



**FY19 FUNDING CYCLE PRE-APPLICATION FORM**

Submit an electronic copy no later than **11:59 PM on May 1, 2018** via email to [CPCMalden@gmail.com](mailto:CPCMalden@gmail.com).

PROJECT NAME: Under One Roof: affordable housing, support services and pocket park

PROJECT LOCATION: 54 Eastern Avenue, Malden, MA 02148

APPLICANT(S) NAME / ORGANIZATION: Bread of Life, Inc.

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	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation		X		X
Preservation				
Support				X
Rehabilitation/ Restoration				

*In the chart above please check 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 on the next page.*

Have you reviewed the Malden CPC Plan?  Yes  No

Have you attended a CPA informational session in Malden or surrounding cities?  Yes  No

Have you spoken with any boards, commissions, community organization, or elected officials about your project?  Yes  No

If yes, please list here: Malden CPC, Malden City Council, Malden Planning Board, Mayor Gary Christenson, Malden Redevelopment Authority, numerous clubs, churches, businesses, individuals since 2014.

**PROPERTY OWNERSHIP**

Legal Property Owner of Record (if applicable): 54 Eastern Ave Malden LLC

Is the owner the applicant?  Yes  No (Note: Bread of Life is the sole member of the LLC)

*(City of Malden must be co-applicant on all projects on City property)*

If the applicant is not the owner, does the applicant have site control or written consent of the property Owner to submit an application?       Yes    No

*If Yes, please attach documentation.*

*If No, project will be deemed ineligible for this applicant.*

## **PROJECT FUNDING**

Have you identified other potential funding sources?       Yes    No

If yes, please list the funding sources here:

For housing portion: North Suburban HOME Consortium through Malden Redevelopment Authority, Federal Home Loan Bank sponsored by Century Bank, MA Department of Housing and Community Development.

For Bread of Life portion: (major contributors) A&A Window Products, Amelia Peabody Charitable Fund, Arthur S. Reinherz Charitable Foundation, Beth Israel Senior Citizens Housing, Brookline Bank, City of Melrose, Clipper Ship Foundation, Donovan Family Foundation, Eastern Bank Charitable Foundation, Eaton Vance Management, First United Methodist Church Melrose, Good Shepherd Episcopal Church of Reading, Grainger Foundation, Independent Church of the Free Spirit Lexington, The Ludcke Foundation, Melrose Highlands Congregational Church, People's United Community Foundation of Eastern MA, Preotle Lane & Associates

**PROJECT DESCRIPTION:** *(Please include what community need this project is trying to address and how this project aligns with CPC goals)*

Our Under One Roof building project will construct a central BOL facility to house our own kitchen, dining room/multi-service hall, food pantry and administration, bringing all our programs “under one roof” while expanding our impact on individuals in poverty by constructing 14 permanent studio apartments to be owned by Metro North Housing Corp (MNHHC), a non-profit corporation, for housing very low-income homeless individuals and veterans. BOL will provide services for the tenants, including access to our meals program, food pantry, and all educational, cultural and community activities provided in our multi-service hall. The proposed building will be a two-condominium trust. A crucial part of our design is to establish the Northern Strand Community Trail as the main access point for the public to our facility. Our design will transform the existing commercial, utilitarian, blacktopped area of our site, which for years abutted the railroad tracks (now the Trail), into a “pocket park” for passive recreational use by the public as well as patrons of our food and multi-service programs. Our design includes replacing the existing high chain-link fence with attractive pedestrian-height railing; greening the area between the Trail and the new building with trees and other plantings; and creating an outside seating area open to the public. We will also green our Eastern Avenue entrance.

Our project aligns with Community Preservation Plan general priorities in these ways:

- 1) we will increase trees and vegetation
- 2) we have received endorsement from other Malden boards, commissions, departments, or community groups including Malden City Council, Malden Planning Board, Mayor Gary Christenson, Malden Redevelopment Authority, North Suburban Home Consortium
- 3) we are creatively and coherently addressing two of the CPA focus areas (i.e., blended projects) by creating passive recreational space and affordable housing
- 4) we are leveraging considerable funds, grants and in-kind contributions for this project
- 5) we are addressing two long-standing needs in the community: a permanent facility providing access for low-income families to food and multi-services, and affordable housing for homeless individuals and veterans. The project is particularly urgent and time-sensitive because our special permit for construction expires June 2020.

Our project aligns with Community Preservation Plan priorities within CPA focus areas in these ways:

- 1) creation of new recreational facilities (passive)

- 2) enhancement of Malden's visual image by beautifying the frontage of our 54 Eastern Avenue site on both the Trail and Eastern Avenue sides
- 3) expansion of access to the existing Bike Path (Trail) which will be accessible for pedestrians passing through our site from our Eastern Avenue entrance. We are anticipating being able to use our kitchen and dining hall as a site for workforce development trainings/programs in food service, with the potential of **developing café service for users of the Trail**, such as hot & cold beverages, sandwiches, bakery products. Our outdoor seating area can be used at different times by **patrons of the café** and our free meals program.
- 4) creation of permanently affordable housing for low-income individuals, funded by HUD and DHCD sources with funding-mandated deed restrictions
- 5) provision of housing that is harmonious in design and scale with the surrounding community, which is zoned residential/commercial. Our facility will be 3 stories high and will sit in the area of the site's lowest elevation
- 6) provision of support services for formerly homeless households by providing tenants living in the MNHC-owned units access to free food as well as services such as English classes, nutrition education/food demos and workforce development opportunities

**PROJECT STATUS:** *(Please include what level of planning has already been undertaken to inform the proposal)*

- 1) creation of 54 Eastern Ave Malden LLC in 2013 with two original members, Bread of Life and Tri-City Community Action Program (Tri-CAP), and purchase of 54 Eastern Ave in Malden by the LLC through an acquisition loan from Century Bank
- 2) assignment by Tri-CAP of its interest in the LLC to the LLC as part of its 2015 bankruptcy settlement, which left BOL as the sole member of 54 Eastern Ave Malden LLC
- 3) creation of Metro North Housing Corp (MNHC) in 2015 as a non-profit housing corporation which will own the housing at 54 Eastern Ave; appointment of board directors, including five members who are or were BOL board members, and the appointment of the BOL Executive Director as the ED of MNHC. MNHC currently owns two affordable properties formerly owned by Tri-CAP: 22 Charles Street and 115 Washington Street in Malden
- 4) retention of Resolution Architects, Randy Johnson, and development of schematics
- 5) obtaining of construction estimate from general contractor, Tara Construction, and recent revision of that estimate to account for inflation and construction market forces
- 6) successful Phase I environmental review of the site
- 7) approval of the Malden Planning Board of a special permit for construction at 54 Eastern Ave, and extension of the permit several times, currently through June 2020
- 8) partnership with New England Communities, Inc, Ted Trivers, President, as the developer of the project
- 9) conversion of the LLC's acquisition loan to a fully-amortized 25-year mortgage, which BOL currently pays

To date, BOL has secured 49%, or \$1.44 million in commitments and in-hand donations, toward the \$2.93 million in funding needed for its portion of the building. Bread of Life will own the first floor of the newly constructed facility, totaling 6,361 square feet, consisting of the dining hall/multi-use community space, kitchen, walk-in coolers, food pantry storage & distribution, and offices. MNHC will own the affordable housing on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the building totaling 8,531 square feet. MNHC has secured 58%, or \$2.6 million in commitments toward the \$4.4 million needed for their housing portion of the project: \$1.2 million from the North Suburban HOME Consortium and \$1.4 million from the Federal Home Loan Bank, sponsored by Century Bank. MNHC applied for a grant from the MA Department of Housing and Community Development (DHCD) for the remaining \$1.8 million. If funded, the project could close and begin construction as soon as November 2019.

**FOR HISTORIC RESOURCES PROJECTS:**

Is the resource listed on the State Register of Historic Places?       Yes    No

*(You can check designation at [mhc-macris.net](http://mhc-macris.net))*

If no, has the Malden Historical Commission determined that the resource is significant?       Yes    No

**FOR CPC USE:** Date Received \_\_\_\_\_  
Date Reviewed \_\_\_\_\_  
Date Applicant Notified \_\_\_\_\_

Eligible \_\_\_\_\_  
Potentially Eligible \_\_\_\_\_  
Not Eligible \_\_\_\_\_  
More information Needed \_\_\_\_\_

**COMMENTS:**