



Malden Housing Authority



Executive Office
630 Salem Street
Malden, MA 02148
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January 23, 2019

Mayor Gary J. Christenson
Malden City Hall Annex
17 Pleasant Street, 4th floor
Malden, MA 02148

RE: Malden Housing Authority Annual Report 2019

Dear Mr. Mayor:

Enclosed please find signed Original of the Malden Housing Authority's (MHA) Board approved 2019 Annual Report, sent to you pursuant to City of Malden requirements.

Additionally, please find updated contact information for the MHA Board of Commissioners and Executive staff, enclosed at the end of the MHA's Report.

Thank you.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'S.G. Finn', written in a cursive style.

Stephen G. Finn
Executive Director

Enclosures

Cc: Tom Brennan, City Clerk ✓
Kathleen Manning Hall
Lisa Cagno, Clerk of Committees



www.cityofmalden.org

Gary Christenson, Mayor

**2019 ANNUAL REPORT TO THE CITY CLERK OF THE
Malden Housing Authority Board/Commission
PURSUANT TO CITY OF MALDEN ORDINANCE 1.7**

I. Preliminary Information

| | |
|--|--|
| Name of Board or Commission: | Malden Housing Authority (MHA) |
| Name of Chair: | Frank M. Molis |
| Name of Clerk: | George N. Bayers |
| No. of Members: | 5 |
| No. of meetings of Board/Commission per year: | 22 (twice a month, excepting one in July and one in August) |
| Explain how Board/Commission has fulfilled functions in the past year: | Board has established policies and approved responsible budgets for MHA's public and assisted housing programs |

Please list Members' names, addresses, contact information and date of appointment and when term expires: (attach additional sheets if necessary)

| NAME & ADDRESS | CONTACT INFORMATION | APPOINTED | TERM EXPIRES |
|--|--|------------|--------------|
| Frank M. Molis (Chair) 135 Russell Street Malden, MA 02148 | nshore781@gmail.com 781-322-3710 | 07/09/2014 | 07/09/2019 |
| Mark A. Lawhorne 472 Highland Ave. Malden, MA 02148 | mlawhorne@comcast.net 781-530-6464 | 10/01/2015 | 05/01/2020 |
| George N. Bayers (Secretary) Resident Commissioner 630 Salem Street #912 Malden, MA 02148 | gbayers@maldenhousing.org 781-324-6756 | 05/01/2018 | 05/01/2023 |
| Francis C. Boudrow (Treasurer) 48 Essex Street Malden, MA 02148 | Francis.boudrow@verizon.net | 05/01/2016 | 05/01/2021 |
| Joan M. Chiasson (Vice Treasurer) 274 Summer Street Malden, MA 02148 | Joanchiasson1971@yahoo.com 781-321-8576 | 05/01/2017 | 05/01/2022 |

2. Overview of Board/Commission

Please issue a **brief** statement about the general purpose and mission of your Board/Commission: **MHA Mission Statement**

The Mission of the Malden Housing Authority (“MHA”) is to preserve, extend, protect, create and expand public and affordable housing opportunities locally while also maintaining and sustaining the affordability and improving the quality and condition of existing developments and units; to encourage homeownership; to support the City and Greater Community of Malden, Massachusetts, municipal and local community development and supportive service agencies that nurture and support MHA Resident and Assisted Families; and to increase the number and quality of affordable and accessible residential units, free from discrimination. To fulfill this mission, the MHA will strive to embrace high standards of ethics, management, and accountability, and will attempt to forge partnerships that leverage other public and private resources in order to improve and sustain the MHA’s ability to be a successful and effective local public/assisted/affordable housing provider.

3. REVENUE: SEE FY 2019 REVENUE TABLE, ATTACHMENT A

Please list the revenue(s) coming into your Board/Commission.

NOT APPLICABLE

| | |
|---------------------|--|
| From City Budget | |
| From State Budget | |
| From Federal Budget | |
| Grant Monies | |
| Licenses/Fees | |
| Other | |

4. EXPENDITURES: SEE FY 2019 BUDGET, ATTACHMENT B

Please list the expenditures of your Board/Commission.

NOT APPLICABLE

| Expenditures of Board/Commission | Explanation |
|----------------------------------|-------------|
| Personnel Costs | |
| Equipment Costs | |
| Postal Costs | |
| Leasing Costs | |
| Other | |

5. ASSETS: SEE FY 2019 LISTING OF PORTFOLIO INVENTORY/ASSETS, ATTACHMENT C

Please list all major assets under the control of your Board/Commission. *(This should include materials, tools, vehicles, equipment and property on hand as of 12/31/18).*

NOT APPLICABLE

| Asset | Value |
|-------|-------|
| | |
| | |

6. PROGRAMS: SEE FY 2019 MHA PUBLIC AND ASSISTED HOUSING PROGRAM LISTING, ATTACHMENT D
 Please list all programs under the direction of your Board/Commission. (Please detail where and how these programs originate, i.e. statutory, internal, etc.)

NOT APPLICABLE

| Program | Description |
|---------|-------------|
| | |
| | |
| | |
| | |

7. CHALLENGES: Provide a brief description of three challenges to your Board/Commission.

| | |
|----|---|
| 1. | Challenging HUD's new policy on re-positioning federal public housing assets as section 8 voucher assisted multifamily properties when there is no current conversion alternative available to allow MHA to do so successfully. |
| 2. | Escalation and adverse impact of high cost budget line items (Retirement; Health Insurance; Utilities; Capital Project Cost; etc.) in an era of flat/pro-rated/reduced public funding. |
| 3. | The future sustainability of the Public Housing Industry due to low or pro-rated federal and state funding levels and diminishing public support. |

8. GOALS: Describe three goals your Board/Commission has for the year ahead.

| | |
|----|---|
| 1. | Despite HUD's new re-positioning of public housing asset policy, to continue to implement and administer conservative and responsible budgeting and spending practices to sustain operations and enable staff to continue to fulfill MHA's Mission to our Public Housing, Voucher and Applicant Families, while preserving reserves to the fullest extent possible. |
| 2. | Continue to seek federal and state grant funding opportunities and attempt to create new revenue streams while also adopting responsible annual budgets to preserve, sustain and expand programming opportunities for MHA's Public Housing, Voucher and Applicant Families. |
| 3. | Continue to Review and Update/Revise MHA policies, consistent with changes in applicable law and regulation, and if and as needed, to best serve MHA Resident, Participant and Applicant Families, the local community, and the general public. |

ATTACHMENT A
MALDEN HOUSING AUTHORITY
FY/FFY 2019 FINACIAL RESOURCES

ALL PROGRAMS AND SOURCES

ATTACHMENT A

*Anticipated Funding: All Sums Estimated Until Funded Through Appropriations

MHA FY2019 FINANCIAL RESOURCES: Planned Sources and Uses

| *Sources | Planned \$ | Planned Uses |
|---|---------------------|----------------------------------|
| 1. Federal Funding (FY 2019) | | |
| a) Public Housing Operating Fund | \$5,495,653 | PH Program Operations |
| b) Public Housing Capital Fund | \$2,611,805 | CFP '18 |
| c) Annual Contributions for Section 8 Tenant-Based Assistance | \$11,246,481 | Section 8 Program Operations HAP |
| d) Resident Opportunity and Self-Sufficiency Grants | \$323,896 | ROSS and FSS Program Operations |
| e) MA06P022501-17 CFP | \$50,542 | CFP |
| f) Public Housing Dwelling Rental Income | \$5,876,980 | PH Program Operations |
| PH Fee Income | \$2,381,730 | |
| Sec. 8 Fee Income | \$981,353 | |
| 2. State Funding (FY 2018) | | |
| a) Public Housing Operating Fund | \$271,129 | PH Program Operations |
| b) Public Housing Capital Planning System (CPS) | \$264,076 | CPS FY19 |
| 1) Clement Street HILAPP Grant | \$3,190,768 | FY 2018, 2019 |
| 2) Forestdale Modphase Grant | \$6,795,000 | FY 2018, 2019, 2020 |
| c) MRVP/AHVP/SHARP Voucher Assistance | \$138,720 | Voucher Program Operations HAP |
| MRVP Fee Income | \$6,720 | |
| d) Public Housing Dwelling Rental Income | \$612,420 | PH Program Operations |
| 3. Other income (Fed & State) | | |
| a) Excess Utility | \$63,940 | PH Program Operations |
| b) Antenna/Laundry/EPC Incentive Receipts | \$332,280 | PH Program Operations |
| c) Interest | \$51,024 | PH & S8 Program Operations |
| d) Fraud Recovery | \$5,400 | PH & S8 Program Operations |
| Total Resources | \$40,699,917 | MHA OPERATIONS |

ATTACHMENT B
MALDEN HOUSING AUTHORITY
FY/FFY 2019 APPROVED BUDGET

ALL PROGRAMS

ATTACHMENT B.1

MHA FFY2019 FINANCIAL RESOURCES: Planned Sources and Uses

| Sources | Planned \$ | Planned Uses |
|---|---------------------|---|
| 1. Federal Grants (FY 2018 grants) | | |
| a) Public Housing Operating Fund | \$5,333,441 | PH Program Operations |
| b) Public Housing Capital Fund | \$2,611,805 | CFP '18 |
| c) HOPE VI Revitalization | \$0 | |
| d) HOPE VI Demolition | \$0 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | \$11,246,481 | Section 8 Program Operations HAP and Admin Fee |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | \$0 | |
| g) Resident Opportunity and Self-Sufficiency Grants | \$323,896 | ROSS and FSS Program Operations |
| h) Community Development Block Grant | \$0 | |
| i) Home | \$0 | |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| MA06P022501-17 CFP | \$50,542 | CFP |
| | | |
| 3. Public Housing Dwelling Rental Income | \$5,497,000 | PH Program Operations |
| | | |
| 4. Other income | | |
| Excess Utility | \$56,000 | PH Program Operations |
| Antenna/Laundry/EPC Incentive Receipts | \$252,000 | PH Program Operations |
| Investment | \$12,610 | PH & S8 Program Operations |
| Fraud Recovery | \$8,000 | S8 Program Operations |
| HAP Portability | \$6,000 | S8 Program Operations |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| Total Resources | \$25,397,775 | |
| | | |

ATTACHMENT C

MHA PORTFOLIO INVENTORY – 2019

PROGRAM INVENTORY:

Federally Assisted Public Housing Units: 1195 (722 Mixed Population/Elder-Disabled; 473 General Population/Family) (see next page for City of Malden Assessor's Office MHA Property Listing)

Federally Assisted Section 8 Housing Choice Voucher units: 978 Baseline Total

State Assisted Public Housing Units: 191 (176 – 667 Program/Elder-Disabled; 15 – 689 Program/Disabled) (see next page for City of Malden Assessor's Office MHA Property Listing)

State Assisted MA Rental Voucher Program (MRVP) Voucher Units: 9

State Assisted Alternative Housing Voucher Program (AHVP) Voucher Units: 1

State Housing Assistance for Rental Production Program (SHARP) Voucher Units: 3

A) MHA AUTOMOBILE FLEET INVENTORY LISTING

B) MALDEN ASSESSOR'S MHA REAL PROPERTY RECORD INFO

ATTACHMENT D
MHA 2019
PUBLIC AND ASSISTED HOUSING
PROGRAM LISTING

The Malden Housing Authority currently owns/administers the following types of housing programs in the principal jurisdiction of the City of Malden, Massachusetts, and administers the following voucher Assistance Program throughout the Commonwealth of Massachusetts:

Federal Public Housing (1,195 units), consisting of:

Conventional Low Rent Public Housing;
ROSS Elder/Disabled Housing Program; and the
Public Housing Family Self-Sufficiency Program.

State Public Housing (191 Units), consisting of:

Chapter 667 – Elder/Disabled Housing Program; and the
Chapter 689 – Disabled Housing Program.

Federal Section 8 Housing Choice Voucher Program (978 vouchers), consisting of:

Tenant Based Voucher Program; and the
Project Based Voucher Program.

State Massachusetts Rental Voucher (MRVP) Program (9 vouchers).

State Assisted Alternative Housing Voucher (AHVP) Program (1 voucher).

State Housing Assistance for Rental Production (SHARP) Program (3 vouchers).

The MHA also annually administers both the **Federal Public Housing Capital Fund Grant Program** and the **State Capital Improvement Plan Program**.

MALDEN HOUSING AUTHORITY EXECUTIVE CONTACT INFORMATION - 2019

BOARD OF COMMISSIONERS

| COMMISSIONER'S NAME: | OFFICE: | Appointed | Expires |
|-----------------------------|----------------|------------------|----------------|
|-----------------------------|----------------|------------------|----------------|

Malden Mayor's Appointments/City Council Confirmation:

MHA Governor's Appointment:

| | | | |
|---|--------------------|------------------|------------------|
| Commissioner Frank M. Molis Phone: (781) 322-3710 yservices@aol.com | Chairperson | 7/09/2014 | 7/09/2019 |
|---|--------------------|------------------|------------------|

| | | | |
|---|-------------------------|-------------------|------------------|
| Commissioner Mark A. Lawhorne Phone: (781) 530-6464 mlawhorne@comcast.net | Vice Chairperson | 10/01/2015 | 5/01/2020 |
|---|-------------------------|-------------------|------------------|

| | | | |
|--|------------------|------------------|------------------|
| Commissioner George N. Bayers (MHA Resident Commissioner) Phone: (781) 324-6756 gbayers@maldenhousing.org | Secretary | 5/01/2018 | 5/01/2023 |
|--|------------------|------------------|------------------|

| | | | |
|---|------------------|------------------|------------------|
| Commissioner Francis C. Boudrow (MHA Labor Commissioner) Phone: (781) 324-3150 fcboudrow@msn.com | Treasurer | 5/01/2016 | 5/01/2021 |
|---|------------------|------------------|------------------|

| | | | |
|---|----------------------------|------------------|------------------|
| Commissioner Joan M. Chiasson Phone: (781) 321-8576 joanchiasson1971@yahoo.com | Assistant Treasurer | 5/01/2017 | 5/01/2022 |
|---|----------------------------|------------------|------------------|

EXECUTIVE ADMINISTRATION

Stephen G. Finn, Executive Director
Phone: (781) 322-3150
sfinn@maldenhousing.org

Gail Neibaur, Assistant Executive Director
Phone: (781) 322-8024
gneibaur@maldenhousing.org

MHA AUTOMOBILE FLEET INVENTORY FY 2019

MHA Vehicle Fleet Inventory

Garaged at 64 Wescott Street

| | Linden | Amp 1L | Model | VIN | Plate |
|---|--------|----------|-----------|-------------------|--------|
| 1 | 2017 | Ford | F250 | 1FTBF2B66HEB79180 | M95234 |
| 2 | 2014 | Ford | E150 | 1FTNE1EW6EDA03785 | M89132 |
| 3 | 1994 | Bobcat | 742B | 509420609 | M53260 |
| 4 | 2013 | Bobcat | S550 | A3NL11443 | M66449 |
| 5 | 2008 | Carryall | Golf Cart | 924964 | A1B814 |
| 6 | 2008 | Carryall | Golf Cart | 925109 | A1B817 |

Garaged at 427 Forest Street

| | Forestdale | 667-C | Model | VIN | Plate |
|---|------------|--------|-------|-------------------|--------|
| 7 | 2016 | Ford | F250 | 1FTBF2B67GEC57643 | M95784 |
| 8 | 2007 | Ford | F350D | 1FDWF37Y07EB05281 | M79755 |
| 9 | 2002 | Bobcat | 763 | 512265694 | M26271 |

Garaged at 275 Newland Street

| | Newland | Amp 1N | Model | VIN | Plate |
|----|---------|----------|-----------|-------------------|--------|
| 10 | 2007 | Ford | F250 | 1FTNF21517EB03306 | M74062 |
| 11 | 2017 | Ford | F250 | 1FTBF2B6XHEB79179 | M95233 |
| 12 | 2008 | Bobcat | S150 | A3L120177 | M81082 |
| 13 | 2013 | Bobcat | S130 | AU4Y12941 | M53259 |
| 14 | 2008 | Carryall | Golf Cart | 924965 | A1B815 |

Garaged at 312 Bryant Street

| | Suffolk | Amp 2 | Model | VIN | Plate |
|----|---------|--------|-------|-------------------|--------|
| 15 | 2016 | Ford | F250 | 1FTBF2B63GEC57641 | M95783 |
| 16 | 2013 | Bobcat | S100 | AB6421148 | M66448 |

Garaged at 630 Salem Street

| | Salem | Amp 3 | Model | VIN | Plate |
|----|-------|--------|-------|-------------------|--------|
| 17 | 2017 | Ford | F250 | 1FTBF2B68HEC48516 | M98385 |
| 18 | 2002 | Bobcat | 763 | 512265692 | M26273 |

Garaged at 120 Mountain Avenue

| | Mountain | Amp 4 | Model | VIN | Plate |
|----|----------|--------|-------|-------------------|--------|
| 19 | 2016 | Ford | F250 | 1FTBF2B69GEC57644 | M95785 |
| 20 | 2006 | Bobcat | S150 | 529712565 | M79757 |

Garaged at 557 Pleasant Street

| | Pleasant | Amp 5 | Model | VIN | Plate |
|----|----------|--------|-------|-------------------|--------|
| 21 | 2016 | Ford | F250 | 1FTBF2B65GEC57642 | M95786 |
| 22 | 2006 | Bobcat | S150 | 529712570 | M79756 |

Garaged at 89 Pearl Street

| | Pearl | Amp 6 | Model | VIN | Plate |
|----|-------|--------|-------|-------------------|--------|
| 23 | 2017 | Ford | F250 | 1FTBF2B68HEB79181 | M95232 |
| 24 | 2004 | Bobcat | S150 | 526911882 | M69680 |

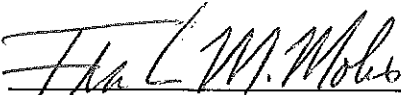
Garaged at 630 Salem Street

| | COCC | | Model | VIN | Plate |
|----|------|-------|-----------|-------------------|--------|
| 25 | 2004 | Ford | Explorer | 1FMZU73K84UA56148 | M47630 |
| 26 | 1995 | Linds | DiesGener | 94101438 | M53257 |
| | | | trailer | | M53257 |

Garaged at 427 Forest Street


| | | | | | |
|----|------|------|--------|-------------------|--------|
| 27 | 2017 | Ford | F350DG | 1FDRF3H65HDA01239 | M95231 |
| 28 | 2014 | Ford | E150 | 1FTNE1EW2EDA03783 | M82828 |
| 29 | 2014 | Ford | E150 | 1FTNE1EW4EDA03784 | M82829 |
| 30 | 2014 | Ford | E150 | 1FTNE1EW8EDA03786 | M89131 |
| 31 | 2016 | Ford | F350DS | 1FDRF3H61GEC57645 | M95787 |

Signed and attested to under seal by MHA's Board of Commissioners, this 22nd day of January, 2019.

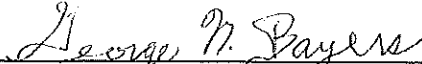


Signature: Frank M. Molis, MHA Chairperson

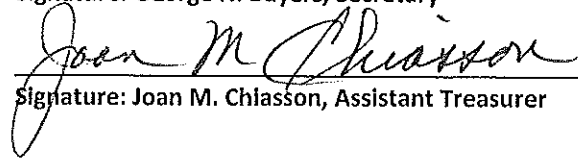
Signature: Mark A. Lawhorne, Vice Chairperson



Signature: Francis C. Boudrow, Treasurer



Signature: George N. Bayers, Secretary



Signature: Joan M. Chlaxson, Assistant Treasurer

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