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**Gary Christenson, Mayor**

May 11, 2021

Malden City Council  
Attn: Neal Anderson, President  
215 Pleasant Street  
Malden, MA 02148

Dear President Anderson:

I am pleased to present to you our proposal for Malden's first inclusionary zoning ordinance. This is the culmination of two years of exhaustive investigations, conversations with community members and experts, and numerous iterations.

Inclusionary zoning will require a percentage of housing units in new residential developments to be set aside as below-market affordable housing. We knew from the outset that if this were to work in Malden, it needed to be designed with Malden's housing market and housing needs in mind. To achieve that, we hired Levine Planning Strategies and Colliers International to conduct a feasibility study, which was funded by contributions from the City, Malden Redevelopment Authority, Malden Housing Authority, and a grant from East Boston Savings Bank. We formed an advisory group to meet regularly with the consultants, made up of City and MRA staff, City Councillors, and the Affordable Housing Trust Fund Board members.

The study included a thorough review of Malden's housing needs, a market analysis, interviews with market-rate and affordable housing developers and owners, and a financial model to test the impacts of inclusionary requirements on prototypical developments. Our goal was to develop a policy that would maximize the potential for new affordable units without preventing new construction altogether. After numerous iterations, the advisory group settled on three alternatives, which were presented to the Affordable Housing Trust Fund on January 20. The Trust voted unanimously to endorse Alternative 2, which is the basis of the proposal that you will see tonight.

We expect the Council will want to have a comprehensive discussion on the details of this proposal. Tonight, Evan Spetrini, MRA Senior Planner, will present an overview of the

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proposed ordinance and Jeff Levine of Levine Planning Strategies will be available to attend Ordinance Committee meetings to give an overview of the study, which is now published on the City's website. We are submitting this draft for discussion purposes only to allow the Council time to thoroughly review and deliberate before moving through the rest of the process.

Adopting an inclusionary zoning ordinance is a huge step forward for Malden. It will ensure that new development will provide affordable housing opportunities for all residents. We have a lot more work to do, but this ordinance is a crucial piece of our efforts to make long-term investments that will preserve our community and protect our neighbors. Thank you for your consideration and I look forward to working together to move this legislation forward.

Sincerely,



**GARY CHRISTENSON**  
Mayor, City of Malden