisuya, shows off the culturally diverse side of Medford! Such a cute place, for lunch, snacks, and grocery shopping. 2) Royall House - like the open area nearby
-) Mystic Lakes. Quiet & beautiful
-) Wrights Pond. Peace & quiet and beautiful view. I go in summer to sit & read under trees.
-) Medford Sq.

-) The John D. Hand (AKA "Medford Pipe") bridge, the footbridge from Medford Square to Rte 16. I like it because (notwithstanding the highway like "parkway" nearby, it's quiet, calm, and has nice views.
-) The Middlesex Fells. This is a treasure. It's so rare to have this much undeveloped land so close to the city. It needs to be protected, as numerous studies point to the physical health benefits of being active, and the escape from the city affords mental benefits as well.
-) The Mystic River has the potential to be a great urban river with improved recreation and ecology
-) The Fells, because it is complete immersion in nature in the city.
-) Veteran's Memorial Park/Mystic River Reservation: It is a great connection for active transportation (running, biking) and gathering (Medford Farmer's Market). It's also one of the only enjoyable, pedestrian-friendly links to Medford Square from the Hillside neighborhood.
-) The Fells and other wooded areas in Medford are important places for recreation, exercise, and spiritual renewal for me
-) Medford Square. I don't actually like it that much, but it's all I've got in terms of a destination within walking distance of my house. It's important to me as a prospective successful city center.
-) Dugger Park - open space, tennis courts, basketball courts, and playground. It offers a variety of things to do. The park area overall has to be the most utilized in all of Medford, MA.
-) The Fells; non-commercial, free, many recreational opportunities, respite from "city life", beautiful in all seasons
-) The Fells/Wright's pond. It is a great place to go to gather with friends, bring family or relax on your own. We are so fortunate to have such natural beauty in our home town.
-) Use to be Springstep and now is the Chevalier Theater. Important because the theater is bringing much needed revenue and exposure to restaurants.
-) Medford Square but, the new parking meters REALLY are an annoyance for individuals who are residents of the city.
-) MFN, of course! A treasure for all.
-) Medford Senior Center. Activities and health programs.
-) Wrights Pond is a pure family treasure
-) The Fells. I heard Winchester wants to build an ice rink. NO NO NO
-) Anywhere along the Mystic River. I love birding.
-) Wright's Pond. Jewel in Medford and not used enough
-) Medford Square. It's not only where I live, but it's also the gateway to Medford for commuters, hotel guests, and theatergoers, many of whom find themselves in Medford by happenstance, not choice.
-) Middlesex Fells. Being able to go into the woods and see no one during a 45 minute walk is priceless.
-) The Fells. We are extremely fortunate to have access to this nature reservation so close to a densely populated area.
-) Middlesex Fells Reservation. I love having such an expansive space to be outdoors and away from the city, but so close and accessible to the city.
-) Condon shell area. Unique green space within walking distance of my home.
-) The dog park over by the middle schools because I love having a safe place for my dog to run off leash and meet other dogs
-) Middlesex fells. Opportunity to hike and walk dogs.
-) Mystic Lakes area
-) Wright's pond because it is peaceful, clean and my family always enjoys going there to swim.
-) The fells, the green spaces and parks
-) McGlynn Elementary and Middle schools. It's where my kids go to school.
-) Mystic River, especially the park along 16.
-) Mystic River. Iconic Medford beauty that is a wonderful recreational spot as well.
-) Oak Grove cemetery. I love walking or running in it. There are some beautiful old spaces inside.

-) Chevalier theatre ... great shows
-) Mystic Lakes and River area. It is such a nice green space. Also love the community garden plots. We have one on Winthrop Street. Also the Condon Shell
-) Mystic lakes-running path that I use often
-) The historic stone wall along Grove St and the wooded area behind it. It's a great piece of history and it's sorely neglected and losing stones. It a great space for wildlife and bird watching. The city has a contract with GroundMasters to do the landscaping along the wall but they don't remove the debris. They toss it over the wall and it's building up to a big pile of unsightly dead debris and pushing the wall forward to the street. One day it's going to topple. The beautiful stone marker gets covered with growth and neighbors will do the pruning around it so it can be seen.
-) Tufts University
-) Middlesex fells woods (keeping the woods free from developers and making sure the woods on south border road in Medford/Winchester remain open space for the wildlife, to make sure the Winchester does not get the permission to build a 5 acre hockey rink
-) Born in Medford
-) The Fells, it's wilderness close to the city.
-) Not sure
-) The Brooks Estate- It's wild and open.
-) The downtown
-) Mystic River and Mystic Lakes
-) The soccer fields. I spend a great amount of time there with children.
-) Middlesex Fells Reservation. I cherish having a lot of green space and love wandering the trails through the Fells. I go nearly every day, all year long. In fact, the reason that I bought my current house is because it's right next to the Fells
-) The Fells - It's important to have nature in one's life for soooo many reasons.
-) MacDonald Park
-) Wright's Pond. Nature, community.
-) Downtown - most used, support local businesses.
-) The Mystic River. An incredibly important natural resource that Medford should open up better access to.
-) The Middlesex Fells. Wild, unpaved, tons of trails to get lost in, and right in my back yard.
-) My home, with Morrison Park across the street. Seeing people (and dogs!) of all ages use the basketball court, walking path, tennis court, and playground - and using the park myself - makes me feel like part of the city.
-) The Fells. Time outside in nature is extremely calming.
-) The path that runs from South St, along the river, and over the footbridge to Medford Sq. It has the opportunity to become beautiful if improvements are made.
-) Fellsway Reservation - I love hiking and walking my dog there. It promotes community. The Gem of Medford.
-) Bocelli's Ristorante on Main Street. The food is amazing, simply the best pizza around!
-) The Fells. Access to active use open space, scenery, nature.
-) Medford woods - Peaceful
-) Middlesex Fells
-) Walking along the river in West Medford.
-) The play parks. It's a place where kids can be kids.
-) All of Medford
-) Wright's Pond. It is a great place to get away from the crowds and see familiar faces.
-) Our schools. They are welcoming to all.

-) Town recreation program. Activities for my children - Keeping busy and safe.
-) Local playgrounds. They're great places for all families to visit regardless for SES.
-) Medford Square. I love the shops.
-) Really any of the green spaces including the Fells!
-) The Medford Public Library! Gathering place for friends, learning, and entertainment.
-) The Fells. I'm so lucky to have beautiful hiking practically in my backyard. Kids can walk there too which is great.
-) Mystic River Reservation
-) Medford Highschool - my kids go there.
-) Riverbend Park. Jog the trail regularly and take my dog to the dog park regularly.
-) McDonald park. I love the walking paths and exposure to nature with a city view.
-) Historic Medford Square! The performance and play space, the history, the thriving small businesses. It's a great area!
-) Magoun Square - nice place and lots more potential
-) Brooks Estate - beautiful quiet place for walks
-) The Fells. We love being able to feel deep in the woods so close to home.
-) Affordable housing
-) The Fells! Natural beauty is so important.
-) Library. Staff are very helpful. Range of activities for all ages. Love having access to so many resources. Opens late.
-) Haines Square, lots of people and great local businesses.
-) The Mystic River. It's a fun place to play.
-) The Mystic River, and its surroundings.
-) Our outside/natural space--Wright's Pond, the Fells, the Condon Shell/park area, the river. It's important to me that these places are clean, safe, and accessible.
-) The Fells/Wright's Pond (tie) - my two young sons love both of these outdoor, natural spaces.
-) Parks and open spaces. Clean areas to walk, bike or hike.
-) Farmers market and river walk at Tufts Boat house
-) I honestly don't go out in Medford anymore. It's become overcrowded and it's a nightmare trying to drive anywhere.
-) The schools. Our children spend a good deal of time here. It is their "workplace." It is where great minds are built.
-) Brooks Estate. Historic value and could be a great outdoor green space to hike and exercise
-) There are several places: Dugger Park, Condon Shell, Playstead Park, and the Fells. The most important thing for me is that they remain well kept and be safe areas for children.
-) Capen Park. Provides open space and quiet for people of all ages in a residential urban neighborhood.
-) The Fells
-) Mystic River Banks. Wildlife, Peace and Quiet, Nature, Beautiful
-) Wright's Pond! Beautiful, natural, great swimming, I love the turtles!
-) Fells. It's quiet, pretty, not crowded. But for something that's not run by DCR, I like Carr Park for walking, out over by the baseball diamonds. It's a nice, flat space with plenty of parking. The other parks aren't set up the same way.
-) Hormel/Mystic Riverbend Park Open space that is well maintained and available for all kinds of outdoor activities.
-) The Fells. Love going for walks in nature.
-) The Mystic River, because of the trees and vegetation and wildlife and overall beauty.

-) Medford square. It is an iconic aspect of the city and one that differentiates from another city in a different part of the country.
-) Fells. Nature
-) Walking around the Mystic River.
-) Condon Shell Park - beautiful park, one of the few places in the city where the river is actually visible, plus the shell is a great city resource for bringing the community together for events.
-) The trails around the Mystic River. I walk and bike along those paths regularly.
-) The parks/ playgrounds. I have children and we love to explore places in our city to spend our free time outdoors
-) Recently moved to Medford. Don't have a favorite place yet.
-) Wright's Pond. Great quiet and relaxing place to go with kids.
-) Mystic River from Harvard Ave to Boston Ave.
-) Mystic River
-) Middlesex Fells. It is a beautiful place to walk, get exercise, and reconnect with nature.
-) Middlesex Fells: offers a beautiful quiet place to hike with dog and friends.
-) Mystic river- Quiet, natural.
-) Brooks estate. Oak grove cemetery. Mystic River. Love the green and open space and quiet.
-) The Fells--natural beauty and outdoor recreation close to the city.
-) The Mystic River. It is a historical part of Medford and would be a nice attraction for the Square. Right now there is no reason to visit the river in the Square.
-) Mystic River. It's a beautiful bit of nature in the middle of our city. It's hard to get to, and the banks have so much brush and trees that you can hardly see it.
-) Mystic Lakes, Middlesex Fells & other open space areas. Open space corridors are critically important both for wildlife and maintaining calm and quiet in one's life.
-) I love Riverbend park. There is great bike access from and to it, the community garden is lovely, lots of room to roam.
-) The Fells. I love being able to hike and be in nature so close to home.

Are there specific improvements that you would like to see CPA funds be used for?

-) I can't think of a better use of CPA money than for the City to buy and/or maintain the historic Peter Tufts House rather than to sell it to a private person. Please ask the Historical Society to see if they would accept CPA money to maintain the house rather than selling it. This house should be kept as a historical City of Medford property.
-) No more "affordable housing" please.
-) Footbridge across Elm Street for safe entry to Wrights Pond on foot. Traffic light with underground sensor for car entry & exit.
-) Build a baseball diamond at Victory Park on Winthrop Street.
-) I do not want the old hospital to become housing, affordable or otherwise with extensive plans to build roads to mitigate traffic, which is already unbearable on 93. I do not want even more cars streaming across Murray Hill Road to get to the highway. I would favor expansion of subsidized nonprofit nursing care or senior living with non-fossil fuel vans/transport for seniors and staff, but not a housing development. I would also like green spaces that exist maintained.
-) Greater walking access near Mystic River
-) Affordable housing, open space.
-) Improving Wright's Pond. Protecting Middlesex Fells from development. Improving access to Brooks Estate.
-) Unsure
-) Creating opportunities for our vulnerable neighbors in need of affordable housing.

-) Roads, traffic, sidewalk improvements for pedestrians.
-) I think there are plenty of open spaces in Medford I think some funds can be used to maintain them. The next thing I would do is make better use of river access especially since the other side Everett and Somerville will be hopping.
-) Chevalier Theatre - Historic places in Medford.
-) Better lighting at the athletic fields so the children do not have to play in the dark. Free use of athletic fields for Medford youth soccer, lacrosse, Little League and preference for use by Medford's kids.
-) I would like to see CPA funds used as leverage for preserving and producing housing for a diversity of Medford residents, along lines of income, tenure, age/life-cycle, and cultures.
-) Creation of more affordable housing. Perhaps establishing a Housing Trust Fund.
-) Improving the bike/walking path, increasing the plants/flowers along the Mystic, and updating the local playgrounds with environmentally friendly and safe materials (less sand/wood chips, use recycled materials to make a soft place if kids fall, etc.), clean up playgrounds better.
-) Thoughtful preservation of natural resources, historic assets - Fewer paved, cemented areas, more natural areas.
-) Nothing Specific
-) All the above.
-) I would like to see the dog park maintained better!
-) Brooks Estate restoration and public programming
-) Improve Chevalier Theater
-) Affordable housing. LESS TRAFFIC!!!!!!!!!!!!!! IMPROVE CONDITIONS of Streets and roads!!!!
-) 1) Further improvements to beautify Medford's offramp to Main St. (the newly opened one that leads drivers to the bridge to Medford Square). This could be a truly welcoming area that showcases the Square and river with lights over the bridge, public art near and on the bridge (I've seen amazing things done with bright colored umbrellas strung together between lamp posts), wall murals on the brick buildings along the river, a small wooden walkway behind the brick buildings above the river for people to enjoy an ice cream/coffee along, and generally more plants/flowers near the bridge and in flower boxes along the bridge. 2) a substantial effort to market the city for what it offers (again, I stress the river opportunity, but perhaps there's another "theme" the city has to offer, like the "jingle bell town", and then drive that theme home by having jingle bells throughout the downtown for people to access and ring (Littleton, NH does a great job marketing itself as "Gladtown", due to the Pollyanna author's connections to the town, I think everything downtown resonates with that "glad/happy" vibe). The history of Medford with its boatbuilding past is interesting, but I think a marketing of the city as it currently resonates with people is more important. 3) More public art 4) a truly "natural" playground that would be a draw for the whole city and other neighboring towns (a la Cambridge Common or the new one in Somerville - Albion Park?). This could be ideal either near the Condon Shell or Macdonald Park.
-) More trees on streets without them. More trash receptacles in the parks and along the commuter line by Tufts. I often collect garbage when walking my dog. Lots of trash.
-) Increase affordable housing. Also, if there are projects that can result in street traffic calming, that would be nice.
-) Street and sidewalk repair
-) Too new to the community to know yet.
-) Clippership connector path
-) Greenways: accessible pathway along Mystic Lakes and Clippership connector Chevalier Theatre AC.
-) Open space
-) Middle income affordable housing/rental opportunities. I benefitted from this program in Cambridge
-) The Clippership Connector path
-) Improving the High School

-) Improve High School
-) The AC project for Chevalier Theatre
-) An easier way to use some of the funds for all the squares in Medford.
-) Expanding bike trail access and the Clippership Connector path specifically.
-) Corner curb cuts to support people who can't get around on their own without them. (I have been told that one reason the missing curb near the front of my house cannot be fixed (BEEN THIS WAY OVER 30 YEARS) IS because if there is any work done in an area the city must re-do the adjacent curb to make accessibility redacted curb cuts, and Medford can't afford to. Some of us can't stay here without them. Curb cuts would make this community feel welcoming and caring for people who have mobility issues.
-) I am not familiar with the city needs or proposals on the table, so I do not have a specific opinion.
-) Parks, preserves
-) I'd like not to be a city considered a bedroom community for Boston, but would rather we encourage business with tax dollars to support the city's goals.
-) to add something near the Mystic River for kids and families to play and congregate would be nice.
-) More funding to libraries and spaces for kids like parks.
-) Update athletic field lighting, renovation of a large baseball field with scoreboard.
-) Affordable housing
-) Parks, recreational areas and open areas that are owned by the City that are in need of updating. The 2018 selections were beneficial. Taking care of Medford's historical assets like MBELT was a beneficial investment.
-) Increase housing for low-income and elderly residents, especially given the increase in upscale developments that force out residents who can't afford the rising cost of living in the city.
-) More improvements to the Brooks Estate area and minimal development of housing to Fellsmere Pond area. Would love to see a cottage developed for scouts at Brooks Estate.
-) 1. The Malden Hospital site could be a beautiful park. I know only 4 of the acres are in Medford, but the site borders much of the North Medford neighborhood. 2. The park along the Mystic opposite Medford square has so much potential. I'd like to see funds going into improving that space.
-) Increasing the amount of public open space wherever possible.
-) Restoring Chevalier Auditorium. Better lighting in Medford. Trees are needed all over the city.
-) Improving accessibility and general health of the Mystic River, kayaking and more access to small boat launches. Highlighting Medford's rich historical sites, more markers, maybe walking tours. Affordable housing using existing sites and structures. Medford has a lot to offer. Situated close to Boston with natural areas to explore, fun history from the fight for independence to mafia times, while having a neighborhood feel, keep downtown local shops and not big names.
-) Playgrounds with water sprinklers for kids in summer time. Currently Medford is the only city that does not equip any water splash pads in the playground.
-) Air conditioning at Chevalier Theatre.
-) Open space and historic preservation.
-) Community bike paths like those in Somerville and Cambridge. Crosswalk signage and lights through Medford square. Sidewalk maintenance and lower speed limits on residential streets. More small parks and a town green space that is more accessible than the confirm shell which is a nightmare to access.
-) Recreation programs were very limited in the recent past. While somewhat improved, residents need a variety of offerings, if possible.
-) Funding of Phase II of Harris Park – construction. Planting and vista pruning at Clippership Park.
-) Yes, please plant trees on Mystic Ave. Clean up needs to happen all up & down the street.
-) All of the above.
-) Affordable housing for longtime Medford residents.
-) Improve that bridge! It's disappointing how poorly designed & maintained this historic structure is. Clearly at some point the current top structure was designed and built to make the bridge ADA compliant. It looks like

someone went to great lengths to make it meet the bare minimum requirements of the standard while making it horrible for people in wheel chairs, with walkers, strollers, etc. What's with the two 90 degree turns on the south end? Couldn't the bridge and surrounding landscape meet standards without these difficult "features"? And why on earth didn't they make the curved, handicap accessible design cover the whole width of the bridge? Instead it's two separate bridges, each too narrow to let people bypass each other without sucking in one's gut, turning sideways, and apologizing profusely. So I guess I'd like to see CPA funds go toward rebuilding that bridge to be something functional, accessible and respectable.

-) The Brooks Estate seems like it has great potential. It would be great to improve it so it could host events.
-) Improved river access points, public piers, protected bike lanes, bike paths, restoration of historic open spaces, invasive vegetation management
-) Multipurpose, safe, and appealing public spaces. Would be pretty exciting to have the river feel more a part of the community.
-) Improving greenways and open space projects that support resiliency.
-) Improving tree canopy and plantings in parks and streets, preventing erosion in parks, establishing raingardens, re-engineering our green environments to enhance rain infiltration and reduce runoff
-) I would like to see access to waterfront open space be improved. Bike paths connecting different parts of the city. I would like to see pedestrians prioritized. Improvements made to city infrastructure such as sidewalks, pedestrian underpasses, safety and accessibility.
-) A water park located in the middle of Medford.
-) No
-) Upgrading our local parks - drinking fountains, spray pads, toilets, repair the broken elements.
-) Keeping the parks and streets cleaned better than they are....
-) More trees and green spaces.
-) Continued beautification and safe space creation in Medford Square.
-) Pave street potholes.
-) If they can be used to fix sidewalks & roads, that is urgently needed.
-) Maybe the River walk area around downtown.
-) Build affordable housing.
-) Baseball fields and parks!
-) I would like to see more attention paid to the interpretation of Medford's important role in the slave trade. In many ways, Medford's history is a microcosm of US history, and reconciling with that history is one way of making sure all of a community's residents feel included and understand the power dynamics that exist today.
-) Protection of open spaces. Affordable housing.
-) Beautifying/developing areas in Medford center and along the riverfront to help bring together the community.
-) Affordable housing is a huge crisis in many cities, Medford included. Although I very much value nature, open space, rec, historical preservation, etc., this seems like it should be a priority to maintain a diverse and equitable community.
-) A barrier between Condon shell green space and RT16. Peace of mind when the kiddos are running around at the next CACHE festival. More benches would be nice as would brush removal near the water
-) Continued walking areas.
-) I'd like to see the funds help build an integrated diverse space where the community comes together
-) Bike paths that are protected from automobile traffic.
-) Path along the Mystic for walking/biking. Also landscaping along major routes.
-) Improvements to bike and pedestrian paths, Brooks Estates, and Chevalier Theater
-) More benches at parks like Playstead and Mystic River/Lakes. Any beautification of West Medford Square.

-) Improvements to West Medford-open space and benches added.
-) Brooks Estate, public green spaces
-) Better traffic enforcement, actually any traffic enforcement. I see cruisers driving around doing nothing. How about putting one at Winthrop and Rte 16 to ticket driver s that turn left from the right lane.
-) Preserving the woods for wildlife and to keep developers from taking away what little space is left for them. to make sure less condos are made in this city.
-) The playgrounds all need to be updated.
-) Chevalier
-) Low income housing is a critical need for our community.
-) City Hall seems like it is crumbling. I would really like to see this building renovated/preserved.
-) To preserve the carriage house.
-) Helping new businesses.
-) Adding lights and improving drainage at Victory park.
-) I would like more bike paths - specifically, I'd like a bike path from the Fells or Medford Square that connects to the bike paths along the Malden or Mystic Rivers.
-) The Medford Historical Commission does phenomenal work and can use money to help preserve our historic housing stock before it is entirely gone.
-) More affordable housing everywhere in the city.
-) No
-) Recreational trails along the Mystic River, both sides, and for its entire course through Medford. A specific first step is the Clippership Connector.
-) Protecting historic properties and neighborhoods, partnering with DCR to increase wild space (trees, etc.). Haines Sq. is so bereft of green things!
-) Lower property taxes and water bills.
-) Recreational areas at schools (if not funded from other sources).
-) The area around the footbridge. It'd be gorgeous with some improvements on both sides leading to it on each side of Mystic Valley Parkway.
-) A camera on dog parks so people could log in and see if there are dogs there would be great. Save a lot of us from diving around looking for parks with other dogs for our dogs to socialize with. Also add a safety feature as well. Sheepfold dog area could use some picnic tables and a source of water for pets and people. Maybe a gazebo for people to stand in when its bad weather outside.
-) More affordable housing, but not "project-y" if that makes sense. I'm thinking of providing affordable housing for grad students and young professionals, decent hard-working people who cannot afford steep rents (\$1200+) early in their careers.
-) Public amenities and maintenance along the Mystic River greenway and near the lakes. Improvements to West Medford public realm (e.g. sidewalk repairs, tree planting, lighting, etc.)
-) Give back to taxpayers
-) Removal of geese
-) Upgrade parks.... Ensure tennis courts are maintained and upgraded, restroom facilities even if its portable.
-) Seniors
-) Clean up the streets and under bridges
-) Redevelopment of Mystic Avenue, Route 38 for access to MacDonald park. Make it safe and accessible for pedestrians and bicyclists.
-) Hard to say - the list of improvements needed is so very long...
-) Increase activities and outdoor activities
-) Restructuring and improvements of school playgrounds initially. Once those are complete, the money should be used for parks.

-) Lights for Playstead park to enable soccer etc. at night. Also the 3 other Medford elementary playgrounds badly in need of new surfaces.
-) Bathrooms at parks to improve accessibility. Bike/pedestrian paths to connect schools and parks.
-) AFFORDABLE HOUSING. I don't want Medford to become a town of only rich people.
-) Better lighting along Mystic River
-) School playgrounds. Hormel stadium.
-) Bicycle infrastructure.
-) Keeping areas around public parks and the river clean.
-) Improving parks, planting trees in areas that are appropriate. Planting pollinator flowers for bees and butterflies.
-) Continuing to improve Medford's parks and open space. Grass playing fields, basketball courts, tennis courts, etc.
-) Maintaining the paths along the Mystic River, which are eroding badly, exposing the tree roots.
-) First, I would like to see the funds used more affordable housing. Most of the new development is used for luxury and expensive housing. Second, I would like to see funds go into the Brooks Estate; it's what I consider the most important historic "jewel" in the city. It could even be a 'destination' for everyone, even out-of-towners to enjoy. It could even be a source of revenue.
-) My daughter attends the Columbus School, and the playground is a disgrace, as is the integration with Columbus Park.
-) Trees and lighting. More activities in the square
-) More attractive and community-driven open spaces, especially with nearby restaurants
-) Better boat access for the Mystic
-) The river has a lot to offer, but we don't take advantage of this. My daughter does MHS crew and the walkway and dock area are a mess, just an accident waiting to happen. If a correct walkway was built anyone could enjoy this area.
-) The Columbus School playground is in desperate need of repairs--the slide has been broken all year (and is currently boarded off), and other parts of the playground have been broken for more than a year. Additionally, the playground surface is coming up--it's just not safe. The whole playground needs to be addressed--the kids have so little time outside--they should have a safe, fun playground. I am not sure of the state of the other school playgrounds, but I would see this as a top priority.
-) Updates/refurbishing of Wright's Pond facilities - but I'm certain there are other possible projects that I'm not as aware of as I should be!
-) Affordable housing and making City Walkable with cultural points of interest that appeal to diverse ethnic and cultural populations in Medford.
-) Public sculptures and art.
-) More open quiet spaces and affordable housing but NOT more apartment buildings. We are so overcrowded here.
-) The school yards at each school. They all need work and they serve a great deal of our children.
-) What's being done in Brooks Estate?? It's wasted space
-) Wherever the community determines they are needed the most.
-) Cleaning up the West Medford commuter rail stop.
-) Improving access to the river banks
-) Create city owned affordable housing.
-) Adequate lighting on both sides of street - Mystic Valley Parkway. Resident parking permits for ALL Medford residents
-) AFFORDABLE HOUSING. Cemetery stairs leading up to WWI Memorial. MHS- make the building and outdoor space more comfortable and inviting for all.
-) I really like the small parks, like the one at Riverside, that have been implemented recently.

-) Habitat restoration and maintenance along the river esp. near the schools. Lack of regular maintenance-controlling, cutting invasives- is the major threat because if it is not done regularly they take over. Once every year or two is a bandaid and will not eradicate the invasives.
-) Many smaller recreation areas are in disrepair (e.g. benches need to be painted, and concrete needs to be repaired).
-) More parking around the Fells.
-) Expansion of definition of recreation to include indoor activities, and activities that aren't athletics.
-) Better lights along the paths for year-round enjoyment.
-) I would like to see more affordable housing for Medford families to be able to stay in this amazing city. Many of us who were born and raised, as our parent before us did, in Medford have to move to alternate cities because rent is too high here.
-) More bike/running/walking trails.
-) Slave wall;
-) Additional parking at Fells to increase access.
-) Improvements to the high school campus. Anything that contributes to a Medford Square as an easy and attractive destination. Also reviving Brooks Estate buildings.
-) Rebuild the carriage house at Brooks Estate.
-) Use them for affordable housing to the greatest extent possible. Affordable housing is so expensive and we need every dollar we can get.
-) A combination concession stand, bathrooms, and MHS boat house at Hormel Stadium. The locker rooms should also be refurbished.
-) Mixed use path that connects Medford under 93 and makes it easier to get through Medford Square on bike.
-) Brooks Estate & Mystic Lakes maintenance.
-) Anything that brings people together into public space.

Other Comments?

-) Please get rid of this surcharge - we don't need it if you have to figure out where to spend \$.
-) Medford needs more farm land and lower taxes.
-) I would like to see the Hatch Shell area improved and made more accessible, maybe with more walkover bridges.
-) The Fells needs to be protected from development. In addition some mountain bikers are destructive and overuse some trails.
-) I do not support ANY use of public CPA FUNDS for privately owned property.
-) Helping the city with maintenance is my biggest wish. I can see already schools are not being maintained. Parks need maintenance too. Carr Park is near me and it's totally run down since my children were small.
-) But please fix contamination that blocks access to this. Also no more dog parks.
-) I would love to see Mystic Ave. cleaned up. As the "Gateway" to Medford it would be nice to have nice restaurants there instead of so many auto dealerships and repair shops! Also, Medford Square could use some sprucing up...look at Melrose Center for example!
-) Please keep after graffiti: It's damaging public spaces and makes it hard to have pride in Medford.
-) Streets in many areas are a mess. Worst location is Freedom Way to Rte 16. The roadway that connects the two schools, McGlynn and Andrews and continues out past Hormel and the rink is a disgrace. There are huge potholes everyway and it floods every time it rains. I have lived in Medford for most of my life (over 50 years). The city has never been great on upkeep and maintenance of roads and public buildings. The only reason I choose to love here is because of its geographic location to Boston and 93. Housing costs are ridiculous!
-) This is a great resource for the city. Thanks for the work of everyone involved!
-) Please replant trees along Boston Ave. I understand they needed to be removed for the green line, but I hope there is a long-term plan to replant.

-) Thanks for working on this!
-) Is there a website Medford residents can visit to learn about all projects that had CPA funding?
-) open space
-) Improving Medford Square we have only restaurant banks and real estate offices. We need stores to buy clothing shoes etc.
-) Focus on school performance.
-) Thanks for asking.
-) I think this community survey is a great idea - I aim to be more prepared next year!
-) I love what was done in Medford Square to the old bus stop building and beautification project. It really makes the area much more welcoming,
-) Please invest in kids, parks, and libraries.
-) This survey of selected categories should be published on line - on the Medford.org website, not a paper survey that people have to pick up in select locations as was posted in the Transcript. Thank you to Friends of Fellsmere Pond for publishing the survey on the Web.
-) More programs for scouts at the Brooks and Fellsmere Pond for scouts.
-) Protect, and when possible increase, the limited open space.
-) More invites to become locally involved please.
-) 1: Improve school system (better education) to keep residents stay; 2: pave the roads!! Please!
-) Improve off-street pedestrian and bicycle trail network.
-) The Medford commuter rail station needs updating, and more benches and overhang area for shelter during inclement weather. Also the best times train inbound (8:15) and outbound (5:35) is an express train that does not stop in west Medford. Make the express train the early train or late train, not the one train that's the most convenient!
-) Do not sell, lease, or otherwise donate State Fells Reservation land to build a Winchester Skating Rink.
-) I'm a big supporter of CPA. I volunteered to help it get passed.
-) Thanks for offering the chance to comment!
-) Thanks for asking!
-) CPA funds should be awarded to partners with a strong track record of developing and delivering innovative projects.
-) We are entering a time when our climate will challenge us, and we need to build more resiliency into our infrastructure. We also need to do our part to sequester carbon in soils, and the living infrastructure. These changes, done right, can also offer recreational environmental and spiritual benefits.
-) Medford needs to continue investing in spaces for the community to connect and come together and make it an appealing place to come spend the day for those who don't live here
-) After performances at Chevalier they need to have a clean up crew who goes around to the streets behind the theater and cleans up the trash that people leave behind... makes the city look dirty.
-) The upgrade of Riverside Ave park in Medford Square is exactly the direction this town should be taking. More spaces like that throughout the city would be great.
-) The parks in Medford are not maintained. It's embarrassing especially considering how nice other towns are.
-) Affordable housing and community inclusion are very important to me. One of the best things about the new Riverside Ave. Plaza is that it's enjoyed by and has activities programmed for ALL the users of the Square - from elderly folks whose families have lived here for generations to millennials who moved here recently to young families just passing through to pick up donuts or Tenoch. I think the same intentionally inclusive effort that went into programming activities at the Plaza should inform all public improvements, events, and programs in the city.
-) Affordable housing is key.
-) My family just moved to Medford from Florida and we love it. Keep up the good work!
-) Keep up the good work.

-) Affordable Housing upgrades
-) To see that the proposed development on Mystic avenue has affordable house and open/green space.
-) Improving access to, and preserving, the Fells is also important.
-) I don't know if it's in the CPA charter, but I'd love to see more attention paid to making streets more pedestrian/bike friendly, connecting green spaces via protected paths/trails, etc.
-) Please make it a priority to pave the roads, especially main arteries. My boyfriend and I have lived on Harvard Street for over two years and do not like the degree to which our street is riddled with potholes. This is also bad for car tires and rims, which are expensive to fix and maintain as it is.
-) You really need advice on how to spend taxpayers money. Give it back
-) I love that we are making improvements downtown. Would love to see it continue to bring cultural exposure to Medford. Love the Chevalier.
-) Spend wisely.
-) Affordable housing (110% of income) at Mystic Village development.
-) Thank you for continuing to do this work! I might suggest that projects previously proposed but not approved ONLY for limited funds be show here to give us an idea of what we might be looking at in the future.
-) Thank you.
-) I love our parks and quaint old houses, but would happily give them all up if it meant one struggling family could finally afford rent. This is a moral issue, please, please, PLEASE treat it as such.
-) Need new bathrooms and locker rooms Hormel Stadium.
-) I feel there are enough open spaces in the city. The history of Medford is rich and should be promoted. Also, there is an urgent need for affordable housing. Medford should not be the go to place for developers to become wealthy. I question the motive for all this development; it's not in the best interest for the citizens. I will consider this when the next election in 2019 takes place.
-) Would love to see the continued revitalization of Medford Sq.!
-) Affordable housing is key as well, but the ZBA and Community Development Board need to be demanding more of it. CPA funds will never be enough to build the affordable housing stock we need.
-) Thank you for the opportunity to give input!
-) Improve Medford's walkability score.
-) Love the new public space on Riverside Ave and the music series!! Thank you! Would like to see a sculpture added to that space and more spaces like it.
-) I would LOVE to see the area in front of Dempsey's become a destination. Tables, benches, tall wooden planters that could support a mural space that local artists could paint on. It could be a boon to the area.
-) Many thanks for keeping Medford a nice place for families with small children to live in.
-) The city ought to have a line item in its annual budget for funding improvements to the Brooks Estate so that it can eventually become self-supporting and maybe even produce a little extra revenue for the city.
-) I believe the roads by the Andrews and the McGlynn should be repaved. I think the basketball court at the Andrews as well as the playground at the McGlynn need to be redone.
-) Hormel Stadium is a great stadium except for the ancient bathrooms, ancient locker rooms, and the lack of a concession stand.
-) Maintaining connections between open spaces is extremely important for wildlife. The proximity of the Fells, Brooks Estate and the Mystic Lakes provides an essential wildlife corridor.
-) PLEASE have someone from DPW or wherever, go and inspect the roads leading into the two middle schools and the driveway areas. The McGlynn School roadway and drop off lanes are especially a mess. The curbs and sidewalks are bad, too. Only a matter of time before there is an accident. Hope it's not my kid that gets hurt.



CITY OF MEDFORD, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
APPLICATION PACKET
2019

This packet contains all of the information an applicant needs to apply for the City of Medford’s Community Preservation Act (CPA) funding, including:

1. An explanation of the application and review process
2. Scoring Criteria
3. Project Eligibility Determination Instructions
4. Project Eligibility Determination Form
3. Instructions for submitting a full application for FY19 funding
4. Application Cover Sheet

2019 Timeline		
	Step	Approx. Timeline/Deadline
1	Informational Meeting for 2019 CPA funding round	February 2019
2a	Applicants submit eligibility determination forms	April 26, 2019
2b	CPC responds to eligibility determination forms	May 24, 2019
3	Applicants submit funding applications	September 20, 2019
4a	Applicants present projects at community meeting	November, 2019
4b	CPC deliberates and votes on recommendations	December, 2019
5	CPC recommendations submitted for City Council approval	January, 2020
6a	CPC issues award letters	January, 2020
6b	Grant agreements executed	February, 2020
7	Review Community Needs and Application Process	February-April, 2020

CITY OF MEDFORD, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
APPLICATION & REVIEW PROCESS

Step 1: Pre-Application Informational Meeting

A public meeting will be held to explain the application process, eligibility requirements, and the goals/priorities and evaluation criteria that the Community Preservation Act Committee (CPC) will use in determining whether to recommend projects for funding.

Off-Cycle Applications

Under extraordinary circumstances, the CPC may vote to accept applications that require consideration outside of the normal funding cycle. To be considered as an off-cycle application, projects must be considered “high priority” and must be driven by an external deadline such as real estate transaction or matching grant opportunity. Applicants who believe their circumstances call for such unusual action may contact the Community Preservation Coordinator to discuss the possible submission of an off-cycle application.

Small Grants Applications

Applicants seeking grants of up to \$5,000 for projects with a total cost of up to \$10,000 should use the Small Grants Combined Eligibility and Application form. A total of \$50,000 will be made available for Small Grants in 2019 and applications will be accepted on a rolling basis.

Attendance at the pre-application informational meeting is not a requirement for those who wish to apply for CPA funds. Regardless of attendance at the meeting, all applicants are encouraged to be in contact with the Community Preservation Coordinator early in the process, prior to submitting Project Eligibility forms.

Step 2: Determine Project Eligibility

The CPC requires all applicants to submit a Project Eligibility Determination Form (EDF) as the first step in the application process. The Project Eligibility Determination Form is due no later than 12pm on Friday, April 26, 2019. (Note: for projects involving City-owned property, communication with the Mayor’s Office is required, and strongly recommended by Friday, March 29, 2019. Prior to submission of an EDF, signature approval of the Mayor and cognizant City liaison as determined by the Mayor is required on the EDF.) The CPC will review Project Eligibility Determination Forms and will inform applicants as to whether their proposed project is eligible for CPA funding based on the information provided in the EDF.

Step 3: Submit Funding Application

Applicants whose projects are deemed eligible for CPA funding will be invited to submit a full application. The completed funding application is due no later than 12pm on Friday, September 20, 2019. Applicants must submit an electronic copy of the application and 11 paper copies to:

Danielle Evans, Community Preservation Coordinator
Medford City Hall – Room 108
85 George P. Hassett Drive
Medford, MA 02155
devans@medford-ma.gov

Step 4: CPC Evaluation of Applications & Public Comment

1. **Application review.** The CPC will review project applications and evaluate them against the priorities established through public input gathered in the process of preparing its Community Preservation Plan and annual update. The CPC may request additional information from the applicant during this process and may request that the applicant attend a CPC meeting in addition to the public comment session to respond to questions in person.
2. **Public comment session.** The CPC will also hold at least one session to gather public feedback on proposed projects. Applicants will be informed of the details of the hearing at least one month in advance and will be required to give a brief presentation to the public on their proposed project and to respond to questions from the CPC.
3. **Deliberation.** After reviewing the applications and receiving input via the public comment session, technical assistance, or other written comments, the CPC will deliberate in an open meeting to determine whether to recommend each project for funding. The CPC may recommend:
 - A. A project as proposed by the applicant
 - B. A modified version of the project
 - C. Partial funding or funding for only a portion or phase of the proposed project

The Committee may recommend to commit funding on condition that projects receive necessary permits and approvals and funds anticipated from other sources. The CPC also reserves the right to attach conditions to its recommendations, such as conservation or preservation restrictions or public access agreements, and to include any specifications the CPC deems appropriate to ensure CPA compliance and project performance. All land acquired with CPA funds must be perpetually preserved for the purpose for which it was acquired.

4. **Grantee Review of Recommended Funding and Conditions.** The Community Preservation Coordinator will share the funding recommendation of the CPC with the applicant before it submits funding recommendations to the Mayor and the City Council to ensure that the conditions are acceptable to the applicant. Any substantial changes requested to the funding recommendation will need to be approved by the CPC.

Step 5: Mayoral Submission and City Council Vote

The Mayor will submit the CPC's recommendations to the City Council. Projects must receive approval from the City Council to receive funding from Medford's Community Preservation Act Fund. The Council has the authority to approve a CPC-recommended project, approve the project at a reduced funding level, or reject the project. Should the Council vote to reduce funding for or reject a recommended project, the CPC will have an opportunity to respond and/or to adjust the scope or terms of the project prior to a final decision by the Council, as established in the Medford Community Preservation Committee Ordinance.

Step 6: Grant Agreement, Disbursement and Monitoring of Funds

The Community Preservation Coordinator will notify grantees of their award and will oversee implementation of the conditions and requirements for the disbursement of funds.

Non-City Organizations

The CPC, acting through the City, will execute a grant agreement with each non-City entity that is awarded CPA funds ("Grantee"). The grant agreement will govern the use and disbursement of the funds. It will be tailored to each project but will include the Standard CPA Grant Agreement General Conditions. The applicant will need to submit an up-to-date Certificate of Good Standing, 501(c)(3) certification, and proof of insurance as applicable as attachments to the grant agreement. The City's Community Preservation Coordinator will monitor project progress and compliance and will coordinate disbursement of CPA Funds. The City can establish disbursement guidelines and a phased disbursement system with the Grantee to forward fund project phases with the exception of the final 10% of the project funds, which will be released upon completion of the project.

City Departments

The CPC will execute a Memorandum of Agreement (MOA) with each City department that is awarded CPA funds. The MOA will govern Departments' use of the funds.

Step 7: Annual Review

After the completion of each funding round, the CPC will review the community needs, goals, and priorities, to update the Community Preservation Plan as needed. The Committee will also review the application process, application materials, and the evaluation criteria to determine if the process can be improved. The CPC will invite input from other boards and committees and City staff, and may hold a public meeting as part of the review.

**CITY OF MEDFORD, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**

Project Requirements & Selection/Scoring Criteria

All proposed projects must be eligible for CPA funding according to the requirements set forth in the law before further consideration can be given.

Requirements for all projects:

1. Consistency with the Community Preservation Plan, Open Space and Recreation Plan, and other planning documents related to community preservation that have undergone a public planning process;
2. For projects on City property, an appropriate City department, board, or committee must be the applicant or a co-applicant, and a staff liaison must be designated by the Mayor prior to submission of the EDF.
3. Open space or historic resources must be permanently protected, such as with a conservation restriction or historic preservation restriction.
4. Public access must be maintained (if applicable to project);
5. For projects related to housing development or rehabilitation, CPA funds can only be used to support the creation of units that are affordable to income-eligible households.

Comparative Evaluation Criteria

- Projects will be recommended for funding following an evaluation of the merits of both the proposal and its proposed costs. When there are multiple project proposals submitted in the same funding cycle, projects will be compared with one another in order to determine which projects, if any, would earn CPC recommendation. All recommendations and actual awards are subject to the availability of CPA funds and approval by the City Council.
- Proposals that address more than one CPA eligible purpose; leverage additional funding, involve collaboration of more than one agency, organizations, board or committee; or otherwise show a comprehensive, community centered, multidisciplinary approach, will be given highest consideration.
- Applications that present a thorough description of the project with as many details as possible, have significant support from other City Boards/Committees and present a comprehensive, well described and reasonable budget will have the greatest likelihood of success. Budget requests must be thorough. For applications that take place on City property, substantive coordination with the City staff liaison and/or other departments who may be involved in the implementation of the project will help to ensure a complete application.
- When a proposal meets the statutory requirements, the CPC may rate projects using the following factors. The final decision of the CPC on a project is based on the vote of the committee, and such rating criteria are a guide for the committee to use in its decision making:

Narrative	Excellent	Good	Fair	Poor
Complete application	All answers are provided and all required documentation provided	1 question or 1 document is missing	A few questions or documents missing.	Multiple documents or questions missing
Alignment with CPC goals and priorities	Strong alignment with specific CPC goals and priorities	General alignment with CPC goals and priorities	Alignment with CPC goals and priorities is weak	There is minimal alignment with CPC goals and priorities
Support of outside groups, relevant city boards, and public	Multiple letters of support, positive public comment, and project planning involved broad public process.	Multiple letters of support and positive public comment but reflects limited public	At least one letter of support. Public comments are mixed but on balance supportive.	No letter(s) of support. More public comments opposing the project.
Project type	Project clearly restores, preserves or repairs existing resources	New development project		
Benefit to the City	Strong, immediate benefit to the city that improves quality of life, tax base	Benefit likely to be realized in the future	Benefit may not be realized by many people	The argument for benefit is not convincing
Budget/Scope	Excellent	Good	Fair	Poor
Due Diligence	Applicant has done exceptional due diligence to obtain estimates and provide a detailed explanation.	Due diligence is clear and documentation is adequate.	Due diligence information provided is not clear or is lacking detail.	Budget funds are not backed up by any credible detail or due diligence is not
Project Feasibility	The applicant demonstrates capacity, and has obtained the approvals, funding, or other resources so that with CPA funding the project is ready to proceed.	Resources, funding, and approvals are likely to be put in place after or as a result of CPC funding commitment.	It is not clear whether the applicant will be able to obtain the resources and approvals needed to complete the project.	It appears unlikely that the applicant has the resources or will be able to obtain the funding and approvals necessary to complete the project.
Coordination	Where applicable, application shows substantive coordination and planning involving City departments or other entities that will have involvement in the execution of the project.	Applicant notifies all City departments or other entities that will have involvement in the project but does not show evidence of coordination.	Applicant identifies applicable City departments or entities that will have involvement in the project but does not communicate with them.	Applicant does not identify applicable City departments or entities that will have involvement in the project.
Non-burden to the city	The project will very likely have no burden on the city	There may be limited burden to the city	Risk of burden to the city	Considerable burden to city
Sources of funding	CPA fills a partial funding gap or provides a local funding match that would not otherwise be available, enabling a project which leverages funds from other sources.	CPA funds enable a project for which other funding sources are not available.	CPA funds contribute toward a project for which other sources of funds are available and which utilizes funds from at least one other source	CPA is the sole source of funding for a project for which other sources of funds may be available.

- Additional criteria will be taken into consideration on a case-by-case basis, including project feasibility/readiness to proceed, lifetime cost or environmental impact, and the amount of funding requested relative to the CPA funds available.

**CITY OF MEDFORD, MASSACHUSETTS
COMMUNITY PRESERVATION ACT COMMITTEE**

PROJECT ELIGIBILITY DETERMINATION INSTRUCTIONS

Type of Applicant

At least one of the applicants for each project requesting CPA funding must fall in one of three categories:

- A. City of Medford department or division
- B. Organization legally registered in Massachusetts
- C. Individual or other organization proposing a CPA eligible project on property they own themselves

If you are interested in applying for CPA funding but do not fall into one of these categories, you will need to apply with a co-applicant that fits into one of these categories who will be able to manage the project finances. For projects that entail City-owned property, the City must be an applicant or co-applicant.

Type of Project

Projects must fit into one of the allowable use categories shown on the Community Preservation Act Funding Allowable Uses table. Please describe specifically how the project matches the definitions of eligible assets and activities.

Ownership

For projects that relate to preservation, rehabilitation, restoration, or would otherwise result in capital improvements on real property, the owner of the property must be an applicant or co-applicant. (Ownership requirement does not apply in cases of *Acquisition* or *Support*.) Evidence must be provided to demonstrate ownership.

For projects in which the City of Medford is an applicant or co-applicant, a signature on the Eligibility Determination Form is required by the Mayor and a City staff member designated by the Mayor to be a liaison for the project. It is highly recommended that draft Project Eligibility Forms be submitted to the Mayor by Friday, March 1, in order to ensure sufficient time for consultation with the Mayor and the assigned liaison.

Historic Resources

To be eligible for CPA funding, historic resources must be listed on the State Register of Historic Places or be determined by the Medford Historical Commission to be significant in the history, archeology, architecture, or culture of the city. (You can check designation at mhc-macris.net)

Community Preservation Act Funding Allowable Uses				
	Open Space	Recreational Land	Historic Resources	Community Housing
	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the Medford Historic Commission to be significant in the history, archeology, architecture or culture of the city.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
Acquisition Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B.	Yes	Yes	Yes	Yes
Creation To bring into being or cause to exist. Seideman v. City of Newton, 452 Mass. 472 (2008).	Yes	Yes	No	Yes
Preservation Protect personal or real property from injury, harm or destruction.	Yes	Yes	Yes	Yes
Support Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable.	No	No	No	Yes
Rehabilitation and Restoration Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.	Yes, if acquired or created with CPA funds	Yes	Yes	Yes, if acquired or created with CPA funds



**CITY OF MEDFORD, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**

PROJECT ELIGIBILITY DETERMINATION FORM

Due by 12:00pm Friday, April 26, 2019 to: Danielle Evans, Community Preservation Coordinator, devans@medford-ma.gov

PROJECT NAME: _____

PROJECT LOCATION ADDRESS: _____

APPLICANT(S) NAME/ORGANIZATION: _____

CO-APPLICANTS(S) NAME/ORGANIZATION: _____

CONTACT PERSON: _____

APPLICANT MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

ESTIMATED CPA FUNDING REQUEST

CPA PROGRAM AREA (CHECK ALL THAT APPLY):
 Open Space Community Housing
 Historic Preservation Recreation

PROPERTY OWNERSHIP:

Legal Property Owner of Record (if applicable): _____

Is the owner the applicant/co-applicant? Yes No

If No, does the applicant/co-applicant have site control or written consent of the property owner to submit an application?

Yes (Attach documentation) No (Project will be deemed ineligible for this applicant)

City of Medford must be co-applicant on all projects on City property.

Signature of Mayor

Signature of Staff Liaison

Printed name of Staff Liaison

FOR HISTORIC RESOURCES PROJECTS:

Is the resource in a Local Historic District and/or listed on the State Register of Historic Places? Yes No

If no, has the Medford Historical Commission made a determination that the resource is significant? Yes No
(Documentation of Historical Commission determination must be provided in full application.)

PROJECT SUMMARY:

PROJECT STATUS (What community need is this trying to address and what level of planning has already been undertaken to inform the proposed project?):

Eligibility (How does this application meet the specific criteria described in the matrix of Community Preservation Act Funding Allowable Uses):



APPLICATION INSTRUCTIONS FY19 FUNDING CYCLE

Prior to submitting this application, please read the entire CPA Application Packet and the Medford Community Preservation Plan. Applicants are encouraged to contact the CPA coordinator at any time throughout the process.

- 1. Complete the Project Application Cover Sheet.**
If the City is a Co-applicant, the Co-applicant signature is to be the assigned Project Liaison.
- 2. Please include in your submission concise narratives that respond to all prompts in the order they appear below.**

) **Project Narrative**

1. Describe the project, including the project location and the property involved.
2. Why is this project needed? How does the project benefit the public? What population(s) will it serve? Has there been a public process, capital improvement plan, or site evaluation to document the needs or goals for this project? Is there community support for the project?
3. How does the project meet the general and category-specific priorities outlined in the Medford Community Preservation Plan, including how the project incorporates sustainable practices and design?
4. Is the project going to result in a requirement for ongoing maintenance? If yes, please explain how this will be managed.

) **Scope and Budget**

1. Please provide a description of the specific tasks that will be undertaken for this project using CPA funds. Indicate whether additional tasks are planned which will utilize funding from other sources, volunteers, or in-kind donations.
2. Provide a detailed description of the project budget, including materials, services, acquisition, etc. specifying where CPA funds will be applied vs. funding from other sources. All items of expenditure must be clearly identified. Include project quotes, or show why this is not appropriate or feasible. List any additional funding sources, either committed or under consideration. Include commitment letters if available. If the application submission is for a community housing project, please submit a development budget and a sources and uses budget.

3. Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. Describe any cost-saving measures to be implemented.
4. Will the project require funding over multiple years? If so, please provide anticipated future funding requirements.
5. How will the project be affected if it does not receive CPA funds or does not receive the full amount requested?

) **Timeline**

Explain the various steps of the project and when they will be completed.

) **Feasibility**

List and explain all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability, or historic preservation agreements, subordinated agreements, and any known or potential barriers or impediments to project implementation. **If the project is for open space acquisition, a Conservation Restriction or Agricultural Preservation Restriction is required. A third party holder of the CR or APR must be identified.**

) **Project Management**

1. Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background? Provide any additional relevant information.
2. If the proposal entails multiple co-applicants, describe the process of coordination between co-applicants in planning for the project application, as well as how the organizations will work together to carry out the project. Indicate who will have responsibility for managing the finances, and overseeing completion of the project scope, as well as who will have responsibility for maintaining the asset after the conclusion of CPA funding.
3. Demonstrate that the applicant has successfully completed projects of similar type and scale or has the ability to complete the project as proposed.
4. Identify and describe the roles of all known participants, including the project manager.

) **Accessibility Requirements**

Describe how the proposed project complies with all ADA/MAAB Regulations.

) **Historic Resources Rehabilitation Projects**

1. Describe how the proposed project complies with the [U.S. Secretary of the Interior's Standards for Rehabilitation](#), as required by the CPA legislation.
2. Describe how the applicant will ensure compliance with these standards as the project is ongoing.

3. **Include the following attachments, if applicable and available:**

-) Record plans of the land
-) Natural resource limitations (wetlands, flood plain, etc.)
-) Zoning (district, dimensional and use regulations as applies to the land)
-) Inspection reports

-) Environmental assessment reports or evidence that the proposed site is free of hazardous materials or that there is a plan for assessment and/or remediation in place
-) Massachusetts Historic Commission Historic inventory sheet
-) Existing conditions report
-) Visual materials: Photographs, renderings or design plans of the site, building, structure or other subject for which the application is made
-) Names and addresses of project architects, contractors, and consultants
-) Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed
-) Documentation that you have control over the site, such as Purchase and Sale agreement, option, or deed; or explanation of how the proposed project will proceed in the absence of site control
-) Letters of support sufficient to document clear endorsement by community members and groups, and, where appropriate, by municipal boards and departments
-) Any other information useful for the Committee in considering the project

4. **Application Format**

-) Be sure to number pages throughout the application, wherever possible.
-) Submit electronically the complete application, including the above sections 1, 2, and 3. and
-) Submit 11 paper copies of sections 1 and 2, **and a list of attachments included in the complete application.**
-) Applications may be submitted to:

Danielle Evans, Community Preservation Coordinator
 Medford City Hall – Room 108
 85 George P. Hassett Drive
 Medford, MA 02155
devans@medford-ma.gov



PROJECT APPLICATION COVER SHEET

I: PROJECT INFORMATION

Project Name:

Project Location:

Project Summary:

Estimated start date: _____ Estimated completion date: _____

CPA Program Area (check all that apply):

Open Space

Community Housing

Historic Preservation

Recreation

II: APPLICANT INFORMATION

Applicant Name/Primary Contact:

Co-applicant Name (if applicable):

Property Owner:

Organization (if applicable):

Mailing Address:

Phone #:

Fax #:

E-mail:

III: BUDGET SUMMARY

Total budget for project:

CPA funding request: _____

CPA request as percentage of total budget: _____

Applicant Name: _____ Signature _____ Date: _____

Co-Applicant Name: _____ Signature _____ Date: _____



SMALL GRANTS PROJECT APPLICATION PROCEDURE 2019 FUNDING CYCLE

To encourage more community participation, applicants seeking grants of up to \$5,000 for projects with a total cost of up to \$10,000 are eligible to apply for Community Preservation Act (CPA) funds through the Small Grants process. A total of \$50,000 will be made available for Small Grants applicants and applications will be accepted on a rolling basis. This streamlined funding process is intended for tangible, stand-alone projects that can be easily completed. Categories of projects that will be considered are illustrated in the following table:

SMALL GRANTS PROJECT ELIGIBILITY TABLE				
	OPEN SPACE	RECREATION	HISTORIC	HOUSING
ACQUIRE	No	No	Yes	No
CREATE	Yes	Yes	No	No
PRESERVE	Yes	Yes	Yes	Yes
SUPPORT	No	No	No	Yes
REHAB/RESTORE	Yes, if acquired with CPC funding	Yes	Yes	Yes, if acquired with CPC funding

At least one of the applicants for each project requesting CPA funding must fall in one of three categories:

1. City of Medford department or division
2. Organization legally registered in Massachusetts
3. Individual or other organization proposing a CPA eligible project on property they own themselves

If you are interested in applying for CPA funding but do not fall into one of these categories, you will need to apply with a co-applicant that fits into one of these categories who will be able to manage the project finances. For projects that entail City-owned property, the City must be an applicant or co-applicant.

Year Timeline

In 2019 the Community Preservation Committee (CPC) will make funding recommendations for Small Grants to the City Council on a rolling basis.

Step 1: Read the Medford Community Preservation Plan and attend the optional information session

The CPC will hold an informational session at the start of the February 28, 2019 CPC meeting. A video recording will be posted on the CPC website when it becomes available after the meeting. The Plan is available at www.PreserveMedford.org

Step 2: Determine Project Eligibility

Small Grants applicants are highly encouraged to consult with the Community Preservation Coordinator to ensure that the project is eligible for funding through the Small Grants application process. For questions or to make an appointment, send an email to: devans@medford-ma.gov.

For projects involving City-owned property, communication with the Mayor's Office is required. Prior to submission of an application, signature approval of the Mayor and cognizant City Liaison as determined by the Mayor is required on the application.

Step 3: Submit Small Grants Project Application

Applicants must submit an electronic copy of the application and 11 paper copies to:

Danielle Evans, Community Preservation Coordinator
Medford City Hall – Room 108
85 George P. Hassett Drive
Medford, MA 02155
devans@medford-ma.gov

Step 4: CPC Evaluation of Applications & Public Comment

1. **Application review.** The CPC will review project applications in the order that they are received and evaluate them against the priorities established through public input gathered in the process of preparing its Community Preservation Plan. The CPC may request additional information from the applicant during this process and may request that the applicant attend a CPC meeting in addition to the public comment session to respond to questions in person.
2. **Public comment session.** The CPC will hold at least one session to gather public feedback on proposed projects. Applicants will be informed of the details of the meeting at least one month in advance and will be required to give a brief presentation to the public on their proposed project and to respond to questions from the CPC.
3. **Recommendation.** The CPC will submit its final recommendations for funding to the Mayor, who must submit them to the City Council for approval. The CPC may recommend:
 - a. A project as proposed by the applicant
 - b. A modified version of the project
 - c. Partial funding or funding for only a portion or phase of the proposed project.

The CPC may recommend to commit funding on condition that projects receive necessary permits and approvals and funds anticipated from other sources. The CPC also reserves the right to attach conditions, such as conservation or preservation restrictions, to its recommendations and to include any specifications the CPC deems appropriate to ensure CPA compliance and project performance. Please note it is the practice of the CPC to require all applicants who receive funding for the historical preservation or rehabilitation of a building to place a preservation restriction on the building as a condition of receiving CPA

funding. The CPC also has the practice of requiring a public access agreement where relevant.

Step 5: Grantee Review of Recommended Funding and Conditions

The Community Preservation Coordinator will share the funding recommendation of the CPC with the applicant before it goes before the Mayor and the City Council to ensure that the conditions are acceptable to the applicant. Any substantial changes requested to the funding recommendation will need to be approved by the CPC.

Step 6: Mayoral Submission and City Council Vote

The Mayor will submit the CPC's recommendations to the City Council. Projects must receive approval from the City Council to obtain funding from Medford's Community Preservation Act Fund. The Council has the authority to approve a CPC-recommended project, approve the project at a reduced funding level, or reject the project. Should the Council vote to reduce funding for or reject a recommended project, the CPC will have an opportunity to respond and/or to adjust the scope or terms of the project prior to a final decision by the Council, as established in the Medford Community Preservation Committee Ordinance.

Step 7: Grant Agreement, Disbursement and Monitoring of Funds

Non-City Organizations

The CPC, acting through the City, will execute a grant agreement with each non-City organization that is awarded CPA funds ("Grantee"). The grant agreement will govern the use and disbursement of the funds. It will be tailored to each project but will include the Standard CPA Grant Agreement General Conditions. The applicant will need to submit an up-to-date Certificate of Good Standing, 501(c)(3) certification, and proof of insurance as applicable as attachments to the grant agreement. The City's Community Preservation Coordinator will monitor project progress and compliance and will coordinate disbursement of CPA Funds according to the CPA Funds Disbursement Guidelines. The City can establish a phased disbursement system with the Grantee to forward fund project phases with the exception of the final 10% of the project funds, which will be released upon completion of the project.

City Departments

The CPC will execute a Memorandum of Agreement (MOA) with each City department that is awarded CPA funds. The MOA will govern Departments' use of the funds.

Small Grants Project Requirements & Selection/Scoring Criteria

All proposed projects must be eligible for CPA funding according to the requirements set forth in the law and within the limitations of the Small Grant process as outlined in Small Grant Process Eligibility Table.

Requirements for Small Grants Projects:

1. Consistency with the Community Preservation Plan, Open Space and Recreation Plan, and other planning documents related to community preservation that have undergone a public planning process;
2. For projects on City property, an appropriate City department, Board, or Committee must be a co-applicant with a project liaison appointed by the Mayor;
3. Open space or historic resources must be permanently protected, such as with a conservation restriction or historic preservation restriction;
4. Public access (if applicable to project);
5. For projects related to support of affordable housing, CPA funds can only be used to support units that are affordable to income-eligible households and units must be deed restricted in perpetuity.

Comparative Evaluation Criteria

- J Projects will be recommended for funding following an evaluation of the merits of both the proposal and its proposed costs. When there are multiple project proposals that exceed available funding set aside for Small Grant projects, projects will be compared with one another in order to determine which projects, if any, would earn CPC recommendation. All recommendations and actual awards are subject to the availability of CPA funds and approval by the City Council.

- J Applications that present a thorough description of the project with as many details as possible, have significant support from other City Boards/Committees and present a comprehensive, well described and reasonable budget will have the greatest likelihood of success. Where the City is a co-applicant, the proposed scope and budget must be prepared in coordination with the assigned project liaison. Budget requests must be thorough because there will not be an opportunity to increase the budget amount after a recommendation is advanced by the CPC.

- J When a proposal meets the statutory requirements, the CPC may rate projects using the following factors. The final decision of the CPC on a project is based on the vote of the committee, and such rating criteria are a guide for the committee in its decision making:

Narrative	Excellent	Good	Fair	Poor
Complete application	All answers are provided and all required documentation provided	1 question or 1 document is missing	A few questions or documents missing.	Multiple documents or questions missing
Alignment with CPC goals and priorities	Strong alignment with specific CPC goals and priorities	General alignment with CPC goals and priorities	Alignment with CPC goals and priorities is weak	There is minimal alignment with CPC goals and priorities
Support of outside groups, relevant city boards, and public	Multiple letters of support, positive public comment, and project planning involved broad public process.	Multiple letters of support and positive public comment but reflects limited public	At least one letter of support. Public comments are mixed but on balance supportive.	No letter(s) of support. More public comments opposing the project.
Project type	Project clearly restores, preserves or repairs existing resources	New development project		
Benefit to the City	Strong, immediate benefit to the city that improves quality of life, tax base	Benefit likely to be realized in the future	Benefit may not be realized by many people	The argument for benefit is not convincing
Budget/Scope	Excellent	Good	Fair	Poor
Due Diligence	Applicant has done exceptional due diligence to obtain estimates and provide a detailed explanation.	Due diligence is clear and documentation is adequate.	Due diligence information provided is not clear or is lacking detail.	Budget funds are not backed up by any credible detail or due diligence is not
Project Feasibility	The applicant demonstrates capacity, and has obtained the approvals, funding, or other resources so that with CPA funding the project is ready to proceed.	Resources, funding, and approvals are likely to be put in place after or as a result of CPC funding commitment.	It is not clear whether the applicant will be able to obtain the resources and approvals needed to complete the project.	It appears unlikely that the applicant has the resources or will be able to obtain the funding and approvals necessary to complete the project.
Coordination	Where applicable, application shows substantive coordination and planning involving City departments or other entities that will have involvement in the execution of the project.	Applicant notifies all City departments or other entities that will have involvement in the project but does not show evidence of coordination.	Applicant identifies applicable City departments or entities that will have involvement in the project but does not communicate with them.	Applicant does not identify applicable City departments or entities that will have involvement in the project.
Non-burden to the city	The project will very likely have no burden on the city	There may be limited burden to the city	Risk of burden to the city	Considerable burden to city
Sources of funding	CPA fills a partial funding gap or provides a local funding match that would not otherwise be available, enabling a project which leverages funds from other sources.	CPA funds enable a project for which other funding sources are not available.	CPA funds contribute toward a project for which other sources of funds are available and which utilizes funds from at least one other source	CPA is the sole source of funding for a project for which other sources of funds may be available.

) Additional criteria will be taken into consideration on a case-by-case basis, including project feasibility/readiness to proceed, lifetime cost or environmental impact, and the amount of funding requested relative to the CPA funds available.



**CITY OF MEDFORD, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE**

SMALL GRANTS PROJECT APPLICATION

Applicants seeking grants of up to \$5,000 for projects with a total cost of up to \$10,000 should use this form. A total of \$50,000 will be made available for small grants in 2019.

Submit an electronic copy and 11 paper copies to:

Danielle Evans, Community Preservation Coordinator
 Medford City Hall – Room 108,
 85 George P. Hassett Drive,
 Medford, MA 02155
devans@medford-ma.gov

1. Applicant Information	
Applicant Name/Primary Contact:	
Co-applicant Name (if applicable):	
Property Owner:	
Is the owner the applicant? Yes No If No, does the applicant have site control or written consent of the property owner to submit an application? Yes <i>(Attach documentation)</i> No <i>(Project will be deemed ineligible for this applicant)</i>	
City of Medford must be co-applicant on all projects on City property. <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Signature of Mayor </div> <div style="width: 45%; text-align: center;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Signature of Staff Liaison <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Printed Name of Staff Liaison </div> </div>	
Organization (if applicable):	
Mailing Address:	
Phone #:	Email address:
E-mail:	
Applicant Signature:	Date:
Co-Applicant Signature:	Date:

2. Project Information

Project Name:

Project Location (address and assessor parcel id #):

CPA Program Area (*check all that apply*):

Open Space/ Recreation	Historic Resources	Community Housing

For Historic Resources Projects:

Is the resource in a Local Historic District and/or listed on the State Register of Historic Places? (you can check designation at mhc-macris.net) Yes No

If no, has the Medford Historical Commission made a determination that the resource is significant?

Yes No

3. Budget Summary

Total budget for project (not to exceed \$10,000):

CPA funding request (not to exceed \$5,000):

CPA request as percentage of total budget:

Please specify how the total CPA funds request was determined. Describe how CPA funds will be spent and itemize all projected expenditures. Attach additional pages if necessary.

4. Project Details (*attach additional pages if necessary*)

a. Please provide a brief description of the project:

b. How does the project meet the general and category-specific priorities outlined in the Medford Community Preservation Plan?

c. How does this project serve the public? What community need(s) does this project serve?

d. If applying with a government entity as a co-applicant, describe how they will work together, how finances will be managed, and the work will be continued after the conclusion of CPA funding.

e. Is ongoing maintenance and upkeep required? If yes, please explain how this will be accomplished.

f. Describe any permits, approvals, Massachusetts Architectural Access Board (MAAB) variance requests, or restrictions that are required for the project to go forward and the status for each.

g. For Historic Resources Rehabilitation Projects:

Describe how the proposed project complies with the U.S. Secretary of the Interior's Standards for Rehabilitation, as required by the CPA legislation under the definition of rehabilitation.

Include the following attachments, *if applicable and available*:

-) Documentation that you have control over the site, such as Purchase and Sale agreement, option, or deed; or explanation of how the proposed project will proceed in the absence of site control
-) Description/documentation of site conditions or limitations relevant to the proposed project, including natural resources (wetlands, flood plain, etc.) or hazardous materials
-) Massachusetts Historic Commission Historic inventory sheet or letter of historic determination from Medford Historical Commission
-) Visual materials: Photographs, renderings or design plans of the site, building, structure or other subject for which the application is made
-) Names and addresses of project architects, contractors, and consultants
-) Letters of support sufficient to document clear endorsement by community members and groups, and, where appropriate, by municipal boards and departments
-) Any other information useful for the CPC in considering the project