



MASSACHUSETTS

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Gary Christenson, Mayor

Malden Affordable Housing Trust Fund

Meeting Minutes

March 17, 2021 – 5:00 PM

Trustees

Mayor Gary Christenson

Steve Finn

Angie Liou

Catherine Price

Roxanne Reddington-Wilde

Brian Slater

Councillor-at-large Stephen Winslow

New Business:

1. Call to Order

Mayor Christenson called the meeting to order at 5:05 PM.

Mayor Christenson read the following remote meeting notice into the record:

In accordance with Governor Baker's 3/12/20 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and pursuant to the Governor's Revised Orders thereafter, this meeting will be conducted via remote participation. In person attendance by members of the public is prohibited, and all effort will be made to permit public attendance of this meeting, in the manner specified below, via remote access by internet, telephone, and if available via public broadcast of the meeting by Malden Access Cable Television on public access television channels. Public access will also be provided by posting draft minutes, and/or a transcript, recording, or record of the meeting on the City of Malden website at cityofmalden.org as soon as practicable after the meeting. Additional information/guidelines for the public can be found here: <https://www.cityofmalden.org/DocumentCenter/View/2487/Public-information-on-Public-Meetings-and-Hearings-during-the-Declared-State-of-Emergency-related-to-COVID19PDF>

Members of the public who wish to attend remotely can do so using the following information:

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Evan Spetrini called the roll

- Trustees Present: Mayor Gary Christenson, Steve Finn, Angie Liou, Catherine Price, Roxanne Reddington-Wilde, Councillor-at-large Stephen Winslow
- Others Present: Evan Spetrini, Senior Planner, Malden Redevelopment Authority; Dan Grover, Treasurer, City of Malden

2. Approval of Meeting Minutes from February 17, 2021

On a motion by Ms. Liou and seconded by Councillor Winslow, the minutes from the February 17, 2021 meeting were approved unanimously.

3. Finance Report

Mr. Grover gave an update on the Trust's finances. The current balance of the Trust is \$656,065.85. As discussed at the February meeting, Mr. Grover moved the money into its own dedicated bank account and is now earning interest. The Trust earned \$34.21 in interest for 14 days in February. The interest rates remain low across the market. Mr. Grover paid the last internship invoice and there are no other outstanding invoices that he's aware of.

4. Action Plan Sub-Committee Report

Mr. Spetrini gave a brief update on the draft Action Plan. The Action plan subcommittee met on March 10 to discuss the most recent draft. Mr. Spetrini explained that the first few sections are complete, which are largely a recap of the planning process. He's working to finalize the first year priorities, budget, and staffing plan and will have another draft for the subcommittee to review at their April meeting.

5. Mayor's Affordable Housing Program Updates

a. Eviction Prevention Program

Mr. Spetrini read and update on the City and MRA's Eviction Prevention Program from Alex Pratt, Community Development Director at the MRA. The caseload is steady but not as overwhelming as expected. Mr. Pratt is hearing that landlords do not want to go to court while the eviction moratorium is in place. Just-A-Start and Housing Families are aware that there may be an increase in cases when the Governor's state of emergency is lifted, which is what Malden's moratorium is tied to. When tenants show up to court, they're seeing a high level of success though there is a high rate of tenants not showing up. The end-of-year 2020 rental assistance round provided funds that helped clear the backlog without using eviction prevention program funds. The MRA is now starting to utilize the funds that were initially budgeted for the program. Mr. Pratt expects that the current level of funding will last a few more months. Mr. Finn added that the Housing Authority may have the opportunity to create more housing choice vouchers through the most recent stimulus package, which could work in conjunction with the rental assistance programs.

b. Inclusionary Zoning

Mr. Spetrini stated that he has another meeting coming up with Michelle Romero, City Planner, and Debbie Burke, Executive Director of the MRA, to review the most recent inclusionary zoning draft. They are working to finalize the administrative and compliance procedures and plan to submit the draft to the City Council in April.

c. Neighborhood Hub

Mr. Spetrini gave an update on the Neighborhood Hub program. They have received the final MOU from MassHousing and it has been signed by the Mayor. Mr. Spetrini stated that the City recently posted a job opening for the part-time housing inspector that will lead the information gathering phase of the project. He is working with other MRA staff to obtain a quote from Neighborly Software for a community development management tool that would include a single online application process to access the affordable housing development funds managed by the MRA, including the Trust, CDBG, and HOME funds. He said that the development of the online application would ideally coincide with the Trust's readiness to begin accepting requests for funding. Finally, Mr. Spetrini stated that the Mayor and the MRA will be holding a CDC roundtable on April 1 to discuss affordable housing opportunities in Malden and will be using the Trust's goals and priorities as the basis for the conversation.

6. Adjournment

Ms. Reddington-Wilde made a motion to adjourn and was seconded by Councillor Winslow. All Trustees voted in favor and the meeting was adjourned at 5:27 PM.