



MASSACHUSETTS

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Gary Christenson, Mayor

## Malden Affordable Housing Trust Fund

Meeting Minutes

July 21, 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:

*On June 16, 2021, Governor Baker signed into law An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency. This Act includes an extension, until April 1, 2022, of the remote meeting provisions of his March 12, 2020, Executive Order Suspending Certain Provisions of the Open Meeting Law. 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, telephone, and if available via public broadcast of the meeting by Urban Media Arts 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.mass.gov/service-details/updated-guidance-on-holding-meetings-pursuant-to-the-act-extending-certain-covid-19-measures>

Evan Spetrini called the roll

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

**2. Approval of Meeting Minutes from June 23, 2021**

On a motion by Mr. Slater and seconded by Mr. Finn, the minutes from the June 23, 2021 meeting were approved unanimously.

**3. Finance Report**

Mr. Grover gave an update on the Trust's finances. On June 28, the Controller's Office moved \$312,000.09 of mitigation funds into the Trust. The balance as of the end of FY21 is \$965,818.59, inclusive of \$53.88 in interest earned in the month of June.

**4. Trust Admin Next Steps**

Mr. Spetrini stated that the Trust's next steps are to establish policies and procedures related to accepting applications and funding projects. He has not made much progress to date but hopes to have the application drafted by September. He explained that the Trust could issue an RFP to solicit proposals like the Community Preservation Committee, but ideally the Trust would have a rolling application process. Mr. Spetrini stated that he's working on an application for CPA funds that would essentially let the Trust manage the CPC's housing allocation. Mayor Christenson asked about the amount of funding in the CPA application. Mr. Spetrini said that the CPC's housing allocation is around \$100,000 per year but they would be requesting more than that. Mayor Christenson asked if this would be an annual payment. Mr. Spetrini explained that the first request would not be annual to demonstrate to the CPC that the Trust can effectively manage the CPA funds.

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

**a. Eviction Prevention Program**

Mr. Spetrini gave an update on the Eviction Prevention Program from Alex Pratt, Community Development Director at OSPCD. There are still representatives in Housing and District Courts monitoring Malden eviction cases. Malden's local eviction moratorium is still in place. Ms. Liou asked if there were any notable trends since the state of emergency was lifted and businesses have begun to operate at full capacity. Mr. Spetrini said he did not have that information on hand but would check with Mr. Pratt.

**b. Inclusionary Zoning**

Mr. Spetrini stated that the City Council had referred the inclusionary proposal to a joint session of the planning board and ordinance committee for a public hearing. The hearing will take place on Wednesday, August 11 at 7 PM. The Trustees agreed to write a letter in support of the proposal to be submitted at the public hearing. Mr. Spetrini explained that the planning board is charged with making recommendations on the paper to the council. Those recommendations will be referred to the ordinance committee, which will make any necessary changes. Then it will be referred back to the full council for a final vote. Councillor Winslow stated that there is a lot of support for the proposal among the councillors so he expects the process to move quickly.

**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 nearly completed the initial site visits for all 68 properties. Next, he will complete desk work to verify ownership, tenancy, and tax information on each of the properties. Mr. Spetrini stated that they are prioritizing developing

complete profiles on vacant multifamily properties, since those would be most suitable for affordable housing conversion. The full investigative work is expected to be complete by the end of September but may have profiles on priority properties before then.

Mr. Spetrini explained that they initially wanted to identify the target properties and then work with a Community Development Corporation (CDC) to assist them in purchasing those properties directly. However, after further investigation, it looks like a better option is for the City to purchase the properties and then dispose of them in one package. They are currently looking into what that process would entail to determine its feasibility.

Councillor Winslow asked if there are legal impediments or rehab costs that have caused these properties to remain vacant. Mr. Spetrini said it's unclear why the banks are sitting on the properties. Ms. Liou suggested that the banks may not have much of an incentive to do anything because they're such a small portion of their portfolios.

**6. American Rescue Plan Act (ARPA) Funds**

Mr. Spetrini gave a brief overview of the City's plan to spend its ARPA funds. He explained that \$4M have been set aside for housing. Debbie Burke, OSPCD Director and Amanda Linehan, Ward 3 City Councillor will serve as co-chairs of the committee that will determine how the housing funds are spent. They are in the very beginning stages but will update the Trust as that process progresses. Mr. Spetrini added that the Trust's Action Plan should be used as a guiding document to ensure that all of these programs are working towards the same goals.

**7. Adjournment**

Councillor Winslow made a motion to adjourn and was seconded by Ms. Liou. All Trustees voted in favor and the meeting was adjourned at 5:32 PM.