



OFFICE OF STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT

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Deborah A. Burke
Director

MEMORANDUM

TO: Council President Stephen Winslow
Councillor At Large Karen Colón Hayes
Councillor At Large Carey McDonald
Councillor At Large Craig Spadafora
Councillor Peg Crowe
Councillor Paul Condon
Councillor Amanda Linehan
Councillor Ryan O'Malley
Councillor Ari Taylor
Councillor Chris Simonelli
Councillor Jadeane Sica

COPY: Deborah Burke, Director *DBurke*
Carol Ann Desiderio, City Clerk

FROM: Ahrehon Thompson, Senior Planner & Policy Manager *AT*

DATE: May 22, 2024

RE: 245 Bryant Street Affordable Housing Redevelopment Responses

At the May 14th, 2024 Committee of the Whole City Council meeting during a discussion about the 245 Bryant Street affordable housing project, we were asked about the possibility of veteran-preference units and a blanket authorization that the Malden City Council could approve for the Mayor's signature on affordable housing loan documents.

Veteran Preference

As requested, I checked on the possibility of having a veteran preference lottery at the 245 Bryant Street development. Because state law prohibits discriminatory tenant selection on the basis of veteran status, the developer would have to include data-based justification as to why a veteran preference for a portion of the units is necessary for the City of Malden. This is something that we could discuss with the developers when the time comes to work on a tenant selection plan and an Affirmative Fair Housing and Marketing Plan. However, we are not yet at that point because no architects or contractors have been selected to formalize development plans for the property. Therefore, we do not know the number of units or if the developer has the capacity to legally justify a special preference.

Blanket Authorization – Mayoral Signature on AH Documents

Our legal counsel helped us draft language for the order to essentially remove red tape around executing affordable housing agreements on behalf of the City. This would only apply to the Mayor's

signature on industry standard loan agreements for using local funds for affordable housing.

As an example, this would apply if the Malden Affordable Housing Trust Fund Board voted to fund a housing development and the affordable housing deed restriction, which is a part of the loan document paperwork, was signed by the Mayor on behalf of the City. Usually, the Mayor can sign on behalf of the City without any authorization needed. However, because of the complicated history of the 245 Bryant Street parcel, we were faced with this issue. If any other parcels in the City have complexity, this will maintain the Mayor's authorization to sign agreements without repeated authorization of the Council. Is the order below something that you think the Council would be willing to vote on?

Order: That the City Council authorize any duly elected or appointed Mayor or interim Mayor to execute and deliver the Mayor's signature on all documentation included but not limited to those to be recorded and filed with the Middlesex County Registry of Deeds and the Middlesex Registry District of the Land Court on behalf of the City of Malden related to affordable housing real estate and affordable housing financing transactions; including but not limited to projects relating to Affordable Housing Trust Funds and other City monies related to affordable housing