



November, 2017

www.preservemedford.org / www.medfordma.org/boards/community-preservation-committee

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ACKNOWLEDGEMENTS

Prepared by Medford Community Preservation Committee:

Roberta Cameron, Chair

Joan Cyr, Vice Chair

Doug Carr

Michael Cugno

Heidi Davis

Elizabeth Keary Soule

Andre Leroux

Michael Louis

Community Preservation Coordinator, Danielle Evans

Mayor Stephanie Muccini Burke

November, 2017



Medford Almshouse:

Purchased by the Town of Medford in 1851 for the purpose of creating a Town Farm, along with housing for the town's poorest residents. The property is now the location of Medford High School and athletic fields.

Courtesy of Medford Historical Society and Museum

Photo credits: Roberta Cameron, David Cameron, Erika Mitchell, Ken Krause, Medford Historical Society, Medford Brooks Estate Land Trust, Community Garden Committee, Medford Community Housing

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INTRODUCTION

The City of Medford Community Preservation Committee (“MCPC or the Committee”) is pleased to present the 2017 City of Medford Community Preservation Plan. This Plan describes the process for administering the Community Preservation Act (CPA) in the City of Medford. The Plan presents a description of the CPA as it applies to the City, an analysis of local needs and goals for CPA program areas, and priorities and potential projects to utilize CPA funding over the coming years. It represents an informational document for the citizens of the City, a guideline for applicants seeking project funding through the CPA, and blueprint for this and future CPA Committees in making recommendations to the City Council for project funding. The Plan is intended to be reviewed annually and updated in response to changing goals and experience with the CPA over time.

This Plan was created after extensive outreach and work by Committee members and other City staff. The Committee makes an ongoing effort to meet with many interest groups, including City department heads and staff, boards and commissions, stakeholder organizations, and the general citizenry. The Committee wishes to thank Medford citizens, City officials, the Massachusetts Community Preservation Coalition, as well as other CPA committees for their assistance and input in the development of this Plan.

For additional information on the CPA statute and how it is being applied in municipalities across the State, visit the Community Preservation Coalition website at www.communitypreservation.org. For information on Medford's Community Preservation activity, visit the City website at www.medfordma.org/boards/community-preservation-commission or www.preservedmedford.org.

About the Community Preservation Act

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. State funds used to match local CPA funds are collected through surcharges at the Registries of Deeds on transactions in all Massachusetts municipalities which pay into the Commonwealth’s Community Preservation Trust Fund. 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.

The following guidelines summarize these public purposes:

- J **The acquisition, creation, and preservation of open space.** Open space, as defined by the CPA, “shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh water marshes and other wetlands, river, stream, lake and pond frontage, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.”
- J **The acquisition, creation, and preservation of land for outdoor recreational use.** The CPA defines recreational use as, “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. ‘Recreational use’ shall not include the use of land for a stadium, gymnasium, or similar structure, nor the creation of artificial turf fields.”
- J **The acquisition, creation, preservation, and support of community housing.** The CPA defines community housing as, “low-and moderate- income housing for individuals and families, including low-or moderate- income senior housing.” The term “support” includes expenditures such as development of a Housing Needs Assessment for the town, hiring a Housing Coordinator, or creating a rental assistance program for income-eligible residents.
- J **The acquisition, preservation, rehabilitation, and restoration of historic resources.** The CPA recognizes historic resources as, “historical structures and landscapes,” including “a building, structure, vessel, or real property that is listed or eligible for listing on the State register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a community.

Community Preservation Act funds may also be used for annual “administrative and operating expenses” of the Committee, not to exceed 5% of the Fund’s estimated annual revenues.

| Determining Project Eligibility | | | | |
|--|---|------------|----------|---|
| | Open Space | Recreation | Historic | Housing |
| Acquire | Yes | Yes | Yes | Yes |
| Create | Yes | Yes | No | Yes |
| Preserve | Yes | Yes | Yes | Yes |
| Support | No | No | No | Yes |
| Rehabilitate and/or Restore | Yes – if acquired or created with CPA Funds | Yes | Yes | Yes – if acquired or created with CPA Funds |
| Source: Community Preservation Coalition | | | | |

CPA in Medford

Medford adopted the CPA with a 1.5% property tax surcharge rate and a local bylaw establishing a Community Preservation Committee (CPC) 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 As of 2017, Medford homeowners are paying an average of approximately \$60 per year for the CPA surcharge.

There are a total of nine Community Preservation Committee members: five members are representatives drawn from the Medford Housing Authority, Conservation Commission, Historical Commission, Parks and Recreation Commission, and the Community Development Board, while four seats are citizens-at-large positions appointed by the Mayor and approved by City Council. The CPC has two important functions: 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. Only City Council can allocate and appropriate CPA funds.

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 CPC consults with various committees that are knowledgeable about each of the community preservation program areas, and gathers information from the public. The CPC evaluates proposals submitted by individuals, City boards and commissions, and community groups for use of CPA funds and decides whether to recommend projects to City Council for funding. Projects must have a positive recommendation by the Committee as well as Council approval in order to receive CPA funding. In the first year (2018), the Community Preservation Committee will make two rounds of funding recommendations to the City Council in May and October, with applications due in winter, 2018 and late spring, 2018. In subsequent years, there will be one funding round with applications due in spring for recommendations to be made in the fall. There will be opportunity for public input at each funding round, as applicants will be asked to present proposals in scheduled public meetings.

Criteria for Evaluating Proposals

The CPC considers applications submitted by City boards and departments or outside groups on an annual basis. (A waiver may be requested for situations in which funding is sought outside of the normal budget cycle, however City Council and DOR approval is still required.)

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

Projects are ranked more favorably to the extent that they are in alignment with CPC goals and priorities described in this plan, are consistent with City plans, have broad support, and leverage funds from other resources. Projects are also encouraged that serve multiple program areas. Full requirements and criteria are provided in Appendix 1.

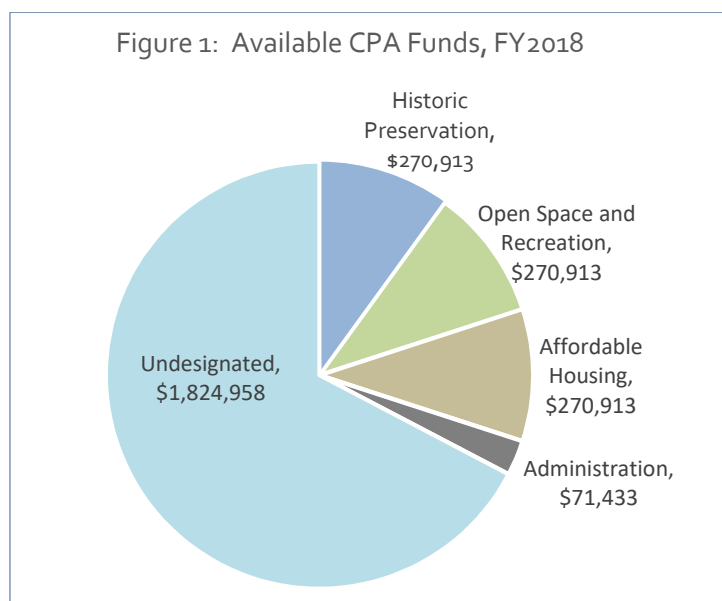
Funding Available

In the first year that Medford applied the property tax surcharge, the City raised a total of \$1,244,961 in local revenues for its Community Preservation Fund. Matching funds from the State Community Preservation Trust Fund contributed \$214,169 in November 2017, or 17.2% of the 2017 local revenues.

As of spring, 2018, there will be an estimated total of \$2.66 million in Medford's CPA fund that can be appropriated for CPA projects. As shown in Figure 1, this includes approximately \$266,000 in reserve for each program area, and \$1.79 million undesignated funds that may be spent in any program area. Over the next three years, the surcharge can be expected to generate approximately \$1.3 million annually, adding roughly \$4 million in local revenue to the CPA Trust Fund, plus state matching funds. The proportion of the state's matching funds is expected to decline, as several cities have recently adopted CPA so that the State CPA Trust Fund will be shared among more communities. Projected CPA revenue shown in Table 1 assumes that the state match will be about 10% in future years.

Table 1: Projected CPA Revenue

| | |
|---------------------|--------------------|
| FY 2017 | \$1,244,961 |
| FY 2018 | \$1,464,169 |
| FY 2019 | \$1,387,500 |
| FY 2020 | \$1,401,375 |
| FY 2021 | \$1,415,389 |
| 5 Year Total | \$6,913,394 |



EXISTING CONDITIONS AND RESOURCES

Context

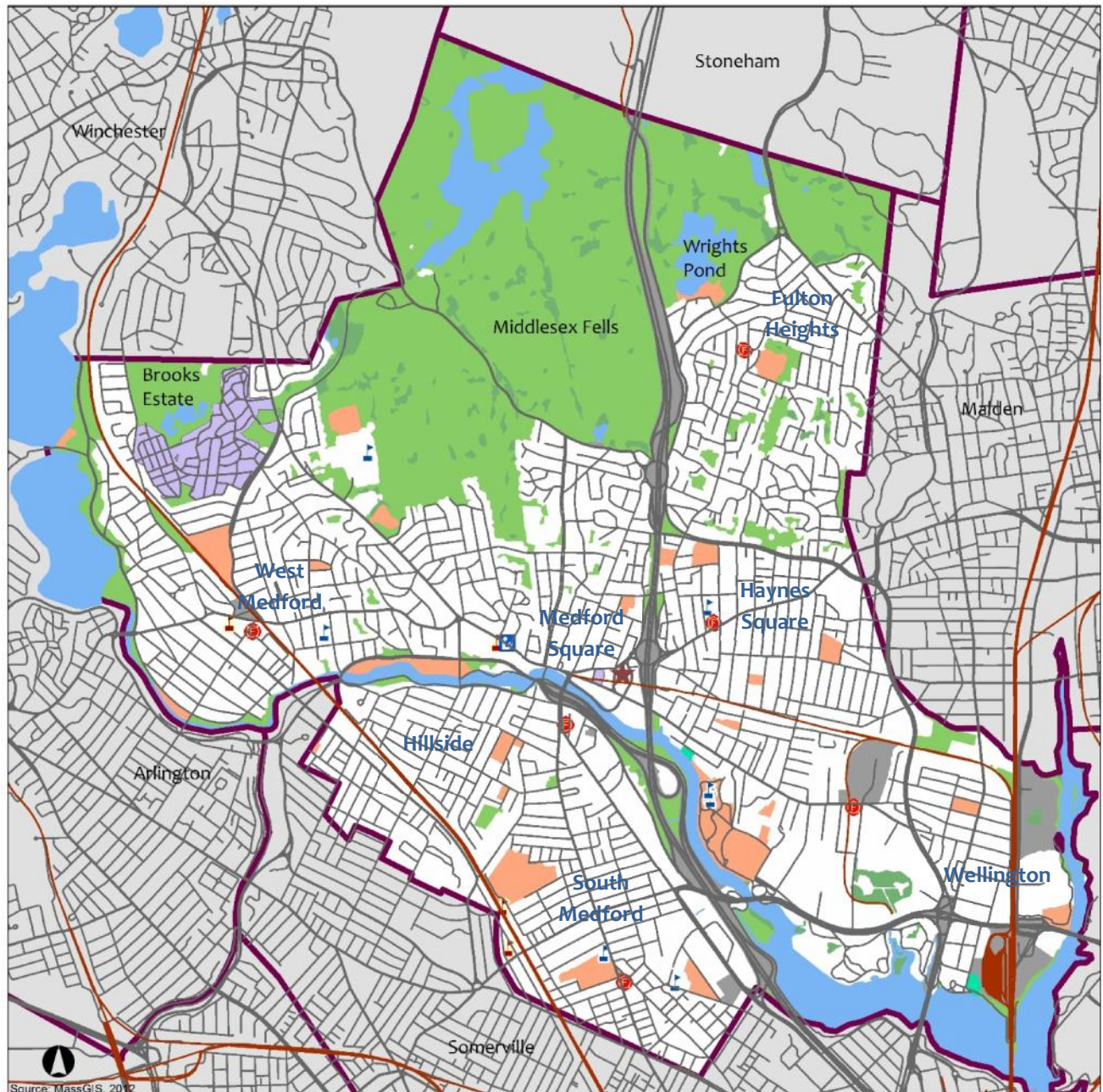
About five miles northwest of Boston in Middlesex County, the City of Medford is situated on the Mystic River. The City is a densely-settled residential suburb, with a mix of blue-collar and professional middle-class residents. The total land area of the City is 8.22 square miles. Neighboring towns include Winchester and Stoneham to the north, Malden and Everett to the east, Somerville to the south, and Arlington to the west. The City is bisected by Interstate I-93, running north-south and Routes 16 and 60 running east-west.

Medford was the third settlement in Massachusetts after Plymouth and Salem, established in 1630 as a private plantation for the first governor of the Massachusetts Bay Company, Matthew Cradock. Previously cultivated by the Pawtucket Indians, Medford's forests, fields, and salt marshes were exploited for agriculture and ship-building. As the river became a major thoroughfare for travel, Cradock's workers spanned the Mystic with its first bridge in 1637 at the location of the current John Hand pedestrian bridge. The only crossing point north of Boston until 1787, all traffic traveling in and out of Boston for 150 years had to cross this bridge. Paul Revere crossed the bridge on his historic ride to Lexington having had his route diverted through Medford. Present day Medford Square grew up around the site of the bridge with businesses serving travelers, including taverns, trade, and rum distilleries.

As the ship building industry took hold in the 19th Century, segments of the Mystic River were straightened to improve navigability. Further infrastructure projects, including the Middlesex Canal (completed in 1803) and later railroads further secured Medford's position as a critical transportation thoroughfare in the 19th and early 20th Centuries. Medford Square continued to serve as the 'crossroads' and was the nexus for the physical layout of roads into surrounding areas.

Medford joined other communities in the Victorian land preservation movement in greater Boston, and played a prominent role in the creation of the Middlesex Fells Reservation, and parklands along the Mystic River and Mystic Lakes. In doing so, residents recognized the threat of an expanded population and industry to these natural areas, and worked to ameliorate both for future generations. In a broader sense, this activism was consistent with Medford's proud role in abolitionism, the Civil War and social movements of the late 19th century.

The boundaries of Medford expanded beyond those of the original plantation to include 760 acres south of the Mystic River acquired from Charlestown in 1754. Smaller parcels were acquired from Malden and Everett in the 19th century to fill Medford out to its current boundary. Medford's population grew significantly in the late 1800s and early 1900s, reaching a peak of about 66,000 in 1950, then declining through the end of the 20th Century. The southern half of the City was developed intensively as a result of new railroads and highways.



Legend

Land/Water Features

- Water
- Open Space/Undeveloped
- Cemetery
- Recreation
- Marina

Facilities

- City Hall
- Fire Stations
- Public Schools
- Private Schools
- Public Library

City of Medford Community Preservation Plan

Demographic Profile

Medford had a population of approximately 57,136 in 2015, with 22,129 households. The population has remained fairly stable, having fluctuated by 1-2 percent since 1990, while the number of households grew by 4 percent between 1990 and 2010, reflecting a decline in average household size. Currently Medford has an average of 2.48 persons per household, compared with 2.53 statewide.

As Medford's population continues to grow incrementally, the city is experiencing notable demographic shifts. Although the population over the age of 65 is expected to increase over coming decades as the Baby Boom generation passes retirement age, Medford has seen a decline in this age group. By contrast, Medford has seen a substantial increase in the young adult population (age 20-34) despite a projected decline. These trends may relate to the availability of housing suitable for households in these age groups.

Table 2: Population by Age Cohort – Historic Trends and Projections

| Ages | 1990 | 2000 | 2010 | 2015 | 2020 SQ | 2030 SQ | 2020 SR | 2030 SR | Population change illustrated by color: |
|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--|
| 0-4 | 3,224 | 2,718 | 2,923 | 3,257 | 3,337 | 3,199 | 3,326 | 3,348 | Decline in Population |
| 5-19 | 9,249 | 9,097 | 8,221 | 7,428 | 7,990 | 8,486 | 8,122 | 8,768 | Decline in Population |
| 20-34 | 16,755 | 13,772 | 14,782 | 16,684 | 13,944 | 13,266 | 14,632 | 14,145 | Increase in Population |
| 35-49 | 10,555 | 12,474 | 11,552 | 10,856 | 12,330 | 13,355 | 12,717 | 14,345 | Lower than Projected |
| 50-64 | 8,029 | 8,038 | 10,132 | 10,742 | 10,629 | 10,181 | 10,736 | 10,502 | Lower than Projected |
| 65+ | 9,595 | 9,666 | 8,563 | 8,170 | 9,228 | 10,978 | 9,309 | 11,128 | Higher than projected |
| Total | 57,407 | 55,765 | 56,173 | 57,136 | 57,458 | 59,465 | 58,842 | 62,236 | |
| Rate of Growth | -2.9% | 0.7% | 1.7% | 2.3% | 3.5% | 4.8% | 5.8% | | |

Source: US Census, ACS, MAPC Projections - "Status Quo" (SQ) or "Strong Region" (SR)

Approximately one quarter of Medford's population belongs to a racial and/or ethnic minority group, on par with the average statewide. The largest minority groups in Medford are Black and Asian. Nearly one quarter of residents were born outside of the United States, and about 11 percent lack English proficiency. About 1 in 10 residents has a disability, with a slightly higher rate of disability among seniors.

Table 3: Social Characteristics

| | Medford | MA | | Medford | MA |
|--------------------------|---------|-----|-----------------------------|---------|-----|
| White, not Hispanic | 76% | 76% | Born in US | 77% | 85% |
| Asian | 7% | 5% | Proficient with English | 89% | 91% |
| Black | 9% | 6% | | | |
| Other | 4% | 3% | Have Disability | 9% | 12% |
| Hispanic (any race) | 4% | 10% | Over age 65 with Disability | 10% | 14% |
| Source: 2010 U.S. Census | | | Source: 2015 ACS | | |

Medford's population is changing. While the City has seen fairly modest rates of growth over the past fifteen years in terms of the size of population or number of households, there have been notable shifts in population characteristics. The median age of Medford residents has declined, while median age has risen statewide, reflecting a trend of younger households and a loss of households with seniors. Like the state overall, the proportion of households with children in Medford has declined, and there has been a corresponding decline in the number of school-aged children.

Non-family households include individuals living alone and unmarried persons living together. Consistent with growth in younger adults, Medford has seen an increase in nonfamily households since 2000, but fewer individuals living alone. The city has seen a marked increase in ethnic/racial diversity and foreign-born population.

Table 4: Change, 2000-2015

| | Medford 2000 | Medford 2015 | Medford Change 2000-2015 | MA Change 2000-2015 |
|--------------------------|-----------------|-----------------|-----------------------------|------------------------|
| Population | 55,765 | 57,136 | 2% | 6% |
| Median Age | 37.5 | 36.2 | -3% | 8% |
| Racial/Ethnic Minority | 15% | 26% | 71% | 42% |
| Foreign Born | 16% | 23% | 41% | 27% |
| Households | 22,067 | 22,129 | 0% | 4% |
| Average Household Size | 2.43 | 2.48 | 2% | 1% |
| Families with Children | 24% | 22% | -8% | -15% |
| Households with Seniors | 31% | 26% | -15% | 11% |
| Nonfamily Households | 39% | 42% | 7% | 7% |
| Individuals Living Alone | 29% | 28% | -3% | 3% |

Source: ACS 2011-2015

The rate of income growth in Medford has outpaced the state overall since 2000. At \$76,445, Medford's median household income is relatively high compared with the state. However, incomes vary widely depending on household characteristics. While the median for families is over \$90,000, households headed by people over the age of 65 have a median income of just over \$42,000. Nonfamily households, who are largely young adults and individuals living alone, have a median income of \$54,270.

Table 5: Median Household Incomes

| | Median Income All Households | Change in Household Income since 2010 | Median Family Income | Median Nonfamily Income | Median Income Senior Households |
|----------------|------------------------------------|---|----------------------------|-------------------------------|---------------------------------------|
| Medford | \$76,445 | 9.05% | \$91,532 | \$54,270 | \$42,083 |
| Massachusetts | \$68,563 | 6.28% | \$87,085 | \$39,687 | \$40,573 |

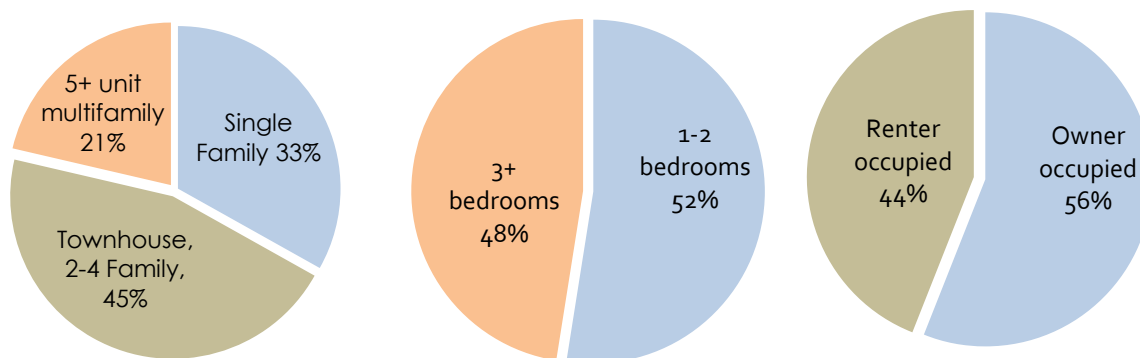
Source: ACS 2011-2015

Housing Conditions

Housing Supply

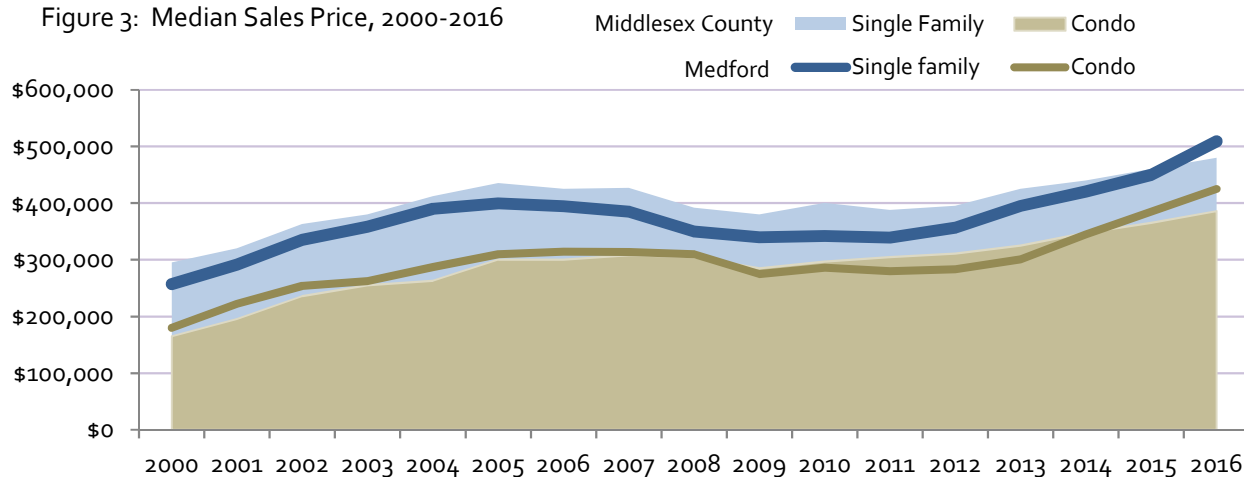
Medford's population trends in part reflect the housing opportunities that the city has to offer. Medford has a fairly diverse housing stock, including single family homes, small scale multifamily, and larger-scale multifamily structures. Just over half of Medford's housing stock is owner-occupied.

Figure 2: Housing Characteristics



The median sales price for a single-family home was over \$500,000 in 2016, while the median for condos was \$425,000. Prices of single-family homes have doubled since 2000, while condominium prices have increased more than two-fold. Until 2016, homes in Medford were consistently more affordable than Middlesex County overall, but have recently spiked ahead.

Figure 3: Median Sales Price, 2000-2016



Source: The Warren Group/Banker & Tradesman, August 31, 2016

According to the Assessor's database, there are approximately 24,800 housing units in Medford, including single family homes, condominiums, and units in a variety of multifamily or other housing structures. The majority of single family homes were constructed in the first half of the 20th Century, along with two-family homes, three-family homes, and other small scale multifamily housing styles. Since 1960, the volume of small scale housing development has

declined, while there has been an increased focus on larger scale multifamily development, including condominiums, rentals, and subsidized housing. While single family and condominium units constructed in the mid-20th Century tend to be more modestly priced, new units constructed since 1980 have consistently grown larger and more expensive.

Table 6: Residential properties in Medford by Type and Year Built

| Use/Year Built | Units | Average Value | Average Living Area (Square Feet) | Value per Square Foot |
|-------------------------------------|----------------|------------------|--|-----------------------------------|
| Single Family | 7,907 | \$476,321 | 1,681 | \$283 |
| before 1800 | 12 | \$572,533 | 2,544 | \$225 |
| 1800-1899 | 403 | \$508,512 | 2,066 | \$246 |
| 1900-1919 | 2,245 | \$454,249 | 1,736 | \$262 |
| 1920-1939 | 2,713 | \$478,239 | 1,655 | \$289 |
| 1940-1959 | 1,467 | \$452,308 | 1,501 | \$301 |
| 1960-1979 | 575 | \$476,749 | 1,535 | \$311 |
| 1980-1999 | 336 | \$573,421 | 1,781 | \$322 |
| 2000-2016 | 155 | \$688,094 | 2,320 | \$297 |
| Condominiums | 3,303 | \$359,648 | 1,169 | \$308 |
| 1800-1899 | 242 | \$328,329 | 1,146 | \$286 |
| 1900-1919 | 557 | \$366,153 | 1,276 | \$287 |
| 1920-1939 | 264 | \$331,593 | 1,127 | \$294 |
| 1940-1959 | 20 | \$482,955 | 1,257 | \$384 |
| 1960-1979 | 430 | \$262,970 | 920 | \$286 |
| 1980-1999 | 1,408 | \$357,056 | 1,139 | \$313 |
| 2000-2016 | 379 | \$505,127 | 1,451 | \$348 |
| Other Residential | Parcels | Units | Average Year Built (per unit) | Average Value per Unit |
| Two-Family | 4,406 | 8,136 | 1913 | \$276,171 |
| Three-Family | 497 | 1,466 | 1906 | \$227,910 |
| Multiple Houses on Single Lot | 20 | 34 | 1911 | \$409,774 |
| Multi-family Apartments (4-8 Units) | 84 | 436 | 1907 | \$145,047 |
| Multifamily Apartments (8+Units) | 53 | 2,354 | 1974 | \$192,668 |
| Specialized/Subsidized Housing* | 35 | 1,072 | 1971 | \$147,644 |

Source: *Vision Governmental Solutions*, City of Medford Assessor's Database, FY2017

* Includes public housing, nursing homes, group homes, and housing owned by non-profit organizations.

Affordability

Housing is becoming more expensive in Medford, as it has across the region. Housing costs have increased nearly twice as fast as household incomes for both renters and homeowners between 2000 and 2015. Rental housing, in particular, has increased in cost relative to Massachusetts. A corresponding increase in renter incomes in Medford reflects the higher income required for new households to occupy more expensive market-rate rental units.

Table 7: Housing Cost and Household Income, 2000-2015

| Owner-Occupied | Median Value 2015 | Change in Value 2000-2015 | Median Income 2015 | Change in Income 2000-2015 |
|-----------------|----------------------|------------------------------|-----------------------|-------------------------------|
| Medford | \$401,000 | 77% | \$91,234 | 46% |
| MA | \$333,100 | 79% | \$92,207 | 43% |
| Renter-Occupied | Median Rent 2015 | Change in Rent 2000-2015 | Median Income 2015 | Change in Income 2000-2015 |
| Medford | \$1,474 | 80% | \$56,585 | 45% |
| MA | \$1,102 | 61% | \$37,780 | 23% |

Source: US Census, ACS 2011-2015

Note: ACS estimates for median housing costs include both market rate and subsidized housing.

Households are considered to be “cost-burdened” if they spend more than 30 percent of their income on rent or homeownership costs. As of 2015, an estimated 39 percent of Medford households are cost-burdened by this metric, including 36 percent of homeowner and 42 percent of renter households.

Table 8: Housing Cost Burden by Income

| Renters Household Income | Pay 30-50% of Income | Pay more than 50% of Income | Total Cost-burdened Renters | Total % Cost Burdened |
|--------------------------------|-------------------------|--------------------------------|-----------------------------------|--------------------------|
| Less than \$50,000 | 1,171 | 1,907 | 3,078 | 73% |
| \$50,000-\$74,999 | 599 | 151 | 750 | 44% |
| \$75,000 or more | 233 | 0 | 233 | 6% |
| Total | 2,003 | 2,058 | 4,061 | 42% |
| Homeowners Household Income | Pay 30-50% of Income | Pay more than 50% of Income | Total Cost-burdened Homeowners | Total % Cost Burdened |
| Less than \$50,000 | 865 | 1,325 | 2,190 | 71% |
| \$50,000-\$74,999 | 587 | 470 | 1,057 | 54% |
| \$75,000-\$99,999 | 654 | 87 | 741 | 40% |
| \$100,000 or more | 496 | - | 496 | 9% |
| Total | 2,602 | 1,882 | 4,484 | 36% |

Source: ACS 2011-2015

High housing costs are impacting households of every age, however young adult and senior households – both renters and homeowners - are experiencing the highest rates of cost burden.

Table 9: Housing Cost Burden by Age of Householder

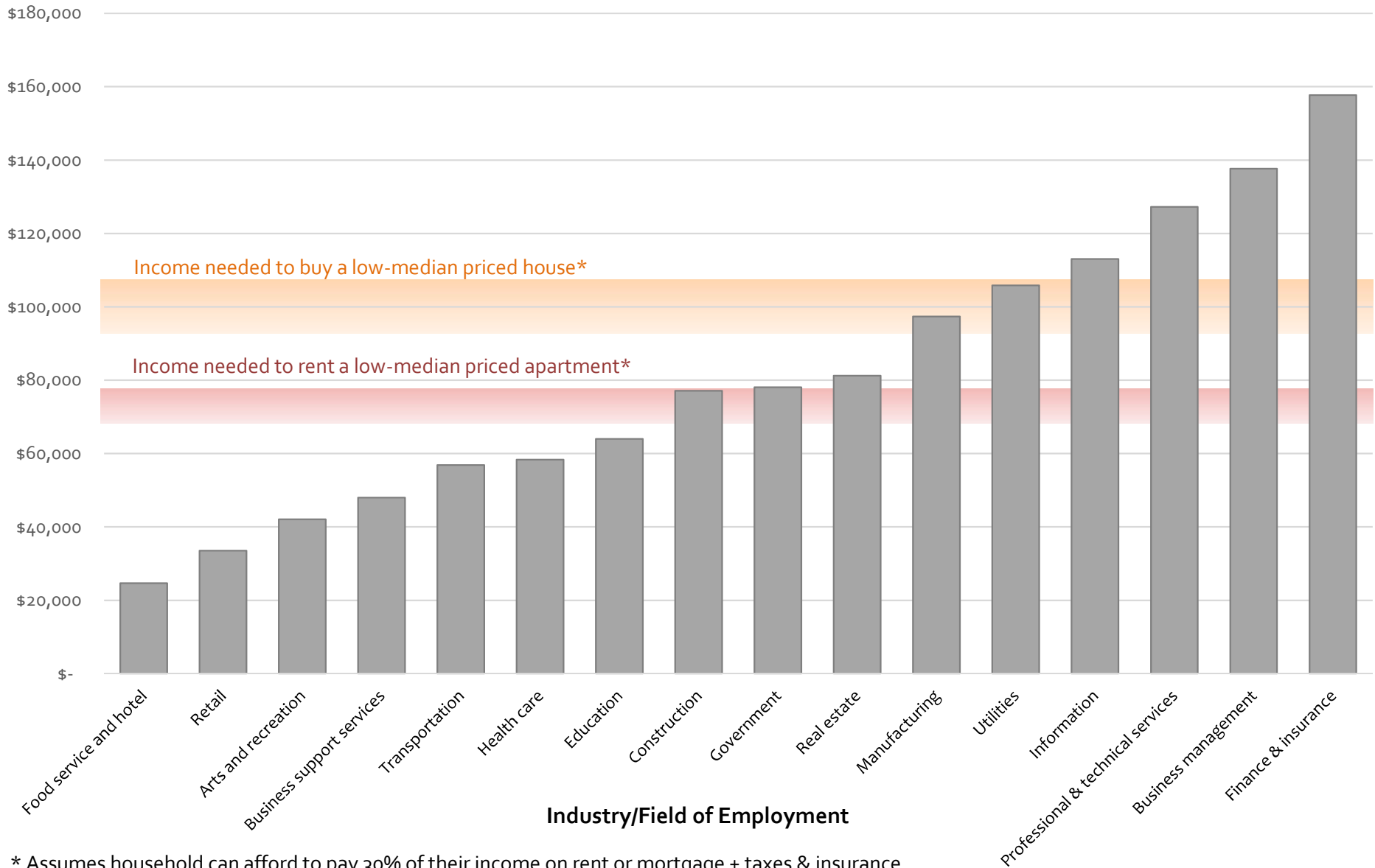
| Age of Householder | Renter households | % Cost Burdened | Owner households | % Cost Burdened |
|--------------------|-------------------|-----------------|------------------|-----------------|
| Under 25 years | 980 | 63% | 13 | 0% |
| 25-34 years | 3,310 | 33% | 1,174 | 28% |
| 35-64 years | 4,127 | 40% | 7,426 | 35% |
| 65+ years | 1,312 | 54% | 3,787 | 42% |
| Total | 9,729 | 42% | 12,400 | 36% |

Source: ACS 2011-2015

Figure 4 shows how housing costs compare with wages for various industries in the region. The average wage for jobs in Medford is just over \$60,000, while the average wage is close to \$75,000 for jobs throughout the Boston region. The income required to purchase a low- to moderately-priced house is approximately \$90,000-\$110,000, while the income required to be able to afford apartments at typical low- to moderately-priced rents is about \$70,000-\$80,000. People who work in many industries, as well as those who are retired or unemployed, do not make sufficient income to be able to afford to buy a house or rent an apartment.

Figure 4: Housing Affordability in Medford by Employment Sector (2017)

**Average Annual Wages
in Boston Metro Area**



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Community Assets

Affordable Housing Resources

The Massachusetts Department of Housing and Community Development maintains a list of housing units in each community that are deed restricted to ensure that they are affordable to low income households, known as the Subsidized Housing Inventory, or SHI. HUD guidelines for low income households (shown in Table 10) are typically used to define income eligibility for housing units included on the SHI.²

Table 10: 2017 Income Eligibility Guidelines

| Region/Median Family Income | Level | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person |
|--------------------------------------|------------------|----------|----------|----------|----------|----------|
| Boston-Cambridge-Quincy \$103,400 | Extra Low Income | \$21,700 | \$24,800 | \$27,900 | \$31,000 | \$33,500 |
| | Very Low Income | \$36,200 | \$41,400 | \$46,550 | \$51,700 | \$55,850 |
| | Low Income | \$54,750 | \$62,550 | \$70,350 | \$78,150 | \$84,450 |

Source: US Department of Housing and Urban Development (HUD)

Chapter 40B of the Massachusetts General Laws establishes a goal for each community to have at least 10 percent of its housing eligible for inclusion on the SHI. Medford currently has approximately 1,733 SHI units, which is just over 7 percent of the year-round housing units counted in the last decennial Census in 2010. Table 11 shows units that are counted or are eligible to be included Medford's SHI. (Not all eligible units have been submitted to DHCD for inclusion on the list.) While the majority of units on Medford's SHI are deed restricted in perpetuity, a few major developments – comprising almost one-third of Medford's affordable housing inventory - have subsidies which are due to expire within the next five years and might be lost from the SHI unless an arrangement can be made to renew or extend the affordability restrictions.

² While SHI-eligible housing must be deed restricted to be affordable to households earning no more than 80% of Area Median Income, CPA funds may be used to meet community housing needs for households up to 100% of Area Median Income. Not all affordable housing created using CPA funds may be eligible for the SHI.

Table 11: Medford Subsidized Housing Inventory

| Name | Address | Type | SHI units | Affordability Expires |
|---|--|-------------|--------------|-----------------------|
| Phillips Building (Elderly/disabled) | 15 Canal St. | Rental (HA) | 15 | Perp |
| Doherty Building (elderly/disabled) | 92-94 Fellsway West | Rental (HA) | 17 | Perp |
| Saltonstall Building (Elderly/disabled) | 121 Riverside Ave. | Rental (HA) | 200 | Perp |
| Tempone Apartments (elderly/disabled) | 22 Allston St. | Rental (HA) | 100 | Perp |
| Willis Avenue Homes (family) | Willis, Bonner, Congress, & Exchange | Rental (HA) | 150 | Perp |
| LaPrise Village (family) | Riverside/Rockwell/ Foster Ct./Light Guard | Rental (HA) | 142 | Perp |
| Walkling Court (Elderly/Disabled) | Walkling Court | Rental (HA) | 144 | Perp |
| Weldon Gardens (Elderly/disabled) | 35 Bradlee Rd | Rental (HA) | 75 | Perp |
| Foster Court (Disabled) | Foster Court | Rental | 8 | Perp |
| 4-6 Ashland St | 4-6 Ashland St | Rental | 16 | 7/25/22 |
| Water St Apts | 42 Water St | Rental | 35 | 2023 |
| Mystic Valley Towers | 3600 Mystic Valley Pky | Rental | 465 | 2019 |
| Riverside Towers (Elderly/Disabled) | 99 Riverside Ave | Rental | 200 | 2036 |
| Wolcott St | 81 Wolcott St | Rental | 4 | 2035 |
| Housing Families Inc. | 196-198 Fellsway West | Rental | 3 | 2025 |
| DDS Group Homes | Confidential | Rental | 58 | N/A |
| Davenport School | Belle Ave | Ownership | 1 | 2054 |
| Hervey School | Sharon St | Ownership | 2 | Perp |
| Swan School | | Ownership | 2 | Perp |
| Gleason School | 160 Playstead Rd | Ownership | 2 | Perp |
| Amaranth Place | 6 Amaranth Place | Ownership | 2 | Perp |
| Franklin School Condominiums | 68 Central Ave | Ownership | 3 | 2036 |
| West Street | West Street | Ownership | 2 | Perp |
| Fulton Street | Fulton Street | Ownership | 1 | Perp |
| Residences at One St. Clare | 1 St. Clare Rd | Ownership | 2 | Perp |
| 75 SL Station Landing | 75 Station Landing | Rental | 5 | Perp |
| Lincoln Kennedy School | 215 Harvard St | Ownership | 8 | Perp |
| Wellington Place | 34 Brainerd Rd/50 Revere Beach Pky | Rental | 5 | Perp |
| 297 Main St | 297 Main St | Rental | 1 | 2044 |
| Fellsway West | 705-707 Fellsway West | Rental | 2 | 2046 |
| Lumiere | 3780 Mystic Valley Pky | Rental | 16 | Perp |
| Mystic Green Condominiums | 24-30 High St | Ownership | 1 | perp |
| Boston Ave | Boston Ave | Rental | 2 | 2043 |
| River's Edge | River's Edge Drive | Rental | 14 | ? |
| Modera | 5 Cabot Road | Rental | 30 | ? |
| Total Units | | | 1,733 | 7.07% |

Source: DHCD, Medford Office of Community Development, Medford Housing Authority, Medford Community Housing (Not all eligible units have been submitted to, or acknowledged by DHCD.)



Walkling Court

Medford has a Housing Authority which maintains housing units in 9 buildings/developments, including 560 units for elderly and disabled residents and 292 units for families. The Housing Authority also administers 859 housing vouchers (which are not counted in the SHI). Of these, 785 federal Housing Choice vouchers (Section 8) which allow voucher holders to reside in any community (requiring that apartments are de-leaded and meet building code, and charge below market rent) and enables them to pay not more than 30 percent of their income on rent. Approximately one third of Medford Housing Authority's Section 8 vouchers are used by households who are living in other communities, while some people may be residing in Medford using vouchers administered by other agencies.³ Other federal housing voucher

programs include Domestic Violence vouchers (44), and Project Based vouchers (26), which are associated with specific housing units. There are also four state-assisted vouchers through the Massachusetts State Rental Voucher program, of which one is project based with Medford Family Life, and the remaining 3 are mobile vouchers.

The wait for Medford Housing Authority Public Housing units averages approximately 3 years and the wait for family housing ranges from 3-7 years depending on bedroom size. Presently there are over 3,000 applicants for public housing units, about evenly split between elderly/disabled and families. The wait for housing vouchers is approximately 3 years and there are over 700 applicants on the Massachusetts Centralized Waiting List with Medford preferences (applicants living or working in Medford.)

The Medford Housing Authority participates in the Family Self Sufficiency program and has Residential Services Coordinators who help residents connect with various services provided by other organizations and agencies for housing stability/homelessness prevention energy and fuel assistance, nutrition, and other needs.

Riverside Towers is privately-owned, subsidized with placed-based Section-8 vouchers, and is primarily occupied by elderly and disabled residents.



Mystic Valley Towers

³ According to housing services organizations interviewed, voucher holders increasingly have difficulty finding private unsubsidized apartments which are eligible for or will accept rental vouchers in Medford; households with Section 8 vouchers often occupy privately-developed affordable housing units on the SHI, and/or find housing outside of Medford.

Non-profit and state entities have also contributed to Medford's affordable housing supply. The Department of Developmental Services (DDS) currently houses approximately 58 residents in group homes throughout the city. Housing Families Inc. (HFI, formerly Tri-City Housing Taskforce for the Homeless) has scattered throughout the region 100 units of shelters for families going through homelessness, including some units in Medford. HFI also provides a variety of support services for households earning up to 1.25 percent of the federal poverty level. Medford Community Housing, Inc. (MCHI) offers a revolving loan fund to assist low income renters and classes for first time homebuyers, as well as creating affordable rental units through rehabilitation or small-scale development in neighborhoods throughout the city. To date, MCHI has created 8 affordable housing units in scattered site small-scale buildings.



Medford Community Housing rental unit



Kennedy School Condominiums

Many of Medford's more recent affordable housing units are located within mixed income housing developments. The City facilitated the adaptive reuse of six former elementary school buildings, creating 19 affordable homeownership units out of 112 total condominium units. The City has also entered development agreements for the construction of mixed income multifamily developments, including Station Landing, Lumiere, Wellington Place, Residences at One St Clare,

River's Edge, and Modera (still under construction) providing 73 affordable rental and homeownership units out of 1,300 total units in these developments.

Historic Resources

Medford is endowed with significant historic resources. There are presently thirty-one properties in Medford on the State and National Register of Historic Places and two City of Medford-designated Historic Districts. The Isaac Royall House & Slave Quarters and Peter Tufts House have both been designated as National Historic Landmarks.

A listing with the National Register does not automatically protect structures from inappropriate alteration or demolition. However it creates the potential for property owners to qualify for historic preservation tax credits and prevents public agencies from using federal funds to demolish a historic structure, except to address an imminent health or safety hazard. See attached list of current Medford Historic Resources on the State & National Register of Historic Places.

Local historic districts offer a higher degree of protection. Two sites in Medford have been designated as local historic districts: the Hillside Avenue Historic District and Marm Simonds Historic District, both of which are under the jurisdiction of the Medford Historic District Commission (MHDC), who has oversight over all exterior changes to the properties within the Districts. There are several other National Historic Districts in Medford that are not under the jurisdiction of the MHDC. In 2017, the MHDC commenced the process of creating the first single-house Historic District at 21 Touro Ave, which is in-process as of November 2017. The MHDC intends to create a series of single-house Historic Districts in the future to ensure that Preferably Preserved historic buildings are protected in perpetuity as important cultural and architectural resources. The revived Medford Square Master Plan of 2017 also called for the creation of a Medford Square Historic District. See attached list of Medford Historic Districts.

Eight properties have a historic preservation restriction, which is a voluntary legal agreement that preserves a property's historic characteristics by preventing demolition or alteration in perpetuity. These include the Royall House, Brooks Estate, Charles Brooks House, Peter Tufts House, Richard Pinkham House, the Salem Street Burying Ground, the Grace Episcopal Church and Unitarian Universalist Church, both on High Street.

The Medford Historic Commission has been systematically overseeing a survey of Medford historic properties since 2010. As of 2017, approximately half of Medford has been surveyed to determine its significant properties: West Medford, Hillside, Medford Square, East Medford and portions of South Medford. The remainder of Medford is intended to be surveyed over the next five years, depending on available grant funds.

The Massachusetts Cultural Resource Information System (MACRIS) is an online database that is a list of historic properties statewide. It is wildly uneven in terms of cataloguing historic properties. The MACRIS list is usually several years out of date, as it takes years to incorporate historic forms that are generated by local or national survey efforts. For example, most of the several hundred forms generated by the Medford Historic Commission Surveys over the past few years are not yet listed on MACRIS. Several years ago, when the State of Massachusetts in partnership with the Middlesex Canal Commission and Massachusetts Historic Commission created a National Register Historic District in 2009 that captured hundreds of forms for buildings in Medford along the path of the canal. But these are not necessarily representative of Medford's overall inventory of historic properties. MACRIS lists over 1,100 items that have received local, state, or national historic designation. These include nearly 1,000 buildings dating from the 17th to the 20th Century, forty-nine areas, six objects (four are located in the Oak Grove Cemetery, one at Tufts, and one the Honor Roll Memorial on Forest Street), and fifty-two structures (bridges, dams, or other infrastructure). While MACRIS is the final repository for historic forms, the Medford Surveys are the more important and accurate collection of Medford's architectural resources.

Medford is part of the Freedom's Way National Heritage Area which stretches from Malden in the east along the Route 2 corridor, encompassing 45 communities in north/central Massachusetts and southern NH, linked by historic events that helped to shape American traditions and culture. Established by Congress in 2009, the Freedom's Way National Heritage Area Association works with partner communities to identify, promote, and advocate for the preservation of natural, cultural, and historic assets in communities throughout the region.

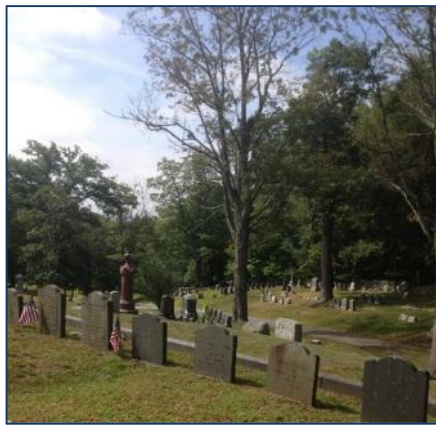


Curtis School

cemeteries. The Salem Street in Medford Square, between Ave. It was acquired by the 1717. The earliest stone is burial took place in 1881. Oak part of the Brooks Estate, was The cemetery is still in use historic graves, and vegetation character of old Medford. Grove Cemetery has been property at the Brooks Estate approximately 85 acres. Included within the Oak Grove Cemetery is the former Cross Street Cemetery, which was relocated when Route 93 was built.

City-owned Historic Resources

There are a number of historic municipal buildings. These include City Hall, the Salem Street, Riverside, Medford Street, and Ames Street fire stations, Curtis School, Chevalier Theater, and the Brooks Estate (described below.) Most are still in active use and the buildings do not have any form of historic protection. Some older City buildings, including the Library and Police Station, are in poor condition and are slated for replacement. In addition to the buildings themselves, there are numerous historic records, artifacts, and other objects within City Hall, the Library, and other buildings, dating from the 17th through 20th Centuries.



Oak Grove Cemetery

Medford has two Burying Ground is located Salem St. and Riverside town of Medford in May of marked 1683, and the last Grove Cemetery, originally created in the late 1800s. today, and its scenic vistas, provide a window into the Originally 24 acres, Oak expanded onto City-owned

and now comprises

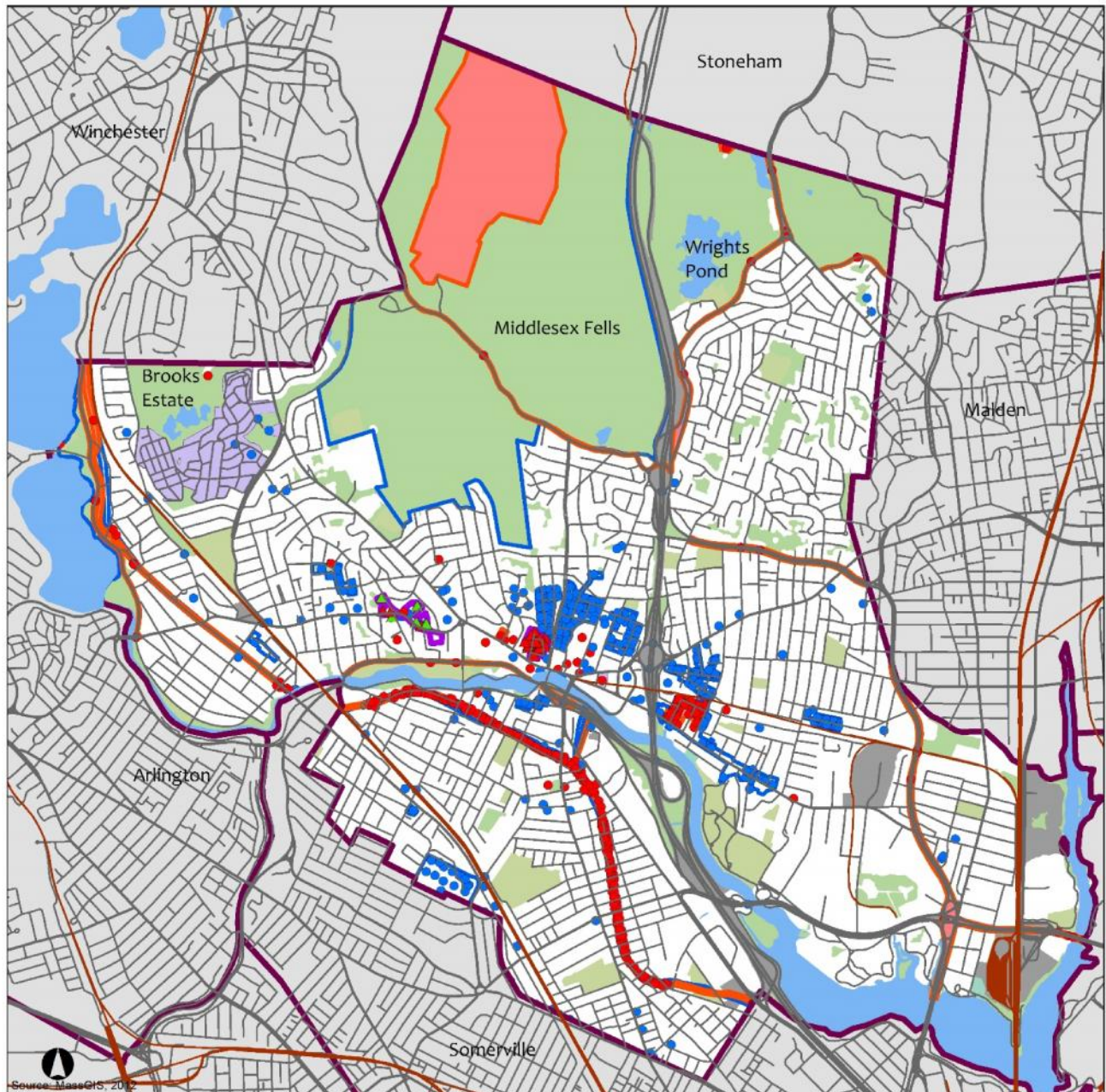
Table 12: Medford Historic Resources on the National & State Register of Historic Places

| No. | Name | Location | Year Built | Notes |
|-----|------------------------------|---|---------------------------------|--|
| 1 | Albree Hall Lawrence House | 353 Lawrence Road | c. 1720 | |
| 2 | John B. Angier House | 129 High Street | 1842 | |
| 3 | Bigelow Block | Corner of Forest & Salem Streets | 1886 | |
| 4 | Charles Brooks House | 309 High Street | c. 1765 | |
| 5 | Jonathan Brooks House | 2 Woburn Street | c. 1780's | |
| 6 | Shepherd Brooks Estate | 275 Grove Street (includes Shepherd Brooks Manor, Carriage House & 50 acres of open space, including Brooks Pond) | 1880 (earlier bldg. built 1859) | Medford-owned, in partnership with M-BELT, a 501c3 Non-Profit |
| 7 | Cradock Bridge | Main Street at Mystic River | 1637 | Original bridge was wood; current bridge being rebuilt 2015-2018 |
| 8 | Paul Curtis House | 114 South Street | Early 1800's; enl. 1839 | "Grandfather's House" from the famous poem by Lydia Maria Child |
| 9 | Fells Connector Parkways | Fellsway Parkways across Medford | | Extends into Malden |
| 10 | George P. Fernald House | 12 Rock Hill Street | c. 1895 | |
| 11 | Jonathan Fletcher House | 285 High Street | c. 1835 | |
| 12 | Grace Episcopal Church | 160 High Street | 1869 | Designed by H.H. Richardson |
| 13 | Isaac Hall House | 43 High Street | c. 1720 | Paul Revere stopped here |
| 14 | Lawrence Light Guard Armory | 980 High Street | 1891 | |
| 15 | Joseph K. Manning House | 35-37 Forest Street | 1875 | |
| 16 | John M. McGill House | 56 Vernon Street | 1902 | |
| 17 | Medford Pipe Bridge | Over Mystic River between High Street & Mystic Valley Parkway | 1897 | Pedestrian Bridge |
| 18 | Mystic Dam & Gatehouse | Between Lower & Upper Mystic Lakes | 1864-1865 | |
| 19 | Edward Oakes House | 5 Sylvia Road | c. 1728 | |
| 20 | Old Medford High School | 22 & 24 Forest Street | 1894-1896 | Converted to condos in 1980's, includes Chevalier Theater |
| 21 | Park Street Railroad Station | 20 Morgan Avenue | 1894 | |
| 22 | Richard Pinkham House | 24 Brooks Park | c.1850 | |
| 23 | Revere Beach Parkway | Starts at Wellington Circle heads west through Everett, Chelsea and Revere | 1896-1904 | |

| | | | | |
|----|---|--|-----------------------------|---|
| 24 | Isaac Royall House & Slave Quarters | 15 George Street | c. 1692, exp. 1733-1737 | Owned & operated as a museum by 501c3 Non-Profit |
| 25 | Salem Street Burial Ground | Medford Square - Riverside & Salem Street | c. 1683 | Original Wade family plot acquired by Medford in 1717 |
| 26 | Slave Wall | Grove Street, approx. 58-168, part of Thomas Brooks Park | 1765 | Wall constructed by Brooks family slave named Pomp |
| 27 | Peter Tufts House | 350 Riverside Avenue | 1677-1678 | Oldest house in Medford |
| 28 | U.S. Post Office | 20 Forest Street | 1937 | Public Works Administration era structure |
| 29 | Unitarian Universalist Church & Parsonage | 141 & 147 High Street | 1894 Church, parsonage 1785 | Parsonage also known as Osgood house |
| 30 | John Wade House | 253 High Street | c. 1784 | |
| 31 | Jonathan Wade House | 13 Bradlee Road (Medford Square) | c. 1689 | |

Medford Historic Districts

| No. | Name | Location | Year Built | Notes |
|-----|---|---|-------------------------------------|---|
| 1 | Hillside Ave Historic District | Fifteen properties, generally late 19th century, on both sides of Hillside & Grand View Ave, Medford Square | Mostly late 19th century residences | City of Medford-designated Historic District and National Historic District (under jurisdiction of Medford Historic District Commission) |
| 2 | Old Ship Street Historic District | Both sides of Pleasant Ave. from Riverside Avenue to Park Street | c. 1803 - 1855 | National Historic District (not under jurisdiction of Medford Historic District Commission) |
| 3 | Marm Simonds Historic District | | | City of Medford-designated Historic District (under jurisdiction of Medford Historic District Commission) |
| 4 | Middlesex Canal Historic and Archeological District | Encompasses full 27-mile length of Canal from Merrimack River to Boston | 1801-1803 | National Historic District (not under jurisdiction of Medford Historic District Commission) |
| 5 | Middlesex Fells Reservoirs Historic District | Portion of Middlesex Fells extending into Stoneham | | National Historic District (not under jurisdiction of Medford Historic District Commission) |



Map 2

Legend

- Nat'l Register of Historic Places
- ★ Preservation Restriction
- ▲ Local Historic District
- ▲ National Register of Historic Places and Local Historic District
- Inventoried Area
- Cemetery

City of Medford Community Preservation Plan Historic Resources (MACRIS)

Historic Landmarks and Privately-owned Buildings



Royall House and Slave Quarters

The Isaac Royall House, built in the late 17th and early 18th Century, was home to the largest slaveholding family in Massachusetts. Two generations of Isaac Royalls (Senior and Junior) were merchants who were engaged in rum manufacturing and trade with Antigua. British loyalists, the Royall family fled Medford during the American Revolution and the house was occupied by leaders of the American forces. Detached outbuildings are the only known slave quarters that survive in New England. The house is now owned by a nonprofit organization, the

Royall House and Slave Quarters Association, and is operated as a museum open to the public from June through October.

The Medford Historical Society and Museum was established in 1896 in order to collect and preserve the history of the city, compiling a historical library and collection of artifacts of local history, and organizing events and initiatives to archive and share Medford's history. The museum is located in a Spanish Mission style building that was built for the Historical Society in 1915.



Historical Society and Museum

Several former City schools have been adapted for reuse creating multifamily residential or office space, including the old Medford High School, Hervey, Gleason, Sarah Bradlee Fulton, Swan, Kennedy and Franklin Schools, and the Dame School.

On the National Register of Historic Places, the 27 mile Middlesex Canal ran through Medford, roughly along Boston Avenue, Sagamore Avenue and along the Mystic Lakes. Completed in 1803, it was a major factor in the building of 19th century America, transporting lumber, bricks and bulk goods to and from New Hampshire via its terminus in Lowell.

War memorials and commemorative plaques honoring sites and people of local historic significance are located throughout the city, including in parks, public buildings, and in front of private buildings. Some of these sites, and some memorials themselves are listed on state or national registers.

Open Space

According to MassGIS, Medford has 1,787 acres of protected open space, which is approximately one third of the City's land area, and about 32 acres per 1,000 residents. There may also be some City, State, or MBTA property, as well as private property which is perceived as open space but

is not protected. The Massachusetts Department of Conservation and Recreation (DCR) owns approximately 1,300 acres of conservation land in Medford, nearly three quarters of Medford's open space. The Mystic River Reservation accounts for approximately 130 acres of this, and the remaining 1100- plus acres are in the Middlesex Fells. The City of Medford owns 354 acres, or 20 percent of all open space (not including fields or playgrounds that are part of school properties). The Town of Winchester and Tufts University also have open space holdings in Medford.

The open space system in Medford is part of a larger, regional open space system that benefits Medford residents as well as those of the surrounding communities. These natural resources provide Medford and the region with opportunities for active recreation such as swimming, boating, fishing, hiking, picnicking, and biking. They also provide habitat for plant and animal life not typically found in urbanized areas.

Water resources

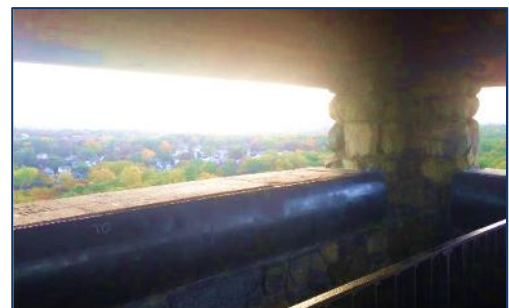
Crossing through the city, the Mystic River is the central feature of Medford. It flows from the Mystic Lakes southeastward to its confluence with the Malden River at Wellington in the southeastern corner of the City. Once tidal as far as the Lower Mystic Lake, the rivers have been substantially altered by weirs and dams and the tidal marshes filled to accommodate development. Most of the northern bank of the Mystic River is preserved as park land (with a notable gap in the vicinity of Medford Square), while the southern bank of the river is largely inaccessible to the public. The area surrounding the Malden River has recently been the focus of redevelopment efforts to reclaim blighted industrial waterfront land, creating luxury apartments, environmentally friendly office buildings, and public open space that includes a restored wetland area for habitat and water quality improvement.

The Mystic Lakes, two extensive bodies of water located at the headwaters of the Mystic River, provide significant recreational opportunities, including swimming at Sandy Beach (on DCR land, just over the Winchester border), and boating at the Medford Boat Club. Wrights Pond is a significant City-owned resource, contiguous with the Middlesex Fells Reservation, which offers swimming at the City beach.

A number of smaller ponds, brooks, streams, and vernal pools are key features of DCR and City-owned open space, providing habitat that enriches Medford's biodiversity, as well as active and passive recreation opportunities.

Middlesex Fells

The DCR-owned Middlesex Fells is a regionally significant open space consisting of a wooded area of rocky outcrops, ponds, streams and wetlands, comprising 2,575 acres across portions of Medford, Malden, Winchester, Stoneham, and Melrose. Its conservation emerged from the wilderness preservation movement during the late 19th and early 20th centuries,



Wright's Tower, Middlesex Fells

which aimed to link cities and towns to the outdoor open space and fresh air. Portions of the Fells are listed in the National Register of Historic Places. It was one of the first reservations created by the Metropolitan Parks Commission, designed by landscape architects Olmsted, Olmsted and Eliot. Elizur Wright (for whom Wright Tower in the Fells is named), is credited with having first proposed and promoted a vision for the Middlesex Fells. Landscape architect Charles Elliot helped to establish the Trustees of Reservations who sought “to preserve, for public use and enjoyment, properties of exceptional scenic, historic, and ecological value in Massachusetts.” Land holdings within the Fells were secured through numerous donations and purchases including the Brooks family, Samuel Crocker Lawrence (Medford’s first mayor), and the City of Medford.

Brooks Estate

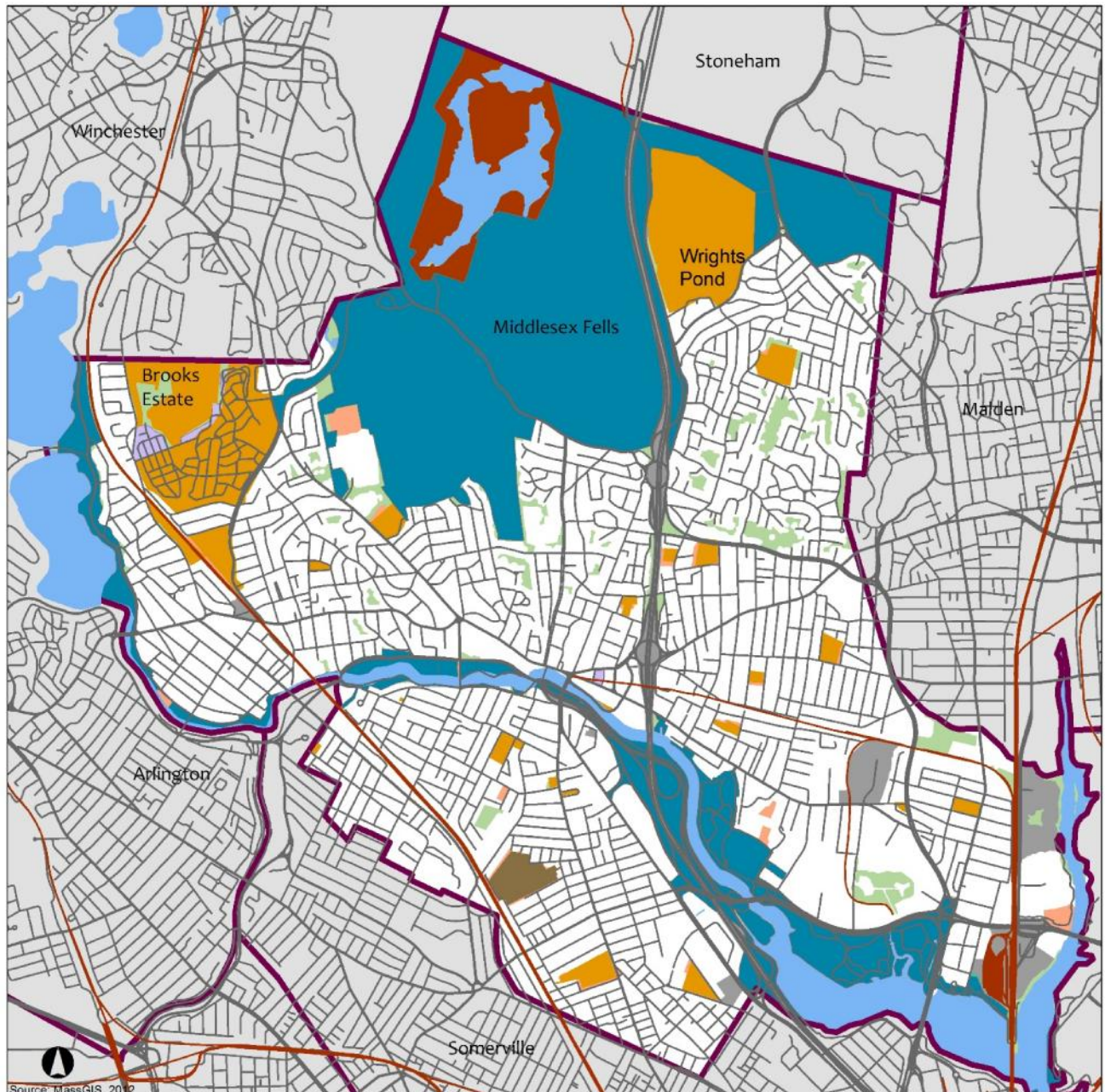
Coupled with the adjoining open space in Winchester, the Brooks Estate makes up a natural and historic landscape second only to the Middlesex Fells. Originally consisting of 400 acres purchased in 1660, it was transformed into a Victorian summer retreat by Peter Chardon and Shepherd Brooks. The City acquired parcels totaling 24 acres from the Brooks Estate in the late 1800s to create the Oak Grove Cemetery. In 1942, the City purchased an additional 82 acres from the



Brooks Pond, Brooks Estate

estate of the Brooks family. The Manor and a portion of the property was used to provide housing for veteran’s families, a nursing home, and a group home in the period between 1946 and the early 1980’s. The Brooks Estate and Oak Grove Cemetery today comprise approximately one quarter of the Brooks land holding, which expanded and contracted over nearly 300 years of Brooks family ownership. Other portions of the lands owned by the Brooks were gifted or sold over this period and have been developed as residential neighborhoods or incorporated into parks and open space, including Playstead Park, the Fells, the Winchester Town Forest, and park land surrounding the Mystic Lakes.

The current property includes the 10-acre Brooks Pond and about 40 acres of woodlands. Two Victorian buildings, the Shepherd Brooks Manor and Carriage House (1880), are both slated for adaptive re-use as community assets. Still owned by the City, the property is managed by the Medford-Brooks Estate Land Trust, Inc. (M-BELT), a community-based membership non-profit, under an agreement with the City of Medford. It is on the National Register of Historic Places and is protected by a permanent Conservation and Preservation Restriction, granted in 1998.



Legend

- City of Medford
- DCR
- Town of Winchester
- Tufts University
- Potentially Unprotected**
- Open Space/Undeveloped
- Cemetery
- Recreation

Map 3

City of Medford Community Preservation Plan Open Space

Recreation

There are approximately 25 neighborhood and schoolyard parks in Medford, totaling more than 300 acres, that provide opportunities for active recreation. The most recent significant addition was Riverbend Park, which Medford acquired from DCR in 1999, on which was built the middle schools athletic fields and playground, canoe launch multi-use path, and other recreational



Tufts Park

amenities.⁴ Both active and passive recreation facilities are located on land owned by the City of Medford, DCR, and private entities (in some cases open to the public). Facilities include tot lots (around 15-20 city-wide), baseball/ softball/ little league fields (nearly 20), basketball (15), soccer fields (4), tennis (8), football fields (4), tracks (2), community gardens (3), a pool, a fresh water pond beach, and two parks with spray areas. Many City and DCR-owned parks also offer multi-use trails, sitting and/or picnicking areas, or green space for passive recreation.



River Access Behind Condon Shell

There are public-access boat launches along the Mystic and Malden Rivers at Riverbend Park, the Modera housing development. The Medford Boat Club and the Mystic Wellington Yacht Club offer private launch facilities for motorized boats. There are also areas throughout the Mystic River reservation that are used informally by the public to put in small boats.

Some projects currently in the pipeline to expand recreational facilities in Medford include the reconstruction of Riverside Plaza in Medford Square, the extension of trails along the Mystic River, rehabilitation of some parks, playgrounds and athletic fields, the addition of community gardens to existing parks around the City, and the creation of a dog park in the Riverbend Park near the Middle School complex. Some of these projects will be completed in the short term, while others are in the planning stages and funding has not yet been secured for their completion.

⁴ Riverbend Park does not appear as City-owned on the MassGIS open space datalayer shown on Map 3.

NEEDS AND OPPORTUNITIES

To assess Medford's current needs and opportunities, Community Preservation Committee members reviewed findings from prior public planning efforts and conducted outreach, consulting with City Boards and Committees, City Departments, and stakeholder organizations. A list of the prior planning efforts and the entities who participated in this consultation is provided in Appendix 2. The Committee also collected input from the public through participation at numerous community events between June and October, 2017, as well as two forums, a survey, and social media. Many participants provided suggestions of community needs or specific projects or improvements they would like to see CPA help to address.

- *Reaching underserved populations and neighborhoods:* There is an uneven distribution of open space, recreation, historic, and affordable housing resources across the city. There is a greater concentration of these resources in the north, central, and western portions of the city, along the Mystic River, Medford Square, and near the Middlesex Fells. Areas that have traditionally been less well served include South Medford and the eastern portion of the city, from Haynes Square to the Wellington section. These areas were also less well represented in the community forums, which may suggest that the populations of these neighborhoods are less engaged in advocacy for their community needs, or are less connected to the City's communication channels. Other population groups that are experiencing vulnerability, lack of representation, or are underserved include seniors, linguistically-isolated/immigrant communities, and young adults.

Open Space and Recreation

- *Bicycle/pedestrian infrastructure:* Improving safety for walking and biking has become an increasing focus, both for recreation and transportation purposes. Important strides have been made over recent years in planning and construction of off-road paths along the Mystic River. There remains a critical missing section connecting the east and west sides of the city across Medford Square. Completion of this link and other path improvements along the length of the Mystic River corridor would allow for continuous walking/biking from Wellington to the Mystic Lakes, and connect with regional trail networks beyond Medford. Improvements along the Malden River could help to expand off-road path connections and enhance access to open space for underserved neighborhoods, while there is also potential for pedestrian bridges that provide connections across Route 93 or the Mystic/Malden rivers.
- *Waterfront open space/riparian buffer:* While substantial portions of the Mystic River corridor are protected open space, the quality of the vegetated riparian buffer area is, in

many places, narrow and compromised by invasive species. Both water quality and wildlife habitat can be improved by expanding the width of the riparian buffer and replacing invasive species with native species. There also remain sections along the river where public access is lacking, or where the existing open space is not well maintained or designed for active or passive recreation use. Improvements to the “viewshed” can enhance connectivity to the river. Successive plans for Medford Square have identified potential to highlight the riverfront as a unique attraction through expanding and activating public open space along the river. Likewise, there is potential to transform the area along the Malden River through the development of parks and paths along the riverfront.

- *Green Infrastructure:* As Medford is traversed by a tidal river, it faces risks from coastal storms, flooding, erosion and sea level rise – challenges that are exacerbated by climate change. Improvements to open space can increase resiliency to storm events and flood damage. In addition, the removal of underutilized structures in the floodplain could potentially provide additional flood storage which will contribute to flood damage prevention. Improvements to stormwater infrastructure can improve water quality.
- *Pocket Parks:* Establishment of pocket parks (or mini-parks) in Medford Square and other neighborhoods can provide small oases in urban areas that currently lack open space. Land acquisition to create pocket parks may also be a strategy to prevent the loss of historic yards or trees that are threatened by subdivision and infill development.
- *Recreation and Sports Facilities:* Many of the city’s existing parks, playgrounds, and sports facilities are in need of rehabilitation. In particular, there is a need for additional or replacement spray parks in many areas, many athletic fields are in need of upgrades, and there is high demand for additional community gardens. Improving handicapped accessibility and providing more shade and benches could help to make parks more functional for people of all ages and abilities. Stakeholders and prior planning efforts have identified several types of additional amenities that would enhance recreation opportunities for Medford residents of all ages, such as natural or creative playground structures, spray parks or fountains, non-motorized boating, a senior playground or picnic area, outdoor performance space, or social games like disc golf, bocce, and pickle ball.

Affordable Housing

Medford is substantially short of the affordable housing that is needed to comply with the statewide mandate, as well as to meet the needs of local residents. Medford is currently approximately 700 units short of the number of SHI units required to meet the 10 percent minimum. Beyond the statutory goal, there are an estimated 4,600 households in Medford who are cost-burdened, including 3,900 who pay more than half of their income on housing costs. Unaffordable housing is particularly an issue for renters who live in Medford, and for

households who earn less than 50 percent of the Area Median Income, as defined by HUD (\$103,400 in 2017). Rapidly rising home prices in Medford reflect market conditions throughout the Boston region, suggesting that housing will increasingly become out of reach for Medford residents.

- *Strategic Planning:* There are significant barriers to building new housing that meets local needs, including funding availability, housing market pressures, outdated zoning, and public push-back over the compatibility or impacts of new housing development on existing neighborhoods. A strategic plan such as a Housing Production Plan could help the City to identify specific opportunities and strategies to overcome these barriers. The process of developing a strategic plan can also build consensus about appropriate housing development, outline specific actions to guide City leadership and departments, and help to identify potential community partners who could facilitate the development of new affordable housing or to implement programs to support renters, homeowners, and first time homebuyers. A strategic Affordable Housing Plan for Medford would most effectively be driven by a steering committee representing a range of stakeholders and City leadership, and should include input from housing providers/developers, organizations serving low income residents, and public.
- *Preserving existing affordable housing:* Many of Medford's housing units were created through subsidy programs that ensure their affordability for a limited time, after which the buildings can revert to charging market rate rents with no income eligibility requirement. Medford's largest affordable housing development, Mystic Valley Towers with 465 units, is set to expire in 2019, and two other projects totaling 38 units will expire in the next 5-7 years. CPA funds may be used to facilitate an arrangement to extend the affordability subsidy in order to prevent the loss of these units.
- *Preserving and expanding Housing Authority supply:* There is a limited supply of publicly-owned housing units under the Medford Housing Authority. Although CPA funds cannot be used for maintenance or rehabilitation of existing affordable housing, projects which preserve the life of Housing Authority units by protecting the building envelope from structural damage, or that create housing opportunities for residents who are not currently served (i.e., converting units to be wheelchair accessible), may be eligible for CPA funding. CPA can also be used to develop additional Housing Authority units, although the development of housing through a private/nonprofit developer by arrangement with the Housing Authority is preferable to having units be developed by the Housing Authority or other public agency.
- *Expanding Supply of affordable housing units:* Creating new affordable housing (typically carried out by private sector organizations or developers) can be very expensive, requiring complex financing arrangements from numerous sources, including a mix of state and federal subsidy programs and private lenders. CPA can play a critical role in covering gaps in funding through grants or loans, as well as demonstrating local commitment to projects

to secure competitive funding from other sources. CPA funds can also help to make existing market rate housing become permanently affordable through a program that purchases and resells units with a long-term deed restriction or subsidizes the cost for first time homebuyers in exchange for a long-term deed restriction, which in some cases can be a more cost-effective alternative for creating affordable units.

- *Condition of housing:* Much of Medford's housing supply, including the majority of single family and small-scale multifamily housing structures, are over 100 years old. While many buildings have been well maintained, the age of the housing supply means that many homes in the city that have not been well kept up are in substandard condition, posing health and safety concerns for residents, as well as being costly for homeowners to address these needs. Moreover, the presence of lead paint often presents a barrier for families with children to obtain housing. In particular, the condition of many housing units impacts senior homeowners and low-income renters, and low income families, whether they rent or own their homes. CPA funds could potentially address a need for rehabilitation of housing to bring it up to code, de-lead it, and improve health and safety for low income households.
- *Housing for people with disabilities:* There is a shortage of units that are handicapped accessible, in particular units that are accessible for people with wheelchairs, as much of Medford's housing stock is in older buildings that require stairs to navigate. There is a need for single-level units with elevators or ramp entry. More units are also needed that include supportive services for people with developmental or self-care limitations, as well as senior housing with two bedrooms to provide space for a caregiver.
- *Rental assistance for homelessness prevention:* Households undergoing sudden trauma such as death, sickness, divorce, or loss of job may quickly fall behind on rent leading to an eviction that results in homelessness. Temporary rental assistance can help these renters to stay in their existing homes, which is more cost-effective than providing emergency shelter and assistance after an eviction occurs, and avoids harmful long-term disruption. Temporary rental assistance can also be helpful for renters who are forced to move because their buildings are being sold or their rent is sharply increased, or who are coming out of homelessness. CPA funds have been used by nonprofit community partners in communities such as Somerville and Waltham to address the need for temporary rental assistance.

Historic Preservation

- *Brooks Estate:* Full implementation of the Master Plan for the City-owned Brooks Estate prepared by the Medford Brooks Estate Land Trust (MBELT). The Master Plan calls for the complete restoration of the Shepherd Brooks Manor (presently about 60% complete) and the complete reconstruction of the Carriage House into a multi-purpose function facility that will generate revenue for the maintenance of the buildings and landscape and pay back the City of Medford's investment, including interest, over a 20-year period. The Master Plan also calls for rebuilding the access drive, restoration of the landscape, improved walking

trails, invasives removal, restoring a historic vista between the Manor and Brooks Pond, and common-sense forest management. The execution of the Master Plan will greatly expand public access to the Brooks Estate and the types of public uses that the buildings and property can accommodate. Two of the most urgent needs are to stabilize and restore the Carriage House, and to reconstruct the access road to the Manor and Carriage House and open up the Grove Street entrance to the Estate.

- *Other City-owned Properties:* Several of the City's buildings are historic structures, and may require preservation. In particular, CPA funds could help to ensure that work is carried out on these buildings in such a way that preserves their historic features. There are also sculptures, memorials, or other elements within the Oak Grove Cemetery that are in need of restoration.
- *Documents, Records, and Artifacts:* Both the City and non-profit museums including the Historical Society and the Royall House and Slave Quarters have significant collections of documents, artifacts, and records. City resources are located in several places, including the basement of City Hall, the Library, schools, and departmental offices. The resources in City Hall and the Library are not adequately stored and are in particularly vulnerable condition, susceptible to mold and flooding. It is difficult to access records and documents because of their fragile condition and the lack of a catalog or inventory. The planned construction of a new public library could provide an opportunity to create a storage facility to preserve historic documents, as well as to make them available and accessible to the public.
- *Nonprofit Organizations:* Medford's two historical museums both have needs to preserve their buildings and improve handicapped accessibility, and to ensure the preservation of artifacts and records.
- *Other Historic Community Assets:* Protect historic properties from demolition or loss of historic features, restore historic features of privately-owned buildings or properties where they are visible or accessible to the public, or restore walls or other features of public realm which might be owned by DCR or one or more private owners.

GOALS AND PRIORITIES

Community preservation goals articulate overall principles that may guide the future allocation of community preservation funds. Goals for each program area emerged from the needs analysis and public input gathered in the forums and survey.

Examples of potential projects were identified through the input of boards and commissions, stakeholder entities, and public comments. Through the workshop and the online survey, community members contributed to defining priorities among the types of projects that might be pursued. While these sample projects and priorities serve as a guide, the specific object or timing of annual funding proposals may be driven by factors such as time-sensitive opportunities, predevelopment requirements, and the scale of funding availability. The Committee has discretion to consider the characteristics of individual proposals that are deemed to be eligible for funding, whether they have been anticipated or reflected in this plan.

Overall Priorities

Based on public input received through the survey and the forums, the distribution of CPA funds should be balanced flexibly but evenly among the three categories, Open Space and Recreation, Historic Preservation, and Affordable Housing. The majority of survey respondents indicated that they would like to see a moderate level of funding in all three categories, including about 15 percent who would prefer to see the categories each funded equally.

Overall goals for CPA funding:

1. Projects should be highly visible and accessible, generating broad benefits to the community.
2. Projects should not replace funding from the City budget or other sources.
3. Priority is given to projects that leverage funding from other sources or fill a gap where other sources of funds are not available.
4. Projects should demonstrate cost-sensitivity both in the short-term use of CPA funds, and the long-term maintenance or lifespan of the resource for which the funds are used.
5. Priority is given to projects with a public sector or non-profit applicant or co-applicant above private individuals or for-profit applicants.

Open Space

CPA funding is an important tool to help in implementing strategies identified in the city's Open Space and Recreation Plan, Medford Square Master Plan, and DCR's Mystic River Master Plan.

| | |
|--------------|--|
| Goals | <ol style="list-style-type: none">1. Expand and enhance open space as distinguishing features of Medford's landscape, especially along the Mystic River and other bodies of water.2. Make Medford Square and neighborhoods greener and more attractive.3. Protect neighborhoods and natural resources from the impacts of flooding and climate change. |
|--------------|--|

| Priority | Examples of Potential Projects |
|---|--|
| First Enhance open space as a land use asset | <ul style="list-style-type: none">) Expand public open space along the Mystic River in Medford Square.) Improve public boating access.) Improve walking trails and passive recreation areas, especially at Wright's Pond, Brooks Estate, and neighborhood parks. |
| Second Support resiliency through open space. | <ul style="list-style-type: none">) Acquire undeveloped or underutilized land for conservation, flood control, recreation, or pocket parks.) Undertake habitat and water quality restoration at the Mystic River, Mystic Lakes, and Wrights Pond. |

Recreation

A vision of connected bicycle and pedestrian paths across the city is highly recommended by public participants in this planning process, as is handicapped accessibility of our parks and open spaces. Rehabilitating existing recreational and athletic fields also very important.

| | |
|--------------|--|
| Goals | <ol style="list-style-type: none">1. Improve access to open space and recreational resources for all Medford residents.2. Expand bicycle and pedestrian paths, connecting neighborhoods and recreational and community resources.3. Provide diverse recreation opportunities, serving residents of all ages. |
|--------------|--|

| Priority | Examples of Potential Projects |
|--|---|
| First Improve connectivity, access, safety, and function | <ul style="list-style-type: none">) Extend off-road multi-use paths such as Clippership Connector and "rail trail" to the Malden River Greenway.) Improve accessibility of parks and playgrounds.) Rehabilitate existing playgrounds, add or update spray features, install more creative play equipment.) Update/improve athletic fields. |
| Second Create additional amenities | <ul style="list-style-type: none">) Install natural playground, outdoor performance space, or other amenities in Medford Square, along Mystic River frontage, or elsewhere.) Build more community gardens.) Create outdoor recreation/gathering space for seniors.) Improve gardens, fields, and recreation areas around schools. |

Affordable Housing

It is anticipated that affordable housing initiatives funded by CPA will primarily be carried out by non-government partners, such as non-profit housing development and human services organizations which have greater capacity and cost-efficiency for managing construction projects or housing services programs.

| | |
|--------------|---|
| Goals | <ol style="list-style-type: none">1) Preserve Medford's income and demographic diversity through sustaining and increasing Medford's supply of affordable housing for families, seniors, individuals, and people with disabilities.2) Facilitate investments in affordable housing that preserve and complement the character of Medford's neighborhoods.3) Support low and moderate income households in accessing housing that they can afford. |
|--------------|---|

| Priority | Examples of Potential Projects |
|---|--|
| First Increase supply of affordable housing | <ul style="list-style-type: none">) Undertake a Housing Production Plan to identify local housing needs and develop strategies to create affordable housing.) Prevent existing affordable units from converting to market rate.) Create new affordable units in existing buildings, including historic properties.) Develop new affordable housing through redevelopment or reuse of underutilized sites. |
| Second Provide support for households to access affordable housing. | <ul style="list-style-type: none">) Provide temporary rental assistance to households at risk of homelessness.) Support programs assisting income-eligible first-time homebuyers.) Support programs assisting low income homeowners with housing rehabilitation.) Fund staff support to coordinate affordable housing services and advocacy. |

While results of a public survey conducted as part of this planning process indicated mixed support for affordable housing among residents who took the survey, the vast majority of committees and organizations that were consulted with indicated that Affordable Housing is a critical need. (see Appendix 2, Consultation and Public Input) Many participants noted that their hesitance to support the use of CPA funds for Affordable Housing is due to their lack of understanding about the current funding sources and potential strategies to address affordable housing needs.

Historic Preservation

Focus on buildings and sites that are publicly-owned and/or accessible to the public (such as historical museums). Increase the visibility of historic resources by enabling artifacts and documents to be viewed by the public.

| | |
|--------------|---|
| GOALS | <ol style="list-style-type: none">1. Preserve historic buildings and sites.2. Protect, restore and enhance public access to historical records and artifacts.3. Increase public awareness about local history and historical sites. |
|--------------|---|

| Priority | Examples of Potential Projects |
|---|--|
| First Preserve City-owned historic resources | <ul style="list-style-type: none">) Restore/rehabilitate historic City-owned buildings.) Implement the Master Plan for the City-owned Brooks Estate.) Carry out cemetery and memorial restoration projects.) Preserve City-owned historic records, documents, and artifacts.) Create archive to store and protect historic documents and artifacts. |
| Second Preserve non-City owned historic resources | <ul style="list-style-type: none">) Preserve and restore buildings, artifacts, and other resources owned by non-profit museums or other government agencies.) Acquire historic land to be preserved as protected open space.) Acquire and/or rehabilitate historic buildings to be used for affordable housing or another public purpose.) Preserve or restore exterior architectural features of significant historic buildings that are visible from the street, with conditions to ensure public benefit and access. |

APPENDIX 1, CPA FUNDING APPLICATION AND CRITERIA



**CITY OF MEDFORD, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
APPLICATION PACKET
NOVEMBER, 2017**

The City of Medford will award Community Preservation Act (CPA) funding for the first time in fiscal year 2018 (FY18). This packet contains all of the information an applicant needs to apply for funding, including:

1. An explanation of the application and review process
2. The FY18 Project Eligibility Determination Form, which must be submitted to and reviewed by the Community Preservation Committee (CPC) before an applicant can submit a full application
3. Instructions for submitting a full application for FY18 funding
4. Application Cover Sheet
5. Scoring criteria

Key dates:

November 27, 2017 – Introduction Meeting for First Round of CPA funding

January 5, 2017- Eligibility determination forms due (Round 1)

March 2, 2018- Full applications due (Round 1)

April 2018- Applicants present at community meetings (Round 1)

April 13, 2018 – Eligibility determination forms due (Round 2)

July 13, 2018 – Applicants submit funding applications (Round 2)

September, 2018 – Applicants present at community meetings (Round 2)

**CITY OF MEDFORD, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
APPLICATION & REVIEW PROCESS
FY18 FUNDING CYCLE**

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 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.

| Year 1 Timeline | | |
|------------------------|--|---|
| Step | | Approx. Timeline/Deadline |
| Funding Round 1 | | |
| 1 | Introduction Meeting for first round of CPA funding | November 27, 2017 |
| 2a | Applicants submit eligibility determination forms | January 5, 2018 by 12:30pm |
| 2b | CPC responds to eligibility determination forms | January 16, 2018 by 4:30 pm |
| 3 | Applicants submit funding applications | March 2, 2018 by 12:30 pm |
| 4 | CPC evaluates applications & gathers public input | March-May 2018 (subject to change) |
| 5 | Applicants present projects at community meeting | April, 2018 |
| 6 | CPC submits recommendations to Mayor for submittal to City Council; Council votes on CPC recommendations | Mid May, 2018 (subject to change) |
| 7 | CPC issues award letters | June, 2018 (subject to change) |
| 8 | Grant agreements executed | Spring & Summer 2018 |
| Funding Round 2 | | |
| 1 | Pre-Application Workshop | March, 2018 |
| 2a | Applicants submit eligibility determination forms | December 2017 – April 13, 2018 |
| 2b | CPC responds to eligibility determination forms | June 1, 2018 |
| 3 | Applicants submit funding applications | July 13, 2018 |
| 4 | CPC evaluates applications & gathers public input | July-August, 2018 |
| 5 | Applicants present projects at community meeting | September, 2018 |
| 6 | CPC submits recommendations to Mayor for submittal to City Council; Council votes on CPC recommendations | October, 2018 |
| 7 | CPC issues award letters | November, 2018 |
| 8 | Grant agreements executed | Late Fall, 2018 |

After year 1 the annual funding round will continue to be decided in October, with pre-application workshops beginning in January each year.

Year Timeline

In FY2018 the Community Preservation Committee will make two rounds of funding recommendations to the City Council. The first round will occur in May, followed by a second round in October. All applicants who will seek funding in FY2018 are encouraged to submit a project eligibility determination in by January 5, 2018, even if they will wait until the second round to complete their full application. Applicants may also submit a revised application for the second round if they do not receive funding the first round.

Step 1: Determine Project Eligibility

The Community Preservation Committee (CPC) requires all applicants to submit a Project Eligibility Determination Form as the first step in the application process. The CPC will review Project Eligibility Determination Forms and will inform applicants as to whether their proposed project is eligible for CPA funding.

For Round 1, the CPC will review Project Eligibility Determination Forms and will inform applicants as to whether their proposed project is eligible for CPA funding by 4:30 pm on January 16, 2018. The CPC reserves the right to notify applicants as to their proposal's eligibility for CPA funding after the deadlines established above in the event it requires a legal opinion to definitively determine eligibility.

For Round 2, the CPC will review Project Eligibility Determination Forms as they are received between January and March, and will make a determination on later submissions after the first round of project recommendations have been submitted to the Mayor and City Council, in late May. For Round 2 projects only, an estimated amount of CPA funds to be requested for the October funding round will be used for CPC planning purposes only, and will not be a criterion for project eligibility determination.

Step 2: 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 12:30 pm on Friday, March 2, 2018. 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

Off-Cycle Applications

Under highly extraordinary circumstances, the CPC may vote to accept applications that, because of market opportunities or other deadlines, require consideration outside of the normal funding cycle. 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 \$25,000 will be made available for small grants in each funding round.

Step 3: CPC Evaluation of Applications & Public Comment

1. **Application review.** The CPC will review all project applications 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 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. **Notification.** The CPC will notify applicants once it has decided which projects to recommend to the City Council for funding. The CPC will strive to do so by mid-May, but the timeline will depend on the number and complexity of project proposals received.
4. **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 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. All land acquired with CPA funds must be perpetually preserved for the purpose for which it was acquired.

Step 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 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 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

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.



PROJECT ELIGIBILITY DETERMINATION FORM

Due by 12:30 pm Friday, January 5, 2017 to: Danielle Evans, Community Preservation Coordinator, devans@medford-ma.gov

PROJECT NAME: _____

PROJECT LOCATION: _____

APPLICANT(S) NAME / ORGANIZATION: _____

CO-APPLICANT(S) NAME / ORGANIZATION: _____

CONTACT PERSON: _____

MAILING ADDRESS: _____

PHONE: _____

EMAIL: _____

Please indicate (X) all categories that apply to this project (at least one). For more detailed information on these categories, refer to the "Community Preservation Act Funding Allowable Uses" chart.

PROPERTY OWNERSHIP:

Legal Property Owner of Record (if applicable): _____

| | Open Space | Recreational Land | Historic Resources | Community Housing |
|-----------------------------|------------|-------------------|--------------------|-------------------|
| Acquisition | | | | |
| Creation | | | | |
| Preservation | | | | |
| Support | | | | |
| Rehabilitation/ Restoration | | | | |

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

Yes (Attach documentation)

No (Project will be deemed ineligible for this applicant)

FOR HISTORIC RESOURCES PROJECTS:

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

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

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?):

Anticipated Funding Round for FY2018: May ____ October ____

(For October applicants only) Estimated CPC funding request for project: _____

FOR CPC USE: Date Received _____ Date Reviewed _____ Date Applicant Notified _____

Eligible

Potentially Eligible

Not Eligible

More Information Needed

COMMENTS:

| Community Preservation Act Funding Allowable Uses | | | | |
|--|--|--|--|---|
| | Open Space | Recreational Land | Historic Resources | Community Housing |
| | Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use. | Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure. | Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the Medford Historic Commission to be significant in the history, archeology, architecture or culture of the city or city. | Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income. |
| 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 |



APPLICATION INSTRUCTIONS

FY18 FUNDING CYCLE

- 1. Read the entire CPA Application Packet and the Medford Community Preservation Plan.**
- 2. Complete the Project Application Cover Sheet.**
- 3. Please include in your submission concise narratives that respond to all prompts in the order they appear below.**

• ☐ **Project Description**

1. Describe the project, including the project location and the property involved.
2. Why is this project needed? How does it preserve and enhance the character of Medford? How does the project benefit the public? What population(s) will it serve?
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?

• ☐ **Measuring Success**

1. What are the goals of this project?
2. How will the success of this project be measured?

• ☐ **Financial**

1. 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.
2. How was the total CPA funding request determined?
3. Will the project require funding over multiple years? If so, please provide annual funding requirements?
4. How will the project be affected if it does not receive CPA funds or does not receive the full amount requested?

• ☐ **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 a community organization is applying with a government entity as a co-applicant, describe

how the two organizations will work together, how finances will be managed, and how the work will be continued 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.
5. Describe the feasibility of the project and how it can be implemented within the timeline and budget included in this application
6. Describe any known or potential barriers to the successful on-time commencement and completion of the project, including any permits or inspections required.
7. Describe any ongoing maintenance and programming required and who will be responsible for it.
8. 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.
9. Note if the applicant has previously received CPA funds and if so, a concise summary of the impact of the previous CPA project.

• ☐ **Accessibility Requirements**

1. ☐ 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 under the definition of rehabilitation.
2. Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

4. Include the following attachments, if applicable and available:

- ☐ Record plans of the land
- ☐ Natural resource limitations (wetlands, flood plain, etc.)
- ☐ Inspection reports
- ☐ 21E Reports and other environmental assessment reports
- ☐ Massachusetts Historic Commission Historic inventory sheet
- ☐ Historic structure report or existing condition reports
- ☐ 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

- ☐ Evidence that the proposed site is free of hazardous materials or that there is a plan for assessment and/or remediation in place
- ☐ 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

5. Applicants must number all pages in the application and 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



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): | |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Community Housing |
| <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> 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: _____

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 a co-applicant.
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 housing development or rehabilitation, CPA funds can only be used to support the creation of units that are affordable to income-eligible households, and units must be deed restricted in perpetuity.

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 because there will not be an opportunity to change the budget amount after submission to the CPC.

- ☐ 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 no 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 input. | 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 | Benefit likely to be realized in the future | Benefit may not be realized by many people | The argument for benefit is not convincing |
| Budget | 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 documented. |
| 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.

APPENDIX 2, CONSULTATION AND PUBLIC INPUT

The Community Preservation Committee consulted with the following City and community entities to learn about community needs and potential opportunities for projects relating to CPA program areas. The Committee also reviewed the following prior plans.

Coordination/Consultation

City Boards and Commissions

Cemetery Trustees
Chevalier Theater Commission
Disabilities Commission
City Council
Community Development Board
Community Garden Commission
Conservation Commission
Council on Aging
Energy & Environment Committee
Cultural Council
Historical Commission
Historic District Commission
Hornel Stadium Commission
Housing Authority
Human Rights Commission
Library Trustees
Medford Brooks Estate Land Trust
Medford Health Matters
Park Commission
Bicycle Commission
Recreation Focus Group
School Committee
Walk Medford

Stakeholder Groups

Boston ABCD
Chamber of Commerce
DCR
Friends of the Fells
Freedom's Way National Heritage Corridor
Housing Families, Inc.
Medford Community Housing Inc.
Royall House and Slave Quarters
Medford Historical Society & Museum
Mystic River Watershed Association
West Medford Community Center
Medford Conversations Project
Mystic Valley Elder Services
Medford Family Network
Tufts University
Friends of Fellsmere Heights
Somerville Community Corporation
Housing Health and Hunger Advocates regional consortium

Interviews/Staff Coordination

Office of Community Development
Mayor Burke
Mike Nestor, Recreation Dept.
Alicia Hunt, Office of Energy & Environment
Neil Osborne, Diversity Director
Roy Belson, Superintendent
Veterans Agent

State Legislative Delegation

Rep. Paul Donato
Rep. Christine Barber
Senator Patricia Jehlen

Prior plans and studies:

) Consolidated and Action Plans (2016-2017)
) Open Space and Recreation Plan (2011)
) Medford Square Plan (2016)
) Bicycle Infrastructure Master Plan (2015)
) Historical Commission Survey Plan (2010)
) Mayor's Transition Team Reports (2016)
Z Business and Economic Development
Z Cultural Affairs and Recreation
Z Constituent Services

) Medford Conversations Reports
Z Envision Medford (2016)
Z Medford Arts & Culture Summit (2015)
) Earlier plans/specific action plans
Z Medford Square Plan (2005)
Z Mystic River/Medford Square Study (2006)
Z Mystic River Master Plan (2009)
Z Brooks Estate Master Plan/Capital Plan

FORUM 1

MEDFORD COMMUNITY PRESERVATION FORUM #1 SUMMARY OF RESULTS

Prepared by JM Goldson 10/23/17

Summary

The purpose of the community forum held on October 4, 2017 was to provide information to the public on the Community Preservation Act (CPA) and gather information on the community's preferences for potential future projects for use in Medford's upcoming Community Preservation Plan. Attendees of this community meeting offered thoughtful insights about the city's current vision, goals, and needs for each of the CPA funding categories (Community Housing, Historic Preservation, Open Space, and Recreation) as well as their preferences for the overall use of CPA funding within the community. Below are several of the themes that came up during the exercises which particularly interested attendees.

Support for All Funding Categories

Attendees expressed strong support for projects to be proposed for all four CPA funding categories, particularly if more than one funding category could be used for a project. When asked to consider only one project category, Historic Preservation projects received the most overall support.

Restoration and Access to the Mystic River

Nearly every group expressed strong support for using both Open Space and Recreation funding for the Mystic River. Attendees expressed support for all aspects of work on the riverfront, from improving water quality and the natural environment to establishing more walkways and better connections to Medford Square. Support was also expressed for recreational access to the river.

Improving and Expanding Parks

While a variety of solutions were suggested, nearly every group proposed dedicating some CPA funding to improving and rehabilitating the city's parks. Attendees supported the creation of multi-generational parks with a wider array of recreational activities to meet the interests of residents of all ages and abilities.

Recognize Affordable Housing Need

All groups agreed that more affordable housing was needed, but there was no consensus on the right form to take. Nearly all groups supported developing a strategic plan and/or gaining staff support to help Medford identify how to best spend its funding to help the most residents and get the "best bang for its bucks."

Brooks Estate Restoration

Six of the eight groups strongly support the restoration of the Brooks Estate as both an historic preservation and open space project. Attendees showed strong support for restoring the city's other significant historic structures as well as encouraging the use of CPA funding to act as a tool in preventing future demolitions.

Forum Design

The first community forum took place in the library of the Medford High School, 489 Winthrop Street, on Thursday, October 18th, from 7:00pm to 9:00pm. Forty-three people attended, including six members of the Community Preservation Committee (CPC) and two meeting facilitators. The workshop was interactive and informative, with attendees divided into eight groups to facilitate conversation. All but one group included either a member of the Medford CPC or a meeting facilitator to lead the exercise discussions. JM Goldson community

preservation + planning gave a presentation on the background, categories and potential uses of CPA funding, and CPC Chair Roberta Cameron presented specific projects proposed by the Medford CPC for consideration in each category. The presentation used polling to gather general information on the attendee's backgrounds and level of understanding about the CPA program. During the presentation, attendee's interaction with the information was encouraged then reinforced through group exercises and consultant-led community comments. Attendees participated in a five-part exercise that involved interaction with others in their group. Each group recorded their ideas and concerns during these exercises, which are included in the Appendix.

Methods

Attendees were given a nametag and asked to choose a table to sit at following registration. Eight groups lettered A, B, C, D, E, F, G, and I had four to six people each. Beginning at 7:00P.M., CPC Chair Roberta Cameron welcomed attendees and introduced the program. Lara Kritzer of JM Goldson community preservation + planning followed with a presentation on the background and potential uses for CPA funding that included a polling exercise to gather general information on the audience and its familiarity with CPA programs. Ms. Cameron followed with a second presentation on the draft needs and opportunities which the CPC had identified in Medford in each funding category.

Following the review of Medford's draft Needs and Opportunities, attendees were asked to work with those sitting at their table to complete a five-part exercise. All but one table had a CPC member or meeting facilitator present to assist the table in its discussions. Each table was asked to assign one person, or the facilitator, to write down the group's answers and one person to report out at the end of the exercise. Attendees were given ten minutes to review the list of needs and opportunities in each project category and discuss with their group which listed projects, or other projects not listed for that category, should receive CPA funding within the next five years. After each of the four categories has been addressed, attendees had fifteen minutes to answer two questions on how Medford should prioritize its overall funding and what models should be used to develop the CPA program. At the close of the exercise, attendees took part in a brief discussion where groups reported out their results to the exercise questions.

Polling Responses

At the start of the presentation, attendees took part in a polling exercise to gather additional information about the makeup of the audience. As attendees were still arriving at this time, only thirty-two of the forty-three people who attended the meeting took part in the exercise, and not all of those who took part answered every question.

The first question asked attendees to identify whether they lived in Medford, worked in Medford, or both. Just over seventy percent (twenty responses) only live in Medford, just over seven percent (two responses) work in Medford and twenty-one percent (six responses) did both.

Question two asked attendees to identify whether they were renters, homeowners, or neither. The majority of those responding, eighty-eight percent (twenty-three responses) were homeowners while four percent (one response) was a renter and eight percent (two responses) were none of the above.

Question three sought to gather information on the relative ages of those present for the meeting. Half of those responding (thirteen responses) identified themselves as sixty-five or older, while just over thirty percent (seven responses) fell into the fifty to sixty-four age range. Approximately eleven percent (three responses) were thirty-five to sixty-four, while one person each was present from the eighteen to twenty-four and twenty-five to thirty-four age groups.

Question four asked attendees to identify their income range. The largest response, forty-two percent (eleven responses), came from the over \$150,000 a year income range, with the second highest response, nineteen percent (five responses) fell into the \$75,000 to \$99,999 range. Incomes between \$100,000 to \$149,999 came next with fifteen percent (four responses). Approximately eleven percent (three responses) were in the \$50,000

to \$74,999 range, seven percent (two responses) ranged from \$30,000 to \$49,999, and just over three percent (one response) had an income below \$30,000.

In question five, attendees were asked to identify which Medford neighborhood they called home. Thirty-two percent (nine responses) each identified their homes as Medford Square or West Medford. Another seventeen percent (five responses) were from Fulton Heights, fourteen percent (four responses) were from Hillside, and three percent (one response) came from South Medford.

Question six was intended to gain a sense of the audience's familiarity with the Community Preservation Act. Forty percent (eleven responses) answered "I know some, but have a lot to learn" while thirty-seven percent (ten responses) felt they were "pretty familiar, but not an expert." Eighteen percent (five responses) admitted that "I had never heard of it until recently" and only three percent (one response) stated that "I live, eat, sleep, and breathe CPA."

At the end of the general presentation, before beginning the introduction to Medford's needs and opportunities, a final question was asked of the audience about which CPA category they were primarily interested in seeing funded. The largest response, thirty-five percent (ten responses) wanted to see funding provided for more than one category of funding, while another twenty-eight percent (eight responses) were in favor of projects in all four funding categories (Community Housing, Open Space, Recreation, and Historic Preservation). Twenty-one percent (six responses) were primarily in favor of Historic Preservation projects, and seven percent (two responses) each voted to primarily fund either Open Space or Community Housing projects.

Exercise Responses

Part I – Open Space: On the screen is a list of needs and opportunities identified for CPA funding under Open Space. Are there any here that you would like to see funded over the next five years, and/or are there other programs that you would like to see funded? Why?

Needs and Opportunities: Open Space (as projected on screen)

- Expand public open space along the Mystic River in Medford Square
- Acquire unbuilt parcels of land for conservation, flood control, or pocket parks
- Improve walking trails and passive recreation areas, especially at Wright's Pond, Brooks Estate, and neighborhood parks
- Design/build park in place of exit ramp from Route 16
- Build more community gardens
- Undertake habitat and water quality restoration at the Mystic River, Mystic Lakes, and Wright's Pond
- Improve public access for boating on the Mystic River

Many group's responses to the draft needs and opportunities under Open Space were centered on the Mystic River. Six of the eight groups supported cleaning, improving the water quality and natural habitat, expanding the public open space, and improving access to the Mystic River for both passive recreation and boating. Group C specified removing the invasive species plants from Medford's waterways and removing silt from key areas of the Mystic River, Groups E and I focused on using funding for the land along the Mystic River as well as for boating access to the River, and Group G noted its regional interest and walking trails. Group I also suggested working more closely with DCR to improve access to currently inaccessible areas. Groups A and C liked the idea of a park at Route 16 with river access and trails, but Group D opposed closing the ramp and Group G questioned the project as they believed there was more land available on the other side of the river. Four groups supported improving and repairing the walking trails and playground at Wright's Pond, with Group A going on to suggest that there be more connections between existing walking and biking paths. Three groups thought that the bike path and Clippership Connector should be funded, and proposed that the city look at connecting the pathways along the Mystic River to create a continuous walkway as well as to connect the middle school/MDC area to Medford

Square and West Medford. Group G noted that the city did not have anything representing the shipbuilding or rum history that was part of the community's early history and supported the Clippership Connector. Group I proposed connecting the new Green Line terminus to Medford Square with walking trails and using some of the CPA funds to enhance the library's open space by creating a pocket park. Group F supported making community gardens a priority, noting that many do not have their own land for gardening.

Many groups also suggested new opportunities for CPA funding. Group A proposed that the city consider creating a "Medford Common" in Medford Square or another central location and thought that Medford Square needed "sprucing up" with plantings, flowers, improved lighting, and displays. They suggested that the city consider publicizing the open space at Rivers Edge and that it also purchase the land behind city hall for a future park with parking underneath. Group B took its suggestions for the Mystic River area a step further to specifically recommending the development of commercial space that takes advantage of the riverfront and draws residents down to its shores, while G proposed that the city consider purchasing easements to improve access to the river and area fields. Group B also proposed that funding be used to improve Salem Street.

Group D looked more generally at the category and urged the CPC to establish criteria requiring that any CPA funding investments should benefit the entire community. Three groups suggested Open Space funding for the lands of the Brooks Estate, with Group G looking more specifically at improving access to the estate and Group I supporting walking trail improvements. Several other groups also noted its open space potential during the historic preservation discussion below. Group E proposed that the city consider developing more open space options by buying unbuilt parcels of land, particularly in neighborhoods with little open space, and restoring them as open space. Group F agreed with this suggestion, recommending that the city concentrate its search on unbuilt parcels, both public and private, that are particularly susceptible to flooding or which could assist the city in developing flood control measures to address climate change issues. Group F went on to suggest that Open Space funds could be used to improve Medford Square by installing benches and lighting, developing more walkable and useable spaces, and capitalizing on social opportunities. They urged the city to draw from the plans already completed for Medford Square for potential ideas and thought that some buildings could be demolished to make Medford Square a "green hub" and that the Springstep space had potential for its outdoor elements and connectivity. Lastly, Group I noted that Medford included part of the old Malden Hospital Site and suggested looking at potential open space options there.

Part II– Recreation: On the screen is a list of needs and opportunities identified for CPA funding under Recreation. Are there any here that you would like to see funded over the next five years, and/or are there other programs that you would like to see funded? Why?

Needs and Opportunities: Recreation

- Rehabilitate existing playgrounds, add, or update spray features, install more creative play equipment
- Improve gardens, fields, and recreation areas around schools
- Install natural playground, outdoor performance space, or other amenities in Medford Square, along Mystic River frontage, or elsewhere (please specify)
- Extend off-road multi-use paths such as Clippership Connector and "rail trail" to the Malden River Greenway
- Create outdoor recreation/gathering space for seniors
- Improve accessibility of parks and playgrounds
- Update, repair, and improve athletic fields

Group A expressed a preference to see the Rail trail extended to connect with other paths and to allow travel from Wellington Circle and over the Mystic into Somerville. Several groups supported funding the Clippership connector and five groups agreed that more contiguous paths and bike paths were necessary, including a Riverwalk and possible bridge over the river. More specifically, Group E expressed interest in seeing more multi-use, non-motorized paths, while Group F focused on expanding walking and biking pathways both along the river and through Medford Square. Four groups wanted to see the city's playgrounds improved, with Group A specifically

looking at the Lyman Avenue and Cotting parks and promoting the installation of water play systems and Groups C and D focusing on the Brooks school and other school playgrounds. Group F also supported improving playgrounds, including adding water features, noting that not all of the playgrounds and their facilities were equal. Group E was interested in the construction of a natural playground. Group B and G supported the construction of more community gardens.

Several groups suggested specific recreation improvements in addition to those proposed in the presented needs and opportunities. Group A proposed that playgrounds have more lighting. Group B wanted to see more recreation for all ages, and proposed adding more multi-age/multi-gender spaces, such as basketball courts with lower nets for young players and gaming tables in parks for older residents interested in chess, checkers, or cribbage. Group C agreed that a senior playground would be beneficial and suggested adding bocce courts to the gaming table space, while Group E more generally advocated for an outdoor senior recreation/gathering space that was aligned with their needs. Group C also suggested that the city construct additional ball fields that were better protected from the Rt. 16 traffic and proposed, along with Group I, that the Condon Shell area be updated and enhanced as an entertainment venue. Group G was interested in more developmentally appropriate structures in the playgrounds, as well as picnic areas and usable space, and felt that more programming was needed in the parks.

Group A also proposed a few entirely new projects, including a trail in the woods behind Carr Park and a program to make Wright Pond more accessible for out-of-town guests (day pass or guest passes), while Group D suggested that one or more dog parks be installed. Two groups expressed concern that maintenance work was not being done on a regular basis with the current budget and that facilities needed to be available to all citizens. Group E echoed this concern, pointing out that a clearer understanding of who would maintain these improvements was necessary since CPA funding could not be used for maintenance. Group E was interested in seeing more amenities installed in Medford Square, and Group F wanted to see maps added to the Square. Group G felt that parking needed to be increased at the city's parks, especially in North Medford by the Fells, and suggested, along with Group I, that the city work to improve the accessibility of the Fell's pathways, especially at Bellevue Pond. Group I also proposed that the city inventory its parks and conduct an audit of its recreational spaces in order to develop projects in areas with less green space. They did not want to use CPA funding in areas that already had funding sources or in places where other city funding sources should be used. Group I proposed creating more shady areas and installing more trees, and wanted the CPC to look at how existing recreational spaces could be improved for special needs residents.

Part III – Community Housing: On the screen is a list of needs and opportunities identified for CPA funding under Community Housing. Are there any here that you would like to see funded over the next five years, and/or are there other programs that you would like to see funded? Why?

Needs and Opportunities: Community Housing

- Strategic planning for the community's affordable housing needs
- Hire staff to coordinate affordable housing services
- Create new affordable units in existing buildings, including historic properties
- Support programs assisting income-eligible first-time homebuyers
- Prevent existing affordable units from converting to market rate
- Develop new affordable housing through redevelopment or reuse of underutilized sites
- Support programs providing rental assistance to households at risk of homelessness

Group A felt that all of the needs and opportunities presented here were important and interrelated. Group A was joined by three other groups in their strong support for developing a strategic plan for affordable housing that includes goals, including the ideal percentage of new units to be created each year, as well as information on who would provide new programs and how best to support families. Group I agreed that the city needed a Housing Production Plan, but thought that the city and not the CPA should fund it, and strongly supported the creation of a

first-time homebuyer's program. Three groups also supported using CPA funding to prevent existing affordable units from becoming market rate. Three groups supported hiring staff or an affordable housing coordinator if resources were available. Group C supported using CPA funding for rental assistance to low income households on a local basis, first time homebuyer programs, and a program to assist those in danger of homelessness to remain in their homes, while Group G thought that the city needed more homeownership and not rental units, as renters did not build any equity, but also wanted to also support cheaper housing in general to help younger households get started in the community. Two groups supported evaluating historic properties for affordable housing re-use and/or redevelopment, including the vacant Hegner Center. Group F also supported developing affordable housing in historic structures, as well as identifying underused parcels owned by the city and state for housing development, and supported offering subsidies for homeownership opportunities.

Additional goals proposed by Group A included using CPA funding to develop a program for affordable units in every new development. They were also interested in finding a solution that shortened the wait time for affordable housing for people with Medford connections or extenuating circumstances. Group B proposed that the city stop further developments like Locust Street, where there was no affordable housing included, and wanted to consider how CPA funding could address trickle down impacts to fire, safety, traffic, schools, etc. All of Group B's suggestions were in addition to the presented needs and opportunities, including developing a better balance of rental versus home ownership affordable units, more housing diversity including mixed use options, and more Senior housing options. Group B also wanted to see some CPA funding set aside to support a housing trust and advocated that Medford spread its community housing funds out to several projects rather than put it all in one place. Group B noted that Medford had a cross section of people in its population and wanted to see that same cross section assisted with CPA funding. Group F expressed concern that the rising home prices was changing the demographic makeup of the community, and wanted there to be more community input into affordable housing and whether Medford needed homeownership or rental units.

Group D proposed that community housing could be developed by converting part or all of the city's least used parks (Carr Park being called out as an example) for the construction of affordable housing. Group D strongly supported developing an educational effort to teach the public what affordable housing is (i.e., not Section 8) and to gather support for raising the percentage of affordable housing required in each development. Group F suggested that historic properties be partnered with non-profits to achieve both community housing and historic preservation goals. Group G suggested looking beyond CPA funding to inclusionary zoning requirements, while Group I was interested in projects that leveraged the CPA funding with other funding sources, and was divided as to whether funding new development showed the city's commitment to new development and could make it happen, or was too expensive to try.

Part IV – Historic Preservation: On the screen is a list of needs and opportunities identified for CPA funding under Historic Preservation. Are there any here that you would like to see funded over the next five years, and/or are there other programs that you would like to see funded? Why?

Needs and Opportunities: Historic Preservation

- Implement Master Plan for City-owned Brooks Estate
- Preserve historic records, documents, and artifacts (City, Historical Society, Royall House, etc.)
- Restore/Rehabilitate the City's historic buildings including City Hall, the Curtis School, the Chevalier Theater, and Fire Stations
- Restore/Rehabilitate exterior elements of significant privately-owned historic buildings (residential, commercial, churches, etc.)
- Acquire historic properties to preserve from demolition or development

Groups A and E unanimously supported using CPA funds to restore the Brooks Estate, with Group A going on to express their support for the rehabilitation and preservation of all of the city's old historic buildings such as the Chevalier Theater and City Hall. Four more groups agreed that the Brooks Estate restoration was a priority, with

more than one group proposing that historic preservation and open space funding could be used to make this hidden gem a potential money maker for Medford. Group B specifically proposed using CPA funding to construct a road, develop an ice skating area, and restore the estate for use as an event space. Additional historic preservation funds were also suggested for specific elements of the Estate, such as the Slave Wall restoration and the Carriage House Restoration. Group F, however, wanted to learn more about the Brooks Estate's master plan, what elements were priorities, and what kind of funding was already available to them before prioritizing funding to the site. Group G was also concerned that this was a big-ticket item, and wanted to know how CPA funding would be combined with other city funds. Four groups agreed that city funds should be used to restore the Chevalier Theater, with one group specifying that the funding be used for an HVAC system and another suggesting that the funding be used as a match for a capital campaign. Group D agreed, going on to propose that CPA funding be focused on those spaces that had the potential for being revenue generators.

Three groups voiced support for acquiring historic properties to preserve them from demolition and restore them for future use, with one adding that the city should consider zoning reforms to assist this process. Five groups also supported using CPA funding to preserve historic records, documents and artifacts owned by the school department, city, and Medford Historical Society. Group I expressed a reluctance to use CPA funding to restore the exteriors of privately owned buildings.

In addition to the needs and opportunities proposed, Group B suggested two additional buildings – the Royall House and the Historical Society's building on Governors Avenue – for restoration with CPA funds, and Group I also supported restoring the Historical Society's buildings. Group C suggested that CPA funds be considered for restoration work in the Fells area including Wright's Tower, its trails, and Bellview Pond, as well as to complete necessary ADA Accessibility improvements on historic structures. Group F noted that the old High School was a good example of historic re-use and wondered if the Riverside Avenue property could be preserved, or if it there were any artifacts associated with it. Group G suggested that the Peter Tufts House could be converted into affordable housing, but also wanted to be clear that CPA funding should not replace city funds in any projects. Group I suggested that funding be used to highlight West Medford's African-American heritage and resources and to assist the library in developing an archive room.

Lastly, although not eligible for CPA funding, Group D's point that Medford history should be reintroduced in both its public and private schools underlines the need for strong community support and encouragement in achieving any or all of these needs and opportunities. Group G also agreed that more research and education was needed to support Medford's Native American, Middlesex Canal, and Clippership history and resources. Group B's suggestion that the city develop a calendar of events to raise the profile of the city and alert the public about ongoing events also contributes to this goal.

Part V – All Categories:

- I) The CPA requires that 30% of a community's funds be reserved for Community Housing, Historic Preservation, and Open Space (10% each). The remaining 70% of its CPA funding, though, can be used for whatever the city chooses – for example, Somerville sets aside about 45% for housing, Cambridge allocates all 70% for housing, and other communities try to separate their funding evenly between all four categories. What should Medford's 70% be used for?**

Each group looked at the possibilities for the remaining seventy percent of CPA funding a little differently. Two groups polled their members individually. Group A was divided with half of its members wanting to see the funding evenly divided between open space, community housing, and historic preservation, one suggesting that the majority of funding should go to community housing for the first few years, but that it should be divided evenly between the above three categories by year five, and one suggesting that the majority (sixty percent) should go to community housing, with thirty percent going to open space, and only the minimum requirement to be used for

historic preservation. Group E was the only one to account for administration funds, unanimously setting aside five percent for that purpose. Of the remaining funds, one member divided the funds equally between the three categories, two chose to give fifty percent of the funding for historic preservation and to divide the remaining funds evenly, one proposed a mix of forty percent historic preservation, twenty percent housing, and thirty-five percent open space and recreation, and the final member proposed forty percent to historic preservation, thirty percent to community housing, and twenty-five percent to open space and recreation. These estimates were given with the caveat, however, that the CPC should consider the cost/benefit analysis of each project and get the most bang for its buck whenever possible.

The remaining groups gave a single group response. Group B suggested that a total of forty percent of all funds should be used for open space and recreation, with the remaining sixty percent to be divided evenly between the remaining elements. It further specified that the community housing funds to be used to create an all age community which could serve retirees, workforce housing, and middle-aged individuals. Two groups supported even funding for all categories, although one also recognized the possibility of providing some extra funding for community housing. Group E thought that community-based affordable housing and senior housing should be the city's priority, but also thought that categories could be combined to achieve more goals. Alternatively, Group G recommended focusing CPA funding on projects that supported a specific demographic group, young adults, in all categories. They pointed out the great need for affordable housing for young adults, their lack of cars which creates a need for more bicycle paths, walkways, commuter routes, and connections with public transportation, the need for more recreation opportunities that support young adult activities, and the need to improve Medford Square to meet their needs and interest and connect the Square to the Mystic River. Group I had no specific funding recommendations aside from the suggestion that the CPC set aside \$50,000 or some other amount for small projects of \$10,000 or less to build community support. Instead, the group suggested questions that the CPC should ask itself in reviewing how to allocate funds so that it would act strategically and intentionally to fund projects that are needed which the city cannot otherwise fund. They did not think that the funding needed to be evenly distributed, and urged the CPC to be opportunistic in acquiring open space and to work towards getting the best bang for its bucks for housing. Group G also suggested that the CPC consider what the city wants to say it has accomplished in the next 4.5 years.

Group D encouraged the CPC to send out the program survey to every household. Group E suggested that there be further discussions about funding priorities once the existing forums were completed.

2) The CPC wants to set up this program, and the projects that it funds, for success. Thinking back to a successful initiative that you were personally familiar with, what was it that made it successful? (i.e., had a lot of political support, addressed an important need, achieved its funding goals, gathered strong community behind it, etc.) It can be a public, private, or volunteer program or project.

Group A suggested that the CPC gather as much support across the community as possible by making people more aware of the program and developing announcement systems through the schools. They urged the CPC to be as transparent as possible and to develop an achievement metric so can show results over time. Group C felt that the funding was needed and believed that the program needed community support to be well accepted politically. Group F noted important qualities for the CPC to consider, including meeting the needs of the community, combining efforts with private, public, and non-profit partners, and gathering significant community support. They further suggested that the CPC consider programs that funded projects without an expectation of reinvestment and emphasized that political support could come from more public involvement. Group G recommended focusing on project with high utility value, in terms of the number of people using them, good visibility, and which will generate more demand. Group G further recommended that the CPC favor projects that were not too big or small and which were inclusive and had a high level of agreement, and that it continue to work towards good communication networks with the public. Group I agreed that programs should have broad

based support and suggested that the CPC consider creative outreach methods, such as having a booth at Wegmans or a school contest to ask the city's kids what they would like to see.

In comparison, Group B suggested specific sites that had been successfully restored such as the Lowell Mills rehabilitation, where the water was used to bring life back into the area, the Waltham manufacturing building which incorporates the Museum of Industry and the adjacent bike path, and the Dorchester chocolate factory housing.

Group D noted a number of specific programs in Medford, including the West Medford Community Center, which had developed a new building using a city and community collaboration, the West Medford Open Studios, where the artists themselves were working to meet a need with support from the community and its leadership, the Energy Committee, which was working to install wind turbines using the schools, community and committee leadership, and the Brook Estate, where a two year city council endeavor with citizen support had led to its designation as a protected environmental and historical property. Group E noted specific city initiatives including the liquor laws, CPA passage, and Save Brooks Estate program as examples of well executed programs. Group G pointed to the Medford Family Network, which they felt had been successful because its events were free and accessible, and because its marketing was well publicized through Facebook, school fliers, their website, and Captain Barry Clemente's reverse 911 calls.

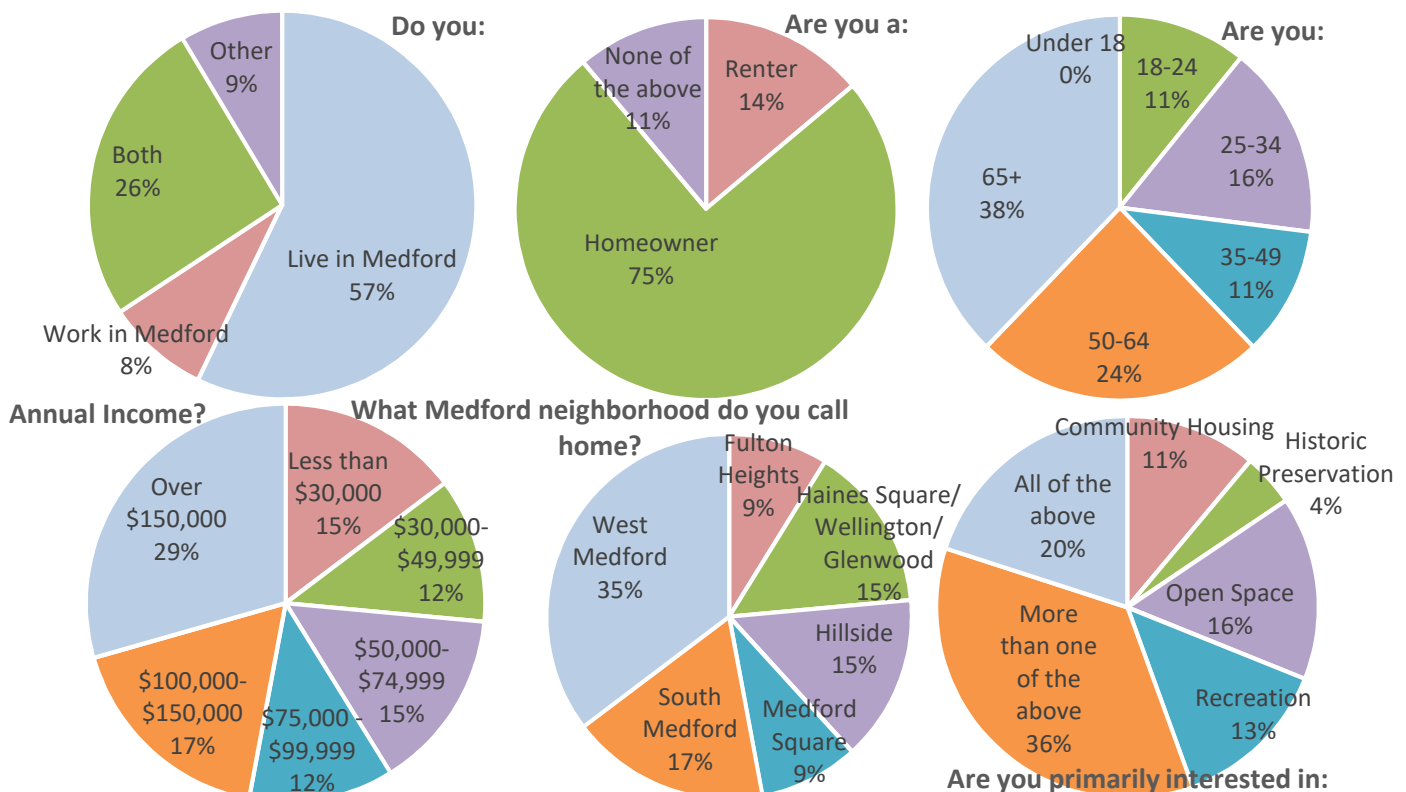
FORUM 2

A second public forum was held on the morning of October 14 at the Medford Senior Center. The format was the same as the first forum, except that the presentation and discussion were led by committee members and volunteers without a consultant present.

The focus of the presentation was to explain what the Community Preservation Act is, how funds can be used, and the Community Preservation Committee's timeline and planning effort. A series of polling questions were asked during the presentation to learn about the demographic composition of participants.

Following the presentation was a facilitated discussion about funding priorities in each of the program areas, and overall priorities and goals for CPA. Participants were seated around tables of approximately 8-10 people. One person at each table (in most cases a committee member) served as a facilitator, guiding the conversation and taking notes. At the end of the group discussion period, time was given for tables to share highlights with the entire assembly.

A total of 50 people attended the October 14 forum. (Some arrived late and some left early.) By visual assessment, approximately half of participants were over the age of 50, and 20 percent were non-white. Responses to polling questions indicated that there were participants from neighborhoods throughout the city, with heavier representation from West Medford. 75 percent of participants own their homes, and 29 percent have incomes over \$150,000.



Summary of Group Discussions

Participants were asked to discuss what they would like to see CPA funds used for over the next five years. A list of needs and opportunities were projected on the screen for each program area as examples, and participants were invited to comment on these and add other types of programs they would like to see funded. Participants were then asked to discuss what they would like to see as the overall balance of funding between the program areas. A final question asked participants to describe a successful initiative that participants had seen or been a part of, in order to provide insight as to what factors contribute to successful programs.

Open space

Many of the groups discussed the Mystic River as a focal point for open space expansion and improvement, particularly expanding open space and increasing access for boating. Pedestrian and bicycle connectivity was also emphasized in most groups, including having a continuous bike path through the city, improving the safety of the I-93 overpass and street crossings, creating boardwalks and a permanent pedestrian bridge/parklet in place of the temporary bridge at Main Street, and improving ADA accessibility. Other common concerns were to expand and improve open space for the purpose of flood control, and to create more community gardens and infrastructure for urban agriculture. Improvements to the city-owned open space at Wrights Pond and Brooks Estate were also mentioned, as well as acquiring open space at the former Malden Hospital site.

Recreation

Rehabbing existing playgrounds and athletic fields and adding more amenities for seniors/all ages were frequently discussed, in addition to pedestrian/bicycle safety and connectivity. Other ideas were to improve the Condon Shell, provide more outdoor performance space, dog parks, and create new recreation amenities in neighborhoods that are underserved.

Community Housing

Participants discussed the needs for senior housing, rental assistance/homelessness prevention, and support for first time homebuyers. Some preferences or specific suggestions were offered, including focusing on creating affordable units in existing buildings in order to protect neighborhood character, and creating affordable housing at the former Malden Hospital site. Strategic planning is seen as a high priority, to support a better understanding of affordable housing issues, needs and opportunities. Some participants would like to see the City take a more proactive role in increasing the supply of affordable housing, while some expressed concern about the potential for City ownership of housing. Other organizational vehicles to address affordable housing were suggested, including non-profit community development corporations (CDC's) and affordable housing land trusts.

Historic Preservation

The Historical Society, Royall House, Brooks Estate, and Public Library were the topics most frequently discussed, along with increasing public awareness about the City's history and historic assets. Some groups focused on the potential for the Brooks Estate to become a revenue-generating asset, while a few do not support the City's investment in preserving this property. The Peter Tufts house was also mentioned, as well as the Chevalier Theater and the Condon Shell. Several of the potential projects entail multiple program areas, in particular historic preservation and open space. Public/private partnership might help to address some historic preservation needs that CPA couldn't fund (i.e., wayfinding or interpretive signage).

Overall Balance of Discretionary Spending

A wide range of views were expressed about the overall funding priorities. More participants supported a higher proportion for open space or affordable housing than for historic preservation, but the general consensus seemed to be toward allocating a more or less balanced proportion of funds toward each program area and to allow for flexibility each year (perhaps favoring one program area one year and a different one the next) – at least while the program is new. In the short term, CPA funds should be focused on projects that are central, highly visible, and ready to go, so that it quickly generates well-perceived benefits. Several groups reiterated the need for more research and education about affordable housing so that they could feel more confident recommending funding for that program area.

Elements of a Successful Program

Some past projects that groups suggested include the High School Pool, West Medford Open Studios, Krystal Campbell Peace Garden, and community gardens. The key characteristics that made these projects successful were political support, community support, neighborhood involvement, and measurable goals. Some participants felt strongly that transparency is key to success of CPA.

Group Discussion Notes

Open Space

Table 1

-) Mystic River important – better access. Rowing near Hormel better access.
-) Connecting bike path near Square and opening up Medford Square – Boardwalk in downtown area connected to the river.
-) River goes through our city – need to develop better access along the river
-) Continuous bike path through the city.
-) Brooks Estate?
-) Better cleaning of sidewalks and public spaces.

Table 2

-) Expand open space along the Mystic River
-) Acquire Malden hospital land for open space and recreation (decrease size of the development)
-) Expand walking trails, make connections (ADA accessible)

Table 3

-) Community gardens
-) Street agriculture – fruit trees, public infrastructure for street vegetables
-) Temporary bridge – pedestrian amenity, parklet, pedestrian only, continued use
-) Wright's Pond – underutilized, more recreational amenities, expanded, huge potential
-) Brooks Estate – Expanding public open space
-) I-93 underpass
-) Walk Medford, Clippership Connector-DCR, I93 underpass – murals – MAC grant, bike advisory council

Table 4

-) Yes: Walking trails and connecting bike trails (5 votes), Open space along river (3 votes), community gardens (1 vote)
-) No: Design/build in place of exit ramp (3 votes). Seems it's politically motivated to support police/fire department

Table 5

-) Acquire open space (flood control)
-) More community gardens – climate change connection
-) Smaller parks (like Hickey Park) seem to be abandoned – Torbet McDonald Park underutilized asset)
-) Better pedestrian connectivity to parks
-) Brooks Estate too hidden
-) Habitat restoration – plantings for pollinators!

Table 6

-) Open space to combat global warming; increased permeability of soils; plan/invest for future flood control
-) Improve access to river for recreation/kayaking
-) Don't diminish current open space, but don't create more/minimal (don't attract more people to hurt the open space we have)
-) Access all along the river – trails; Clippership connector – Somerville side of the McDonald Park
-) Overgrowth removal – clean it up for better use
-) Where do you kayak? Don't even know where in Medford. Signage to tell us where to go.
-) Additional parks near water to put kayaks/boats in
-) Clippership Drive should be preserved – no other developed

Table 7 (latecomers)

-) Bus benches! In front of hotel

Recreation

Table 1

-) Playground improvements
-) Outdoor workout space – outdoor fitness park
-) Improve space around the schools
-) Can funds be used maintenance of Hormel Stadium and keep it open to the public? (Not correct – open)
-) Connecting bike trails
-) Improve athletic field.

Table 2

-) Rehab playgrounds, equipment for all ages, spray parks, natural playgrounds
-) Dog park in South Medford
-) Multi-use playing fields at Malden Hospital land site (also natural playgrounds)
-) Expand walking trails & make connections
-) Recreation space for seniors (ADA accessible, benches, shade)
-) Shade for Krystal Campbell Park (underutilized because too hot.)
-) Outdoor performance space (Malden Hospital, etc.)
-) Safe pedestrian walking routes

Table 3

-) Condon Shell – safety issue, fence or vegetated barrier between traffic and park
-) Outdoor recreation and gathering space for seniors, bocce courts, passive and active recreation, handicapped accessible

-) Clippership connector
-) Connecting bike paths to neighboring communities for safety – how to have across the city
-) Rehabilitating existing playgrounds
-) Note: List falls upon city – city responsibility.
-) Designated areas for bike parking, secure – possibly near proposed green line extension stations.

Table 4

-) Yes:
 - o Make sure existing athletic fields are maintained (3 votes)
 - o Clippership (6 votes) – anything to knit together physical & activity connections across Medford
 - o Benches at parks for all ages & abilities to enjoy spaces (4 votes)
 - o Revamp Condon Shell & park (4 votes)
 - o More small playgrounds for neighborhoods lacking access (eg South Medford) (3 votes)
-) No: More athletic fields (4 votes)

Table 5

-) Outdoor exercise components – along new or existing trails
-) Rail trail expansion – connectivity, Better signals & pedestrian safety
-) Athletic fields – works with flood plain management

Table 6

-) Bike trails in Medford – need one that connects to other trails
-) More community gardens
-) Eliminate bikes from Main Street – too dangerous so make it safer or alternative route. (bus for Tufts students) (Traffic engineer needs to review)
-) Younger community needs safer more accessible routes around.
-) Long range planning based on demographics
-) Focus on space for outdoor use – dog parks, children
-) Yoga classes outdoors – open space for any age
-) Concerts at Condon Shell – better lighting
-) Green line access by all forms & how we can get there

Table 7 (Latecomers)

-) Handicapped accessibility
-) High School Skate Park – creating new one but larger

Community Housing

Table 1

-) Supporting programs providing rental assistance
-) Also assist income-eligible first-time homebuyer [short term or long term prepayment assistance]
-) Concern about City owning and adequately maintaining properties

Table 2

-) Create new units in existing buildings (maintaining historic character)
-) Create 60-100 senior & affordable units in Malden Hospital land (redevelopment)
-) First time homebuyers program
-) Homelessness prevention program (rental assistance)

Table 3

-) Seniors who live in Medford, Seniors out of town getting priority funding for federal funding
-) Seniors particularly need help with
-) Veterans – both young and old
-) Challenge between rising cost of housing – long term residents unable to afford, Tufts, Developers
-) Implications for traffic
-) Community land trusts for affordable housing – looking towards models in other communities (Champlain Housing Trust in Burlington, VT, Dudley Neighbors Incorporated in Boston)
-) Both renters and homeowners challenged

Table 4

-) Yes: Strategic Planning first (3 votes) – this issue is too fragmented – subsections of the community (students, elders, young adults) need to be balanced one against the other
 - o Limit scope of strategic planning (time)
 - o Set Key Performance Indicators (KPIs) for strategic planning – outcome must be a workable action plan
-) No: Seems like Medford zoning laws need to be updated before community housing can be dealt with effectively

Table 5

-) Limit luxury condo conversion
-) Rental assistance
-) City of Medford needs to become more active.
-) Old buildings
-) CDC – community development corporation needed in Medford. Partner with non-profit

-) Housing task fore
-) Zoning reform (free!)

Table 6

-) How many units are available now? How big an issue is it?
-) Rents are too high, units converting to market rate
-) How will young people afford housing?
-) Strategic planning for affordable housing – city needs to focus on this.
-) Need more funds for affordable housing.
-) How do we collaborate with developers?
-) Can we fix zoning laws to stop owners from condo-izing or subletting? Incentivize owner-occupied exemptions on property taxes.
-) Use funds to build a coop (like Lincoln & Cambridge)

Table 7 (latecomers)

-) Housing plan first to help determine
-) Homeownership assistance
-) Homelessness prevention
-) Subsidize/incentivize affordable units in new developments

Historic Preservation

Table 1

-) Large part of funds used toward Brooks Estate property. If restored it could generate income.
-) Promoting of historic buildings, better public notice!

Table 2

-) Preserve historic properties that can benefit most of Medford (centrally located)
-) Preserve house on Riverside Ave (Tufts house)
-) Preserve Historical Society building
-) Preserve Royall House
-) Preserve Malden Hospital for historic preservation for the community

Table 3

-) Concern about borrowing money for buying historic houses
-) Medford historical society – does funding apply for digitizing material or the conservation of digital material?
-) Interpretation and wayside signage for interpretation of historic features
-) Opportunities for private partnership

Table 4

-) Yes:

- Royall House – 2 votes
- Brooks Estate open space – 1 vote, restore historic buildings – 3 votes
- Grant-writing workshop to ensure everyone in the community has access to applying for CPA funds (5 votes)
- No:
 - Brooks estate house renovation – 1 vote
 - Small business applying for funds for new signage – 6 votes

Table 5

- Condon Shell Restoration – Community open space connection
- Medford public library – open space
- Chevalier theater
- Historic Resources trail + maps, walking tour with QR codes
- Brooks Estate
- Combine multiple categories – open space & historic preservation

Table 6

- Brooks Estate – great potential for community use (conferences, weddings, colations [sic]) Money maker for the city – embrace it – we own it!
- Libraries – function across city – need branch libraries. Turn some rooms in public buildings like fire house to a branch library (Tufts square – Medford, Main, & Tufts Park)
- Support Historical Society documents preservation & building – look at relocating next to new library
- Historical tour of Medford ONLINE – history of Medford

Table 7 (latecomers)

- Improvements to side of Medford Square
- Features that recount significant Medford history
 - Paul Revere’s ride
 - Amelia Earhardt – “cradle-cockpit” land/sea/air
 - Ship building
- Connect to skateboarding park

All categories Question 1

Table 1

- No agreement on what is the correct distribution. All have priorities they want more funding.
- Need to have better education on housing needs!

-) Question: can CPA help homeowners with historic properties to abate lead? To create affordable housing.

Table 3

-) Hard to make a determination now – where is CPA going? May need a couple of years before making formal determination
-) May need to change every year – maybe 70% goes entirely towards affordable housing but next year would be different
-) Preference for larger projects to be funded than a number of small projects

Table 4

-) Somerville's housing percentage looks good!
-) Long term balance historic + open space+ recreation to public housing
-) Near term – spend funds on hand on projects that can be actioned in the near term – so the community can see the benefit
-) Medford has a lot of open space – should be a part of the consideration
-) Applications should be well-defined. Projects that are funded should be near-term executable.

Table 5

-) Affordable housing – 10%, 50%, 40%, 25%, 30%, equal
-) Open Space – 80%, 25%, 40%, 50%, 40%, equal
-) Historic preservation – 10%, 25%, 20%, 25%, 20%, equal

Table 6

-) Need info on affordable housing – please communicate with the community
-) Open space related to covering hydrologic problems i.e., flooding
-) Historic unitarian church needs help
-) Housing a large portion
-) Divide in 1/3s as we have many needs
-) Large portion open space – along Mystic River
-) So new – even split for now until we learn more.
-) Is increase in housing being equally supported by increase in city services to support increased housing? (fire, police, schools, etc.)

Table 7 (latecomers)

-) Education needed for affordable housing
-) No preference

All Categories Question 2

Table 1

-) Continued public education about the projects as it gets implemented.

-) Supporting a community event like West Medford Open Studios.

Table 2

Medford High School Pool. (benefits most everyone, across ages)

- Strong political support
- Addressed need
- Strong community support

Table 3

-) Community support and community involvement for a project that is funded by taxpayers.
-) Communication – transparency around an initiative, working to get community informed and involved
-) Partnerships among multiple organizations to build support

Table 4

-) Community communications, multiple communication channels (3)
-) Transparency (2)
-) Clear plans – measurable goals, key performance indicators
-) Reasonable, closed budgets
-) Not even one whiff of insider gaming or political one-upsmanship

Table 5

-) Farmer's market, garden community
-) Good research, get facts
-) Community support, fundraising, grass-roots
-) Brooks Estate
-) Crystal Campbell Garden – political + community
-) Committed leadership

Table 6

-) Involvement of local organizations such as MRWA (model of advocacy) – help organize community involvement
-) Neighborhood model for open space/recreation – all inputs = all buy-in to decision
-) Engage Mike Bloomberg, Warren Buffet, Bill Cummings

Table 7 (latecomers)

No reply

SURVEY

The Community Preservation Committee conducted a survey of Medford residents to gather input about goals and priorities for community preservation funding. The survey asked respondents to rank the proportion of funding they would like to see go to each of the program areas, rate their agreement with goal statements, and their agreement with using CPA funding for examples of potential types of projects that might be eligible for CPA funding for each program area. In addition, the survey included some demographic questions to gauge the characteristics of the population who responded to the survey.

More than 850 responses were received between September 25 and October 31. The survey was available online, and print copies were provided at City Hall, the library, the Senior Center, and by the Medford Housing Authority to their residential buildings. The online and print surveys were advertised along with the public forums through a flier inserted in property tax bills, newspapers, cable media, the city's website and various social media sites, posters in City Hall and apartment complexes, community event tables, two Reverse 911 calls, and was shared by numerous community organizations with their constituents and members.

Not all who began the survey completed it; the number of total responses diminished slightly as the survey progressed, with approximately 750 respondents completing the entire survey (of whom 95 completed the print version, and the remaining took the survey online.) The survey was formatted to include two sections, with the first covering broader questions and the second offering more detailed questions and open-ended responses pertaining to each program area.

The results of this survey are an expression of public opinion about the priorities, goals, and preferences for types of projects that might be paid for with CPA funds. They do not necessarily equate to community needs and opportunities, which have been identified through a combination of data analysis and consultation with City departments, boards and commissions, and community organizations. When evaluating specific funding proposals, the Committee will use its discretion to consider input from other stakeholders, as well as characteristics of specific development proposals, along with survey results.

Overall Funding Priorities

The first question the survey asks is whether respondents would like to see a low, medium, or high proportion of funds spent for historic preservation, affordable housing, or open space/recreation, or an even amount spent across the categories. About 14 percent of

respondents said that they would like to see an even allocation of funds between the program areas.

- Among the three program areas, Open Space/Recreation received the strongest support for receiving a larger share of funding; nearly half of respondents indicate that they would like to see a high proportion of funding, while less than 10 percent would allocate a low proportion of funding to this category.
- Affordable housing received very mixed support in comparison with other program areas. 20 percent of respondents would like to see a high proportion of funds for this category, while 35 percent would like to see a small proportion, and 31 percent would prefer to see a medium proportion of funds be used for affordable housing.
- Relatively few respondents indicated that they want to see a majority of funds be used for historic preservation. About 40 percent indicated that they would like to see a medium share of funds be used in this category, while close to 30 percent indicated that it should receive a low share.

Overall, there is not overwhelming agreement that any of the program areas should receive the majority of funds. While there is stronger support for open space and recreation spending than the other two program areas, the largest share of respondents indicated that they would like to see a medium share of funds go to each area.

In the open ended comments, several people remarked that the funds ought to be prioritized to highly visible places where the most people will benefit. “A successful CPA program is a visible one which improves the quality of life for the most residents.” Some respondents expressed surprise that CPA will be used in each of the three program areas, believing that it should only apply to one or two (not consistently the same areas.) There is also a concern that the CPA funds must be used to supplement spending that the City already has a responsibility to pay for, and a sensitivity that residents should receive benefits from CPA to offset the property tax impact. “CPA funds should be used for the things which would be the most difficult to fund through partnerships.”

Several comments highlighted the interconnectedness of the program areas. Some favored projects that pertain to multiple areas (i.e., historic preservation and open space, or historic preservation and affordable housing.) One respondent pointed out that preserving Medford’s socio-economic diversity should be perceived as an element of preserving the city’s history. Conversely, another suggests that, “outdoor space, recreation, and beautification in Medford will attract more people and make historic preservation and affordable housing easier to fund in the future.”

Community Preservation Goals

The following set of questions asked participants to indicate their agreement with suggested goals to guide the Community Preservation Committee. The following table shows the goals for each program area and the survey responses. None of the goals was resoundingly rejected by the majority of all survey participants, although there were varying levels of support both between the program areas and for specific goals within each program area.

| | I somewhat or strongly agree | I Somewhat or Strongly Disagree | I don't know | Weighted Average (scale of 1-4) |
|--|------------------------------|---------------------------------|--------------|---------------------------------|
| Historic Preservation | | | | |
| CPA funds should be used to preserve city-owned historic buildings and sites. | 90% | 9% | 1% | 3.37 |
| CPA funds should be used to preserve privately-owned historical buildings and sites. | 58% | 38% | 4% | 2.60 |
| CPA funds should be used to protect and enhance public access to historical documents, records, and artifacts. | 84% | 14% | 2% | 3.21 |
| Affordable Housing | | | | |
| CPA funds should be used to help residents access affordable housing. | 63% | 35% | 2% | 2.80 |
| CPA funds should be used to increase the supply of affordable housing. | 60% | 37% | 3% | 2.78 |
| CPA funds should be used to preserve existing affordable housing. | 74% | 24% | 2% | 3.03 |
| Open Space/Recreation | | | | |
| CPA funds should be used to protect open space from new development. | 89% | 9% | 2% | 3.54 |
| CPA funds should be used to improve access to open space and recreation for all Medford residents. | 96% | 3% | 1% | 3.72 |
| CPA funds should be used to make Medford Square and neighborhood centers greener and more attractive. | 89% | 10% | 1% | 3.56 |

Among the three program areas, the strongest level of agreement was with goals relating to open space and recreation, which is consistent with the overall ranking from Question 1. Specifically, respondents are most concerned with improving access to open space and recreation for all residents. Preserving existing assets also ranks highly in each of the program areas categories. "Focus on our existing assets, and make them better for all Medford residents." The reaction to using CPA funds for preservation of privately-owned historic resources received the most tepid response, with just over half supporting it. In comments, some respondents express concern that the use of CPA funds on private property will provide an incentive for corruption, and support rich property owners, without clear public benefit.

Examples of potential projects

Another series of questions asked respondents to indicate their agreement with using CPA to pay for specific types of projects that might be anticipated in each program area. The responses to these questions can help to indicate the degree of public support as the CPC evaluates future funding proposals that fit these types of projects.

With respect to historic preservation, most respondents agree with preserving city-owned buildings and artifacts. Support for funding to preserve buildings is stronger than support for funding to preserve artifacts and document, while support for the Brooks Estate is less sure than other City buildings. A narrow majority of respondents support the use of CPA funds for projects that combine historic preservation and affordable housing. The majority of respondents disagree with the idea of using CPA funds for exterior restoration of privately-owned buildings.

In the open-ended comments, some survey respondents indicated that the Brooks Estate ought to be a priority, while others were concerned that the Brooks Estate and documents and artifacts will be less visible and less well-used by the general public. Some also would like to see funding for nonprofits like the Medford Historical Society. A few commented that historic preservation should not hinder 21st century progress needed in Medford, but that redevelopment could adapt historic buildings to new uses and densities. Some respondents would like to see restoration of specific churches, while others are not in favor of funding to religious or other private owners, or would only support funding for income-qualified property-owners to meet historic preservation standards of construction.

| | I somewhat or strongly agree | I Somewhat or Strongly Disagree | I don't know | Weighted Average (scale of 1-4) |
|---|------------------------------|---------------------------------|--------------|---------------------------------|
| Historic Preservation | | | | |
| Continue rehabilitation of city-owned Brooks Estate to generate income and enable more public use. | 81% | 12% | 7% | 3.28 |
| Preserve historic city buildings such as Chevalier Theater, City Hall, Fire stations. | 89% | 10% | 1% | 3.40 |
| Restore cemeteries and monuments. | 73% | 24% | 3% | 2.96 |
| Fund exterior restoration of privately-owned buildings (residential, commercial, churches). | 31% | 65% | 4% | 2.06 |
| Acquire/restore/adapt historic buildings to create affordable housing. | 53% | 42% | 5% | 2.57 |
| Preserve and digitize historic documents and artifacts belonging to the City, Library, or Historical Society. | 78% | 19% | 4% | 3.11 |
| Create archive for documents and artifacts at the Library, City Hall, or Historical Society | 78% | 19% | 3% | 3.09 |

All of the types of affordable housing projects suggested in the survey were supported by a majority of respondents to varying degrees. Projects that preserve existing affordable housing are more strongly supported than those that expand the supply or access to affordable housing. Respondents also strongly support the use of housing funds to prepare a strategic plan to address affordable housing needs. Providing rental assistance generated the most mixed response.

Open ended comments showed a lack of understanding about how affordable housing needs are currently funded and could best be addressed, believing that affordable housing is, and should continue to be paid for through the City's General Fund or from other government funding sources. "I feel like I don't understand the bigger picture of how affordable housing works, and its larger ramifications." Many would like to see cost-effective policy- or market-driven solutions such as strategic planning, inclusionary zoning, looking to other communities for examples of development guidelines, and working with affordable housing advocates in the community to identify housing program models. Some respondents are specifically opposed to new housing development because of the impact on their neighborhoods, traffic, or City services. Others are concerned about the increasing cost of new market rate housing and housing costs in general that are forcing long-time Medford residents to have to move away. Several respondents specifically support funding for non-profit organizations such as Medford Community Housing focused on small-scale production of affordable units. One respondent reflected that "Preserving and expanding affordable housing for Medford is one of the most important issues that will affect the city into the future, and we should come at it with every tool in the toolbox."

| | I somewhat or strongly agree | I Somewhat or Strongly Disagree | I don't know | Weighted Average (scale of 1-4) |
|--|------------------------------|---------------------------------|--------------|---------------------------------|
| Affordable Housing | | | | |
| Prepare a strategic plan to address affordable housing needs. | 64% | 33% | 3% | 2.85 |
| Draft zoning ordinances to encourage development of affordable housing. | 59% | 36% | 5% | 2.74 |
| Provide rental assistance to very low income households. | 52% | 45% | 3% | 2.52 |
| Rehabilitate or purchase deed restrictions on existing housing units to make them permanently affordable. | 55% | 37% | 8% | 2.69 |
| Develop new or affordable housing for seniors, families, or individuals. | 62% | 34% | 4% | 2.80 |
| Prevent affordable housing units from converting to market rate. | 63% | 32% | 5% | 2.91 |
| Carry out structural rehabilitation and increase handicapped accessibility of Medford Housing Authority buildings. | 78% | 19% | 3% | 3.17 |

The strong support for all of the potential types of open space and recreation projects presented in the survey reflects the higher priority given this category by survey respondents. Expanding walking and bike paths, rehabilitating and improving handicapped accessibility of existing parks, playgrounds and sports fields, and preserving/restoring the quality of water resources have overwhelming agreement. There is less universal agreement with expanding open space resource through acquisition or creating new facilities. A majority of respondents would support a small grants program, but this is not as high of a priority. As one respondent comments, small grants could be “a very efficient way to beautify and build community involvement.”

Many respondents commented that they are concerned about the city’s ability to maintain existing or new parks and open spaces, hence they would like to see CPA funds improve the current situation but not add to the maintenance burden. “I feel like Medford needs to focus on maintaining existing open space and recreational areas before building new ones.” Some note that the scale of open space projects varies widely, and that a balance of project scale is needed for CPA to have the greatest impact. Bike and walking paths are commonly mentioned as making a major difference in the attractiveness and quality of life. Some respondents would like to prevent open spaces from being developed, while others would like to accommodate new development while also setting aside new public open space. Areas along the Mystic River and Medford Square were most commonly mentioned as needs/opportunities for new open space and recreational features and to be made more attractive. Some are concerned about water quality, flood control, and green infrastructure.

| | I somewhat or strongly agree | I Somewhat or Strongly Disagree | I don't know | Weighted Average (scale of 1-4) |
|---|------------------------------|---------------------------------|--------------|---------------------------------|
| Open Space/Recreation | | | | |
| Purchase land to prevent future development and create new neighborhood parks. | 81% | 17% | 2% | 3.32 |
| Acquire and demolish underutilized structures to create open space and provide flood protection. | 83% | 13% | 4% | 3.37 |
| Rehabilitate existing parks, playgrounds, and sports fields. | 93% | 6% | 1% | 3.60 |
| Create new outdoor recreation, community garden, and sports facilities. | 83% | 15% | 2% | 3.36 |
| Create or expand paths for walking and biking. | 93% | 6% | 1% | 3.63 |
| Improve handicapped accessibility of existing parks. | 90% | 7% | 3% | 3.48 |
| Expand and improve riverfront parks in Medford Square and other locations. | 93% | 6% | 1% | 3.62 |
| Create new outdoor recreation and park amenities to beautify commercial districts. | 83% | 15% | 2% | 3.35 |
| Habitat restoration and water quality improvement projects around Wrights Pond, Mystic Lakes, and Mystic River. | 93% | 6% | 1% | 3.60 |
| Provide small grants for community groups to make open space and outdoor recreation projects. | 81% | 16% | 3% | 3.26 |

Additional Suggestions

Some of the open-ended responses offered specific suggestions that were not mentioned in the project types listed in the survey. Following are some examples of specific suggestions or types of projects respondents would like to see. The Community Preservation Committee retains a complete list of public comments.

- “The Supreme Sacrifice” statue in Oak Grove Cemetery by sculptor Emilius Ciampa. The statue and the setting for it are in serious disrepair and need to be restored before this treasure is lost to the city. It is not only a historical monument, but a fabulous work of art.
- Highlight history of clipper ships, connection to the harbor.
- Preserve lots with majestic old trees, protect large lots from being subdivided.
- Repair historic stone retaining walls.
- More handicapped accessible and wheelchair modified housing.
- Upgrade or repair current Medford housing units
- Senior housing
- Natural elements playground like Cambridge Common. (Macdonald Park, between Winthrop/Rte 16)
- Public art installations along river and bike paths
- Trash receptacles along paths and in Macdonald Park
- Disc golf course
- Open Space reclamation in South Medford
- Make Wrights Pond available off season
- Signage and mapping of parks and recreation areas
- River boardwalk in Medford Square
- Picnic tables along the river
- Skate park
- Senior playground
- Increase shade (especially South Medford)
- Need to rehabilitate adult softball/baseball fields, soccer fields
- Water sports activities, boating
- Bike parking facilities
- Dog parks
- Convert old hospital in Fulton Heights to green space and recreation or affordable housing
- Zoning to include publicly-accessible open space in new project design at developer cost

General Information

The survey included a set of questions to collect information about respondents, to gauge how the survey respondents represent Medford's population overall.

- The majority of respondents are long-time residents. About 40 percent have lived in Medford for over 20 years, while 20 percent have lived in Medford for less than five years, 5-10 years, and 10-20 years. According to American Community Survey (ACS 2011-2015), about one third of Medford residents have lived in the same house since before 2000, while one third have moved to their current house within the past 5 years.
- Fewer than 10 percent of survey respondents immigrated from other countries, compared with 23 percent of Medford's population. About 16 percent of survey respondents were born in Medford.
- Survey-takers are disproportionately middle aged. More than half of survey takers are between the ages of 35-59 years old, while this age group comprises one third of Medford's population. Young adults, aged 18-34 comprise about one third of Medford's population, but just 15 percent of those who took the survey.
- People who responded to the survey also tended to have higher incomes. Thirty-one percent earn between \$100,000 and \$150,000, while 29 percent have incomes higher than \$150,000. By contrast, just over 10 percent of those who took the survey have incomes below \$50,000, and 29 percent have incomes between \$50,000 and \$100,000.

