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**Gary Christenson, Mayor**

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**Community Preservation Committee  
Recommendation Letter**



April 14, 2026

**To:** The Honorable Mayor Gary Christenson and the Malden City Council

**Applicant Name:** Joshua White on behalf of the Action for Boston Community Development (ABCD)

**Co-Applicant:** N/A

**Applicant Address:** 178 Tremont Street, Boston, MA 02111

**Project:** FY26\_0034\_Malden Rental Assistance

**Overview**

The City of Malden Community Preservation Committee ("CPC") is pleased to inform you that on February 18, 2026 the CPC voted 4-2-0 to recommend for approval to City Council a package of FY26 awards. The FY26 award package recommends that ABCD be granted a total of \$60,000.00 to establish a rental assistance program in Malden, MA. The Malden Rental Assistance Program was discussed at a Public Hearing held on November 19, 2025.

**Special Conditions**

The Community Preservation Committee recommends this project with no further conditions.

**Rationale**

In reaching their decision, the CPC found that the project meets eligibility requirements and aligns with the priorities stated in Malden's Community Preservation Plan.

- 1. This project meets the CPA's definition of community housing support (MGL Part I, Title VII, Chapter 44B, Section 5.2).**

2. **ABCD has policies in place to ensure that current Malden residents can benefit from this pilot program.** ABCD plans to leverage their existing intake site in Malden to provide wrap-around financial assistance to struggling individuals and families, ensuring that those who receive rental assistance will be able to continue to afford their unit after the assistance expires.
3. **CPC is comfortable with scope of the project and believes that ABCD has the capacity to carry out the work in a timely manner.** ABCD has competent and engaged staff to manage the funds. They have been diligent in their reporting on previous grants, showing that they have capacity to manage this one, and that there is demand for the assistance.
4. **This project builds on the success of a previous grant from CPC.** In FY20, CPC awarded ABCD \$100,000.00 to provide move-in costs for qualifying individuals in Malden. Each year since then ABCD has used a portion of this funding to assist Malden individuals and families.

**Recommended Award Details**

CPA Project Funding Recommendation: FY26 Application		
Category	Recommendation Funding Source	Amount
Community Housing	Fund Balance	\$60,000.00

**Project Description**

The goal of this project is to allow Action for Boston Community Development to launch a new rental assistance program that will support Malden residents earning below 80% AMI in securing housing stability by providing direct financial assistance covering rental arrears as well as personalized housing counseling and other housing support services. This program will be open to all eligible Malden residents, including and especially those living in an environmental justice community.

The program plans to offer up to \$5,000 for 20 Malden Households who are in the rental assistance program with ABCD’s Housing Department. By serving these 20 households, the Housing Department anticipates supporting an estimated 5 individuals with special needs/identity needs, 10 elders, 5 individuals experiencing homelessness, 15 individuals at risk of homelessness, and 5 individuals who are young adults (18-22 years old).

**Project Funding Sources**

Housing Families’ Housing Subsidy for Older Adults Project Funding Sources				
Total Project Cost	\$988,680.00	CPA Funds Requested	Cost Share Amount	Cost Share Percent
		\$60,000.00	\$928,680.00	94%
Cost Share Funding Sources		Secured Y/N	Amount	Type
Government Grants (including \$19,500 in CDBG funds)		Y	\$988,680.00	Cash (with restrictions)

**Additional Information**

The full Application as well as the supporting attachments may be found at:

[https://www.cityofmalden.org/DocumentCenter/View/10548/0034 ABCD-Housing-Assistance Full-ApplicationAttachments](https://www.cityofmalden.org/DocumentCenter/View/10548/0034_ABCD-Housing-Assistance_Full-ApplicationAttachments)