



MASSACHUSETTS

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Gary Christenson, Mayor

Malden Affordable Housing Trust Fund

Meeting Minutes

September 15, 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

Councillor Winslow called the meeting to order at 5:05 PM.

Councillor Winslow 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 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: Steve Finn, Angie Liou, Catherine Price, Roxanne Reddington-Wilde, Brian Slater, and Councillor Winslow
- Others Present: Evan Spetrini, Senior Planner, OSPCD; Alex Pratt, Community Development Director, OSPCD; Dan Grover, Treasurer, City of Malden

2. Approval of Meeting Minutes from August 18, 2021

On a motion by Ms. Reddington-Wilde and seconded by Mr. Slater, the minutes from the August 18, 2021 meeting were approved unanimously.

3. Finance Report

Mr. Grover gave an update on the Trust's finances. The current balance is \$964,732.32, inclusive of \$82.03 in interest earned in the month of August. The only expenses this fiscal year have been for salaries at \$616.67 per month.

4. Mayor's Affordable Housing Program Updates

a. Inclusionary Zoning

Mr. Spetrini stated that the planning board recommendations were sent to the City Council at their first meeting of the session on Tuesday, September 7. The Council voted to enroll the ordinance at the meeting instead of referring the communications to the ordinance committee, which means it will be on the docket to ordain at the Tuesday, September 21 meeting. Ms. Liou asked when the ordinance will take effect. Councillor Winslow said it will take effect immediately but will not affect any projects already in the pipeline. Mr. Spetrini added that the effective date is the date that the public hearing was advertised, though no projects have come in since then. Mr. Spetrini stated that the next step is to develop guidance for developers and set up internal procedures to ensure compliance.

b. Neighborhood Hub

Mr. Spetrini gave an update on the Neighborhood Hub program. Mr. Spetrini 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 all 68 properties and continues to gather more information on each of them. Many of the properties have been removed from the vacant/foreclosed list after further investigation.

Mr. Minasian is continuing to narrow the list of target properties and make contact with the owners to verify information on each property. Mr. Spetrini said the next step is to establish a process for acquisition and design an RFP to sell the properties as a package. They plan to bring on legal and appraisal consultants to help with that process. Mr. Spetrini said that all of the target properties are vacant and there are about 22 units between them but the final list of properties is still tentative.

c. Eviction Prevention Program

Alex Pratt, Community Development Director at OSPCD, joined the meeting to give an update on the Eviction Prevention Program. Councillor Winslow asked about the status of state or federal eviction orders. Mr. Pratt explained that the federal eviction moratorium is no longer in effect. The Supreme Court struck down the CDC moratorium and determined that Congress needs to enact legislation to reinstate it. However, this does not affect Malden's moratorium, which is still in place. Mr. Pratt explained that there was a legal challenge to Malden's moratorium but the City is appealing the court ruling. The City Solicitor is working with Greater Boston Legal Services on that effort.

Councillor Winslow asked about the status of the eviction prevention program. Mr. Pratt said that the program is going well. Once issue they're running into is that some landlords do not want to accept rental assistance and would rather remove the tenant altogether. However, the

Attorney General has determined that it is illegal for a landlord to refuse rental assistance under fair housing law.

Councillor Winslow asked about the program's funding status. Mr. Pratt said there are still local funds dedicated to the program – they have been able to tap into the State's rental assistance programs so there are still local funds available. However, he said that the situation could change rapidly if the appeal doesn't go well. Councillor Winslow asked if there are any repeat cases. Mr. Pratt said that there are some but that number is going down. The State's RAFT program can pay up to 12 months in arrears and 3 months prospective rent, which is more than the City's program.

d. Other Business

Councillor Winslow asked if there was an update from the ARPA housing committee. Mr. Spetrini stated that the committee will be meeting again soon and will hopefully have more information to share at the next Trust meeting. Councillor Winslow asked about CPA funding. Mr. Spetrini stated that he did not apply for CPA funds for the Trust during this funding round. However, there are still opportunities to coordinate with the CPC without managing those funds directly.

5. Adjournment

Ms. Liou made a motion to adjourn and was seconded by Ms. Reddington-Wilde. All Trustees voted in favor and the meeting was adjourned at 5:35 PM.