



MASSACHUSETTS

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**Gary Christenson, Mayor**  
**Malden Affordable Housing Trust Fund**  
**Meeting Agenda**  
**July 19, 2023 – 5:00 PM**

**Trustees**

Mayor Gary Christenson  
Steve Finn  
Angie Liou  
Catherine Price  
Roxanne Reddington-Wilde  
Ward 7 Councillor Chris Simonelli  
Brian Slater

**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:

*On March 29, 2023, Governor Healey signed legislation extending certain COVID-19 relief measures including extending remote meetings for public bodies. The same provisions which permitted public bodies to meet remotely, or convene in a hybrid manner, have been extended through March 31, 2025. This extension allows public bodies to continue to meet remotely or to meet in a hybrid manner, without a quorum of the public body physically present at a meeting location. The law requires that a public body provide "adequate, alternative" access to remote meetings. This meeting will be conducted via remote participation. This meeting will not include in-person attendance by members of the public, but all effort will be made to permit public attendance, in the manner specified below, via remote access by internet, and telephone. 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.mass.gov/service-details/updated-guidance-on-holding-meetings-pursuant-to-the-act-extending-certain-covid-19-measures>

Kristina Tseng called the roll at 5:05PM.

- Trustees Present: Mayor Christenson, Steve Finn, Angie Liou, and Brian Slater; Roxanne Reddington-Wilde joined at 5:11PM
- Others Present: Kristina Tseng, Ahrehon Thompson, Andrew Mikula

**2. Approval of Meeting Minutes** from May 17, 2023

On a motion by Mr. Finn and seconded by Mr. Slater, the minutes from the May 17, 2023, meeting were approved unanimously.

**3. Finance Report**

Kristina Tseng delivered the financial report on behalf of Dan Grover. The current account balance is \$1,259,969.72, inclusive of May and June interest in the amount of \$3,507.04 and \$4,137.16 respectively. The \$300,000.00 CPC allocation award was moved into the AHTF account on May 23, 2023. The only reported expenses are May and June salary related expenses at \$200.00 per month. Rates have held steady. The current rate is still 400bps or 4% at which we can anticipate roughly \$50k in interest per annum or \$4,200.00 a month. We are still participating in the Eastern Bank IntraFi Cash Service or Sweep agreement with Eastern Bank to mitigate risk and extract yield.

**4. Administration Updates**

**a. Staffing Updates**

Andrew Mikula, Senior Planner and Policy Manager is introduced. Ahrehon Thompson, Housing Program Coordinator and staff-person is introduced and overseen by Kristina Tseng. The two new OSPCD employees may work together on future policy projects for the trust.

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

**a. Neighborhood Hub**

Kristina updated the NOFA application to accept submissions on a rolling basis. The Housing ARPA Acquisition funding for Neighborhood Hub is being merged into Neighborly Affordable Housing Development Fund. This will gear the application toward developers and clarify confusion. Commonwealth Builder and other developers are also interested in financially supporting Neighborhood Hub.

**b. Mayor's Office of Housing Stability**

The Malden Office of Housing Stability continues to provide many housing services to city residents. Lawyer for the Day services are provided in person every Thursday at Malden District Court and every Friday in the Woburn session of Northeast Housing Court. The Mayor's OHS also covers virtual sessions over Zoom throughout the week. They run a weekly Eviction Defense clinic to help tenants prepare for court. They conduct outreach to all Malden tenants with upcoming court dates to offer legal help and rental assistance.

The office continues to run the weekly Malden Housing Task Force. They gather local providers to strategize about difficult and emergency housing cases. The Office of Housing Stability also has two outreach projects. They staff an outreach clinic at the Malden Public Library on the last Wednesday of every month. They

also attend evening meals run by the Bread of Life. People who face food insecurity often face housing instability as well and they now know the Mayor's Office of Housing Instability is a resource they can use.

This quarter OHS secured \$141,448.19 in external funding for 27 Malden households. They also assisted 11 households with \$23,732.10 in internal funding. Their attorneys also negotiated to get over \$65,000 dollars in back and future rent waived for Malden tenants and recovered \$11,000 for clients this quarter. 781-397-7000 x5721 [housingstability@cityofmalden.org](mailto:housingstability@cityofmalden.org)

**c. Development Projects**

- i. Ms. Tseng provided updates for the following projects.  
*213 Main St:* This is the former Salvation Army site, that is being developed into 100% affordable housing by ACDC. They completed their traffic study in May 2023 and are currently going through their permitting process, which can hopefully be wrapped up by the fall in time for the State's funding round. On a similar note, for project sources, they are seeking to apply for Trust and potentially NSC HOME funding, HOME/HOME-ARP, so OSPCD will be looking for that application soon.
- ii. *54 Eastern Ave:* This project is developed jointly by Bread of Life and Metro North Housing for 14 units of affordable studio units for formerly homeless individuals. There were some slight hiccups early on, but this project has been on track recently. OSPCD has been receiving requisitions from them consistently, and they are expecting a substantial completion date for January 2024.

**6. Policy Discussion and Updates**

**a. The Metropolitan Mayors Coalition Proposed Studies**

Ms. Thompson provided updates for the following.

Connecting Zoning with Desired Built Form which entails auditing existing uses that were grandfathered into the current zoning. This may inform a zoning code that fits the desires of the historical community. Second, Acquisition and Disposition of Affordable Housing would be studying the feasibility of combining public uses with affordable housing to diversify and expand upon available funding sources.

**b. The Metropolitan Mayors Coalition Policy Endorsements**

An Act Granting a Local Option for a Real Estate Transfer Fee to Fund Affordable Housing could serve as a revenue source for the Trust. The Trust was called to explore the bill and consider backing the endorsement as a joint-advocacy group with Housing Families, Inc. and the Malden school committee.

**7. Adjournment**

Mr. Brian Slater made a motion to adjourn and was seconded by Ms. Angie Liou. All Trustees voted in favor and the meeting was adjourned at 5:31 PM.