



MASSACHUSETTS

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Gary Christenson, Mayor

## Malden Affordable Housing Trust Fund

Meeting Minutes

June 23, 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 5:01 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](http://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:*

*Please click the link below to join the webinar:*

*<https://zoom.us/j/95585353046?pwd=YlhralBScjh4ZnpVdyt0WE5qMVhBZz09>*

*Passcode: MAHTF20*

*Or iPhone one-tap :*

*US: +16465189805,,98227686340#,,, \*8027017# or  
+19294362866,,98227686340#,,, \*8027017#*

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*Dial(for higher quality, dial a number based on your current location):*

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*Webinar ID: 982 2768 6340*

*Passcode: 8027017*

*International numbers available: <https://cityofmalden.zoom.us/j/acf68kpYnP>*

Evan Spetrini called the roll

- Trustees Present: Mayor Christenson, Steve Finn, Angie Liou, Catherine Price, Roxanne Reddington-Wilde, Brian Slater
- Others Present: Evan Spetrini, Senior Planner, Malden Redevelopment Authority; Dan Grover, Treasurer, City of Malden

## **2. Approval of Meeting Minutes from May 19, 2021**

On a motion by Ms. Reddington-Wilde and seconded by Mr. Finn, the minutes from the May 19, 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 \$653,764.62, inclusive of \$55.68 in interest earned in the month of May. Mr. Grover expects to end the fiscal year with a balance of \$653,200 including June's interest less payroll expenses. There are no outstanding invoices.

## **4. Action Plan Sub-Committee Report**

Previous to the meeting, Mr. Spetrini sent the final draft of the Trust's Action Plan to the Trustees. He asked if there were any questions before moving to adopt. Mr. Slater suggested clarifying when the action plan survey was held when the analysis appears in the appendix. Mr. Spetrini agreed.

**On a motion by Ms. Liou and seconded by Mr. Slater, the Action Plan was adopted on a 6-0 roll call vote, 1 absent:**

**Mayor Christenson – YES**

**Steve Finn – YES**

**Angie Liou – YES**

**Catherine Price – YES**

**Roxanne Reddington-Wilde – YES**

**Brian Slater – YES**

**Councillor Winslow – ABSENT**

## **5. Mayor's Affordable Housing Program Updates**

### **a. Eviction Prevention Program**

Mr. Spetrini stated that they are seeing a slight uptick in evictions but most have been resolved either through the MRA's program or the State's RAFT and ERAP programs. The MRA still has representatives in Housing and District Courts monitoring Malden eviction cases. Malden's local eviction moratorium is still in place. Ms. Liou asked when the moratorium expires. Mr. Spetrini did not know the answer but would find out and update the Trustees.

### **b. Inclusionary Zoning**

Mr. Spetrini presented the draft inclusionary zoning ordinance to the City Council on May 11, which was referred to the Ordinance Committee for discussion purposes only. He explained that they wanted to give the council time to review the ordinance before referring it to a joint Planning Board/Ordinance Committee session at which there will be a public hearing. The Ordinance Committee held two meetings to talk about the proposal – Jeff Levine presented the IZ Feasibility Study at the first meeting and Mr. Spetrini reviewed the text of the ordinance at the second. The Committee made no changes to the proposal and on June 22, the Council referred the ordinance to the Planning Board for a public hearing. Mr. Spetrini explained that the public hearing would be held sometime in August, the Council would review the Planning Board’s recommendations when they return in September, and pass the ordinance by the end of October.

Mr. Spetrini stated that he is going to ask Jeff Levine to present the feasibility study again at the public hearing. Ms. Liou asked if there was a date set for the public hearing. Mr. Spetrini said he expected it to be at the Planning Board’s regular monthly meeting on August 11 but would check with the City Planner to confirm.

### **c. Neighborhood Hub**

Mr. Spetrini gave an update on the Neighborhood Hub program. Mr. Spetrini stated that he has been having weekly check-in meetings with the City’s Building Commissioner, Nelson Miller, and the part-time housing inspector hired to lead the investigation of the vacant and foreclosed properties, Ken Minasian. Mr. Minasian has visited about half of the 68 properties on the list and expects to be done with site visits by the end of July. Afterwards, he will complete desk work to verify ownership, tenancy, and tax information on each of the properties. The full investigative work is expected to be complete by the end of September.

Mr. Spetrini stated that they are prioritizing developing complete profiles on vacant multifamily properties, since those would be most suitable for affordable housing conversion. Mr. Slater suggested that some properties with tenants may also be suitable for affordable housing conversion – often times those properties have income eligible tenants that could stay if the property changes hands. Mr. Spetrini said that Mr. Minasian is collecting information on those properties as well and if appropriate, they could be included in the final list of target properties. Mr. Spetrini explained that they have been communicating with Somerville Community Corporation during the investigative phase to make sure they are on the right track.

## **6. Scheduling**

Mr. Spetrini explained that the Governor signed a bill allowing municipal boards and commissions to continue meeting remotely until April 2022. The Trustees need to decide whether they will continue meeting remotely or not. Most of Malden’s boards and commissions have started to meet in person again. Ms. Reddington-Wilde stated that she currently has scheduling conflicts that would make it difficult to meet in person. Mr. Slater stated that they should consider the fact that virtual meetings have made public access much easier. Ms. Liou asked if other boards and commissions were making their own decisions as to whether to meet in person or not. Mr. Spetrini said yes, there has been no other direct guidance from the Mayor’s office.

Mr. Spetrini suggested that the Trust could hold hybrid meetings with Ms. Reddington-Wilde participating remotely. Mr. Finn suggested that the Trust keep meeting remotely until September and reassess then. The other Trustees agreed.

**7. Adjournment**

Ms. Reddington-Wilde made a motion to adjourn and was seconded by Ms. Liou. All Trustees voted in favor and the meeting was adjourned at 5:29 PM.