



Malden Housing Authority

Executive Office

630 Salem Street, Malden, MA 02148

PH: (781)322-3150 ~ FAX: (781)322-3543

TTY/TDD: (800)545-1833, x.103 (24 hrs)



January 9, 2024

Mayor Gary J. Christenson
Malden City Hall
115 Pleasant Street, 4th Floor
Malden, MA 02148

RE: Malden Housing Authority Annual Report FY2024

Dear Mayor Christenson:

Enclosed please find the signed Original of the Malden Housing Authority's (MHA) Board approved FY2024 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 Report.

Thank you.

Respectfully yours:

A handwritten signature in blue ink, appearing to read "S. G. Finn".

Stephen G. Finn
Executive Director

Enclosure

Cc: Carol Ann Desiderio, City Clerk
Kathleen Manning Hall
Lisa Cagno, Clerk of Committees



www.cityofmalden.org

Gary Christenson, Mayor

**2024 ANNUAL BOARD/COMMISSION REPORT TO THE CITY CLERK
PURSUANT TO CITY OF MALDEN ORDINANCE 1.7**

I. Preliminary Information

Name of Board or Commission:	Malden Housing Authority
Name of Chair:	
Name of Clerk:	
Number of Members:	5 (one position currently vacant)
No. of meetings held per year:	21 (twice a month, except for one in July, one in August and one in December).
Explain how Board/Commission has fulfilled functions in the past year:	Board has established policies and approved responsible budgets for and provided governance and oversight of MHA's Public and Assisted Housing Program Executive Administration

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

NAME	APPOINTMENT DATE	TERM EXPIRES
Joan M. Chiasson (Chair)	5/1/2022	5/1/2027
Mark A. Lawhorne (Vice Chair)	5/1/2020	5/1/2025
Karin H. Nystrom (Secretary/Resident Commissioner)	5/1/2023	5/1/2028
William P. Hurley (Treasurer/Labor Commissioner)	5/1/2021	5/1/2026
Vacant (Assistant Treasurer/Governor's Appointment)	vacant	vacant

Overview of Board/Commission

Please issue a **brief** statement about the general purpose and mission of this 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 resources in order to improve and sustain the MHA’s ability to be a successful and effective local public/assisted/affordable housing provider.

2. REVENUE: *SEE FY 2024 REVENUE TABLE, ATTACHMENT A

Please list the revenue(s) coming into this Board/ Commission. **NOT APPLICABLE**

From City Budget	N/A
From State Budget	*
From Federal Budget	*
Grant Monies	N/A
Licenses/Fees	N/A
Other	N/A

3. EXPENDITURES: **SEE FY 2024 BUDGET, ATTACHMENT B

Please list the expenditures of this Board/Commission. **NOT APPLICABLE**

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

4. ASSETS: *SEE FY 2024 LISTING OF PORTFOLIO INVENTORY/ASSETS, ATTACHMENT C**

Please list all major assets under the control of this Board/Commission. *(Please include materials, tools, vehicles, equipment and property on hand as of 12/31/2021)*

NOT APPLICABLE

Asset	Value
Real Property	***
Auto Fleet Inventory	***

5. **PROGRAMS:** ****SEE FY 2024 MHA PUBLIC AND ASSISTED HOUSING PROGRAM LISTING, ATTACHMENT D
 Please list all programs under the direction of this Board/Commission. (Please detail where and how these programs originate, i.e. statutory, internal, etc.)

NOT APPLICABLE

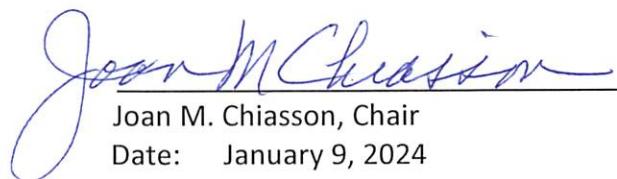
Program	Description
HUD assisted Public Housing Program	****
HUD Section 8 Housing Choice Voucher Program	****
MA DHCD assisted Public Housing Program	****
MA DHCD MRVP/AHVP/SHARP Voucher Programs	****

6. **CHALLENGES:** Provide a brief description of three challenges this Board/Commission faces.

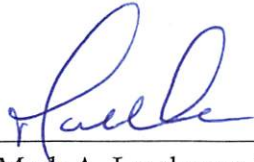
1.	To support the success and sustainability of the Public Housing Industry over HUD's policy to re-position federal public housing assets as section 8 voucher assisted multifamily properties
2.	The future economic and institutional sustainability of the Public Housing Industry in an increasingly complicated and competitive environment.
3.	Escalation and adverse impact of high cost budget line item (Retirement; Health Insurance; Utilities; Capital Project Cost; etc.) in an era of flat/pro-rated/reduced public funding

7. **GOALS:** Describe three goals this Board/Commission has for the year ahead.

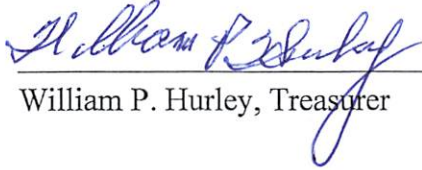
1.	Continue to implement and administer conservative and responsible budgeting and spending practices to sustain operations and enable staff to continue to fulfill MHA's Mission to our Public Housing, Voucher and Applicant Families, while preserving reserves to the fullest extent possible.
2.	Continue to 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.
3.	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.


 Joan M. Chiasson, Chair
 Date: January 9, 2024

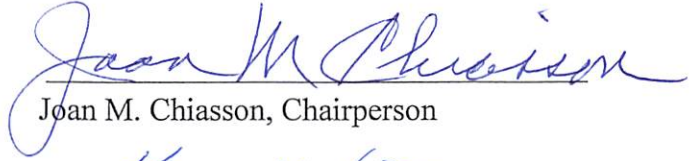
Signed and attested to under seal by MHA's Board of Commissioners as of the 9th day of January, 2024.



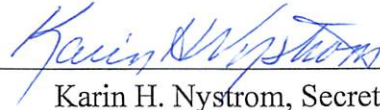
Mark A. Lawhorne, Vice Chairperson



William P. Hurley, Treasurer



Joan M. Chiasson, Chairperson



Karin H. Nystrom, Secretary

Vacant, Assistant Treasurer



Stephen G. Finn, Secretary Ex Officio



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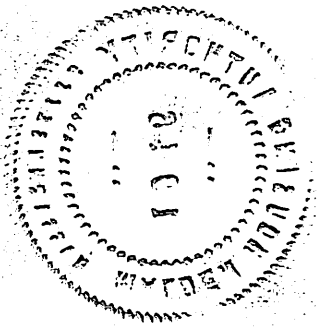
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ATTACHMENT A
MALDEN HOUSING AUTHORITY
FY/FFY 2024 FINACIAL RESOURCES

ALL PROGRAMS AND SOURCES

ATTACHMENT A.1

***Anticipated Federal Funding: All Sums Estimated Until Funded Through Appropriations**

MHA FY2024 FINANCIAL RESOURCES: Planned Sources and Uses

*Sources	Planned \$	Planned Uses
1. Federal Funding		
a) Public Housing Operating Fund	\$6,658,000	PH Program Operations
b) Public Housing Capital Fund MA06P022501-23 CFP	\$3,846,517	CFP
MA06P022501-20 CFP	\$1,247,272	CFP (unobligated)
MA06P022501-22 CFP	\$534,440	CFP (unobligated)
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$17,464,872	Section 8 Program Operations HAP
d) Resident Opportunity and Self- Sufficiency Grants FSS23MA5435	\$240,000	FSS Program Operations
f) Public Housing Dwelling Rental Income	\$6,445,720	PH Program Operations
Sec. 8 Admin Fee Income	\$1,323,447	
3. Other income		
a) Excess Utility	\$53,850	PH Program Operations
b) Antenna/Laundry	\$261,000	PH Program Operations
c) Bank Interest	\$3,005	PH & S8 Program Operations
d) Fraud Recovery	\$2,250	PH & S8 Program Operations
Total Resources	\$38,080,373	MHA OPERATIONS

ATTACHMENT A.2

MHA FY2024 STATE FINANCIAL RESOURCES: Planned Sources and Uses

Sources	Planned \$	Planned Uses
1. State Funding		
a) Public Housing Operating Subsidy	\$580,579	PH Program Operations
b) Public Housing Capital Project Formula Funding Program	\$323,686	Formula Funding
c) MRVP/AHVP/SHARP HAP Assistance	\$250,000	State Voucher Program Operations HAP
d) Public Housing Dwelling Rental Income	\$592,240	State PH Program Operations
e) State Voucher Program Admin Fee Income	\$8,400	State Voucher Program Administration
3. Other income		
f) Laundry Fees	\$8,000	State PH Program Operations
g) Bank Interest	\$11,125	State PH & S8 Program Operations
Total Resources	\$1,774,030	MHA OPERATIONS

ATTACHMENT B
MALDEN HOUSING AUTHORITY
FY/FFY 2024 APPROVED BUDGET

ALL PROGRAMS

Malden Housing Authority																	
Operating Budget - Fiscal Year Ending September 30, 2024																	
All Programs																	
	FYE 2024													FYE 2024	FYE 2023	2023/2024	
	Total	COCC	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	PH/FSS	Sect 8 VO	400-1	689-C	MRVP	Total	Budget	(Decrease)	Percent Change
Revenues																	
Dwelling rent	7,612,240		3,900,000	456,000	984,000	444,000	756,000	480,000			510,000	82,240		7,612,240	7,013,580	598,660	
Excess utilities	53,850		35,000	3,500	8,000	4,000	150	3,200						53,850	53,850	0	
Interest income	199,625	20,000	60,000	10,000	25,000	10,000	20,000	8,500		35,000	10,000	1,000	125	199,625	3,005	196,620	
Other income	115,500		37,500	6,500	19,000	20,000	10,500	10,000		4,000	8,000			115,500	120,000	(4,500)	
Portable Administrative fees	8,500													8,500	8,500	0	
Antenna Rental Fees	143,000				101,000	42,000								143,000	141,000	2,000	
Property Management fees PH	860,400	860,400												860,400	975,120	(114,720)	
Bookkeeping Fee PH	107,550	107,550												107,550	107,550	0	
Asset Management fees PH	143,400	143,400												143,400	143,400	0	
Capital Fund Fees	383,117	383,117												383,117	373,973	9,144	
Section 8 Fees to COCC PM and BKPING	364,001	364,001												364,001	345,659	18,312	
Fee for services income - Maintenance and Legal	69,120	69,120												69,120	58,690	10,430	
Section 8/MRVP Admin Fee	1,423,405									1,415,005			8,400	1,423,405	1,331,847	91,558	
Section 8/MRVP HAP	17,530,000									17,280,000			250,000	17,530,000	16,990,000	540,000	
Operating Fund - 10/1/2023 to 12/31/2023 @ 93%	1,895,661		728,859	142,268	326,670	203,069	348,637	146,258						1,895,661	1,717,025	178,636	
Operating Fund - 1/1/2024 to 9/30/2024 @ 93%	5,971,331		2,295,905	448,145	1,029,011	639,665	1,097,892	460,712						5,971,331	4,950,975	1,020,356	
Ross Grant	247,768								247,768					247,768	380,278	(112,510)	
State operating subsidy	580,579										580,579	0		580,579	542,669	37,710	
Capital Fund Operations - T.S and Prot Services	377,210		83,500	75,630	19,520	47,270	92,240	59,150						377,210	461,840	(84,630)	
Capital Fund Operations - other	392,092	392,092		329,000				63,092						392,092	286,106	105,986	
Capital Fund 1480 / Clerk of the Works	64,936	64,936												64,936	61,844	3,092	
Inter AMP cash transfers	0		(100,000)				(80,000)	180,000						0	0	0	
Total revenues	38,543,285	2,012,524	7,040,763	1,470,944	2,512,201	1,410,004	2,245,319	1,410,912	247,768	16,742,505	1,108,579	83,240	258,525	38,543,285	36,047,142	2,496,143	6.92%
Expenses		100%															
Administrative Expenses																	
Administrative Salaries	2,986,006	1,029,531	454,862	88,596	190,207	109,619	151,665	96,599	169,561	581,398	94,120	16,258	3,189	2,986,006	2,826,884	159,121	
Benefits - administration	1,326,285	457,090	202,080	39,360	84,503	48,700	67,380	43,093	75,330	258,296	41,814	7,223	1,417	1,326,285	1,421,335	(95,050)	
Legal (includes fee for service to COCC)	103,094	8,386	43,642	6,396	10,116	6,102	7,413	1,639	13,900	5,000	500	0	0	103,094	81,120	21,974	
Training	29,000	10,000	3,000	1,500	1,500	1,500	1,500	1,500	0	8,500	0	0	0	29,000	24,000	5,000	
Travel	38,725	30,000	1,000	1,000	1,000	500	1,000	1,000	0	2,500	500	150	75	38,725	38,475	250	
Outside accounting services	89,438	65,738	0	0	0	0	0	0	0	15,600	5,040	2,100	960	89,438	87,684	1,754	
Audit	25,000	0	5,000	1,000	2,000	2,000	2,000	2,000	0	6,500	4,500	0	0	25,000	23,532	1,468	
Advertising and marketing	11,315	7,778	1,427	240	331	58	58	1,423	0	0	0	0	0	11,315	13,601	(2,186)	
All other sundry:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Postage & Machine Rental	60,106	10,864	6,826	1,042	2,876	1,528	2,341	1,479	0	28,000	5,000	60	100	60,106	54,100	6,005	
Membership Dues	27,101	19,282	60	28	31	32	36	31	0	5,600	2,000	0	0	27,101	20,207	6,894	
Telephone and FAX	96,318	14,217	13,226	5,399	8,060	6,250	7,604	5,237	0	28,000	8,000	250	175	96,318	66,612	30,705	
Collection fees	1,000	0	0	0	0	0	0	0	0	0	1,000	0	0	1,000	500	500	
Administrative Contracts	303,509	112,407	38,283	11,400	42,361	16,655	19,761	13,642	0	49,000	0	0	0	303,509	237,236	66,274	
Form & Stationery	26,000	0	0	0	0	0	0	0	0	21,000	5,000	0	0	26,000	17,461	8,549	
Payroll service	11,251	11,251	0	0	0	0	0	0	0	0	0	0	0	11,251	10,359	892	
Interpreters/LEP	111,979	0	35,641	11,055	25,026	14,659	12,137	13,460	0	0	0	0	0	111,979	58,992	52,987	
Other Office expense	89,680	15,353	16,016	1,815	8,700	4,533	1,279	1,658	0	13,000	27,000	160	175	89,680	110,713	(21,033)	
Other direct	270,000	50,000	160,000	25,000	10,000	5,000	5,000	7,000	0	8,000	0	0	0	270,000	176,705	93,295	
Total administration	5,605,806	1,841,897	981,061	193,832	386,710	217,137	279,075	190,162	244,891	1,039,293	198,974	28,661	6,090	5,605,806	5,268,405	337,400	6.40%
Tenant services																	
Tenant services - salaries	0													0	0	0	
Tenant services - benefits	0													0	0	0	
Tenant services - recreation	0													0	0	0	
Tenant services - contract + Mystic Valley	302,000	50,000	73,500	45,000	5,000	45,000	45,000	37,500	0	0	0	0	0	302,000	346,000	(44,000)	
Total Tenant services	302,000	50,000	73,500	45,000	5,000	45,000	45,000	37,500	0	0	0	0	0	302,000	346,000	(44,000)	-12.72%

Malden Housing Authority																		
Operating Budget - Fiscal Year Ending September 30, 2024																		
All Programs																		
	FYE 2024														FYE 2024	FYE 2023	2023/2024	
	Total	COCC	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	PH/FSS	Sect 8 VO	400-1	689-C	MRVP	Total	Budget	Increase	Percent	
																(Decrease)	Change	
Utilities																		
Water and Sewer	1,552,079	0	591,738	175,298	183,089	111,374	201,831	113,967			174,783	0		1,552,079	1,464,635	87,444		
Electric	1,382,953	0	413,941	76,021	254,309	139,051	302,445	123,442			73,744	0		1,382,953	1,239,230	143,723		
Gas and Fuel Oil	708,336	0	315,623	58,018	90,793	78,062	38,801	37,525			89,516	0		708,336	585,149	122,188		
Other	50,000		33,000	3,000	3,000	3,000	4,500	3,000						50,000	50,000	0		
Total Utilities	3,693,368	0	1,354,302	312,336	531,690	331,487	547,577	277,934	0	0	338,043	0	0	3,693,368	3,340,013	353,355	10.58%	
Maintenance Costs																		
Labor	3,826,243	4,200	1,389,789	404,542	582,632	303,423	447,706	393,236			279,480	21,236	0	3,826,243	3,327,780	498,464		
Benefits	1,700,165	2,161	617,436	179,724	258,844	134,801	188,900	174,701			124,164	9,434	0	1,700,165	1,544,808	155,358		
Materials and Supplies	455,100	13,460	169,650	24,540	65,170	33,850	44,960	35,440			55,534	2,495		455,100	450,934	4,166		
Contract Costs	527,620	5,550	174,610	15,120	50,340	45,460	139,570	36,070			55,000	4,900		527,620	513,460	14,160		
Total Maintenance	6,509,129	25,371	2,351,486	623,926	956,986	518,534	831,136	639,447	0	0	524,178	38,066	0	6,509,129	5,836,981	672,147	11.52%	
General Expense																		
Insurance:																		
Property and Liability - Federal	432,412		239,386	52,202	45,159	30,101	36,154	29,409			0	0	0	432,412	406,627	25,785		
Property - State	40,382										36,016	4,366	0	40,382	34,382	6,000		
Liability - Sect 8	6,000		0	0	0	0	0	0		6,000	0	0	0	6,000	5,250	750		
Fidelity Bond	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0		
All other insurance	186,762	27,229	43,165	15,556	23,809	14,974	17,319	13,909	2,877	15,865	11,368	636	54	186,762	180,861	5,901		
Payment in Lieu of taxes	374,313		258,070	14,716	46,031	11,651	20,857	20,527			0	2,460		374,313	354,208	20,105		
Collection losses .5%	35,600		19,500	2,280	4,920	2,220	3,780	2,400			500			35,600	32,729	2,871		
FSS Escrow contributions	235,000		235,000											235,000	112,440	122,560		
Protective Services	125,210		10,000	29,530	14,520	2,270	47,240	21,650						125,210	205,840	(80,630)		
Property Management fee	1,143,401		340,560	72,000	155,520	89,280	123,840	79,200		283,001	0			1,143,401	1,239,809	(96,408)		
Bookkeeping Fee	188,550		42,570	9,000	19,440	11,160	15,480	9,900		81,000	0			188,550	188,550	0		
Asset Management fees	143,400		56,760	12,000	25,520	14,880	20,640	13,200						143,400	143,400	0		
Fee for Services Maintenance	0		0	0	0	0	0	0			0	0		0	0	0		
Total General Expense	2,911,029	27,229	1,245,011	207,284	335,319	176,536	285,311	190,195	2,877	385,866	47,884	7,462	54	2,911,029	2,904,096	6,933	0.24%	
Total Operating expense	19,021,331	1,944,497	6,005,359	1,383,378	2,215,705	1,288,694	1,988,099	1,335,238	247,768	1,425,160	1,109,079	72,209	6,144	19,021,331	17,895,496	1,325,835	7.49%	
Non operating expenses																		
Housing Assistance Payments	17,530,000									17,280,000			250,000	17,530,000	16,990,000	540,000	3.18%	
Net income prior to non-routine	1,991,954	68,027	1,035,404	87,566	296,496	121,311	257,219	75,674	0	37,345	(500)	11,031	2,381	1,991,954	1,361,646	630,308		
Non-routine expenses																		
Extraordinary Maintenance	592,100		69,500	33,500	177,000	123,900	106,300	81,900			0			592,100	117,500	474,600		
Replacement of equipment	1,332,800		307,450	102,300	343,700	192,900	218,400	151,800			16,250			1,332,800	177,200	1,155,600		
Betterments and additions - Capitalized	80,000	0	0	0	0	0	40,000	40,000			0			80,000	180,000	(100,000)		
Debt service payments for ESCO	842,762		605,295	49,511	47,394	36,009	67,244	37,309			0			842,762	842,762	0		
Total non-routine	842,762	0	982,245	185,311	568,094	352,809	431,944	311,009	0	0	16,250	0	0	2,847,662	1,317,462	1,530,200		
Net income (Deficit)	(855,708)	68,027	53,160	(97,745)	(271,598)	(231,499)	(174,725)	(235,335)	0	37,345	(16,750)	11,031	2,381	(855,708)	44,184	(899,892)		

ATTACHMENT C
MHA PORTOFOLIO INVENTORY – 2024

PROGRAM INVENTORY:

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

Federally Assisted Section 8 Housing Choice Voucher units: 977 Baseline Voucher Total

State Assisted Public Housing Units: 184 (164 - 667 Program/Elder-Disabled; 8 – 689-1 Program and 12 – 689-2 Program units) (see Exhibit A for City of Malden Assessor's Office MHA Property Listing)

State Assisted MA Rental Voucher Program (MRVP) Voucher Units: 8

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

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

A) MALDEN ASSESSOR'S MHA REAL ESTATE PROPERTY RECORD INFO

B) MHA AUTOMOBILE FLEET INVENTORY LISTING

MALDEN HOUSING AUTHORITY FEDERAL PUBLIC HOUSING FUNDED DEVELOPMENTS – MALDEN, MA 02148

AMP 1N – NEWLAND STREET

The Newland Street Family Development is a federally assisted property that consists of 250 General Occupancy units and a business address of 275 Newland Street. Newland also includes 15 scattered site units, the addresses for which follow below:

161 – 163 Adams Street, Malden, MA (2 units)
20 – 22 Spring Street, Malden, MA (2 units)
118 – 120 Beachview Ave, Malden MA (2 units)
121 – 123 Beachview Ave, Malden, MA (2 units)
124 – 126 Beachview Ave, Malden, MA (2 units)
14 – 16 Mauriello Drive, Malden, MA (2 units)
24 Wolcott Terrace, Malden, MA (1 unit)
131 Converse Ave, Malden, MA (1 unit)
117 Beachview Ave, Malden, MA (1 unit)

AMP 1L – LINDEN HOMES

LINDEN HOMES

The “Linden Homes” Family Development is a federally assisted property that consists of 208 General Occupancy units, four (4) of which are 504 accessible units, together with a 504 accessible development office and community building. The address of the Development Office is 64 Wescott Street.

AMP 2 – 312 BRYANT STREET (SUFFOLK MANOR)

Suffolk Manor is a federally assisted 100 unit public housing development, having a business address of 312 Bryant Street. This development is an Elder/Disabled Mixed Population Project in accordance with 24 CFR 960.102 and Subpart D, and with HUD Notice PIH 2005-2 (HA), and has zero (0) 504 accessible units.

AMP 3 – 630 SALEM STREET

630 Salem Street is a federally assisted 216 unit public housing development, having a business address of 630 Salem Street. This development is an Elder/Disabled Mixed Population Project in accordance with 24 CFR 960.102 and Subpart D, and with HUD Notice PIH 2005-2 (HA), and has twenty-four (24) 504 accessible units.

AMP 4 – 120 MOUNTAIN AVE

120 Mountain Ave is a federally assisted 124 unit public housing development, having a business address of **120 Mountain Ave**. This development is an Elder/Disabled Mixed Population Project in accordance with 24 CFR 960.102 and Subpart D, and with HUD Notice PIH 2005-2 (HA), and has six (6) 504 accessible units.

AMP 5 – 557 PLEASANT STREET

557 Pleasant Street is a federally assisted 172 unit public housing development, having a business address of **557 Pleasant Street**. This development is an Elder/Disabled Mixed Population Project in accordance with 24 CFR 960.102 and Subpart D, and with HUD Notice PIH 2005-2 (HA), and has nine (9) 504 accessible units.

AMP 6 – 89 PEARL STREET

89 Pearl Street is a federally assisted 110 unit public housing development, having a business address of **89 Pearl Street**. This development is an Elder/Disabled Mixed Population Project in accordance with 24 CFR 960.102 and Subpart D, and with HUD Notice PIH 2005-2 (HA), and has seven (7) 504 accessible units.

MALDEN HOUSING AUTHORITY STATE PUBLIC HOUSING FUNDED DEVELOPMENTS

FORESTDALE/ROLAND GRAHAM HOUSING DEVELOPMENT

Forestdale is a state assisted 141 unit public housing development, having a business address of **427 Forest Street, Malden, MA**. This development is an Elder/Disabled Project in accordance with the Code of Massachusetts Regulations (CMRs), and has zero (0) ADA compliant units.

SPRINGDALE

Springdale is a state assisted 24 unit public housing development, having a business address of **Springdale Street, Malden, MA**. This development is an Elder/Disabled Project in accordance with the Code of Massachusetts Regulations (CMRs), and has zero (0) ADA compliant units.

14 CLEMENT STREET

14 Clement Street is a state assisted 12 unit property having a business address of **14 Clement Street, Malden, MA**. This development is a state chapter 689 Program Project operated in accordance with the Code of Massachusetts Regulations (CMRs), and has zero (0) ADA compliant units.

13 ROCKLAND AVE

13 Rockland Ave is a state assisted 8 unit congregate housing development, having a business address of **13 Rockland Ave, Malden, MA**. This development is a state chapter 689 Program Project operated in accordance with the Code of Massachusetts Regulations (CMRs) and has zero (0) ADA compliant units.

**A) MHA REAL PROPERTY PORTFOLIO LISTING
FROM CITY OF MALDEN ASSESSOR'S OFFICE**

PROPERTY RECORDS

FY 2024

[Print page 1 of 1](#)

Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.

Parcel ID	Location	Owner	Build Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	NHood	Sale date Sale price	Book Page
034 192 225	159163 ADAMS ST	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$708,100	6 2	10,001 2,228	970 HOUSING	EF	6/6/1983	15245-383
121 480 001	157163 ALDEN ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$7,419,800	12 4	92,391 30,000	970 HOUSING	EA		
149 627 728	117 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 COLONIAL	\$617,500	3 1	37,845 1,608	970 HOUSING	MA	8/1/1983	15161547
149 621 128	118120 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$733,800	6 2	29,499 2,228	970 HOUSING	MA	8/1/1983	15161541
149 628 870	121123 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$664,000	6 2	8,032 2,228	970 HOUSING	MA	8/1/1983	15161547
149 621 147	124126 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$713,600	6 2	8,015 2,228	970 HOUSING	MA	8/1/1983	15161547
100 450 001	282334 BRYANT ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT-GN APRTMNT-GN APRTMNT-GN	\$16,788,100	8 8	150,600 66,776	970 HOUSING	MF		
021 253 322	1416 CLEMENT ST	MALDEN HOUSING AUTHORITY	1900 APRTMNT-GN	\$2,529,100	0 12	8,272 7,643	970 HOUSING	EF	5/1/1988	19026333
154 506 605	193199 COLEMAN ST	MALDEN HOUSING AUTHORITY TRUSTEE	1970 MULTI-TNHS	\$472,700	8 4	6,599 3,750	970 HOUSING	XA	3/11/2010	54393-299
153 503 305	2026 COLEMAN ST	MALDEN HOUSING AUTHORITY TRUSTEE	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$3,911,100	8 4	107,998 45,150	970 HOUSING	MA	3/11/2010	54393-299
153 502 205	96102 COLEMAN ST	MALDEN HOUSING AUTHORITY TRUSTEE	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$1,704,300	8 4	45,002 17,325	970 HOUSING	MA	3/11/2010	54393-299
060 242 202	131 CONVERSE AV	MALDEN HOUSING AUTHORITY	1983 COLONIAL	\$549,000	5 2	5,349 1,768	970 HOUSING	EF	6/1/1983	15058051
108 783 365	377427A FOREST ST	MALDEN HOUSING AUTHORITY	1962 APRTMNT-GN GARAGE	\$5,764,700	52 52	70,798 27,470	970 HOUSING	EA		
153 504 405	4551 HUNTING ST	MALDEN HOUSING AUTHORITY TRUSTEE	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$1,233,700	12 4	33,624 11,500	970 HOUSING	XA	3/11/2010	54393-299
159 622 232	1416 MAURIELLO WY	MALDEN HOUSING AUTHORITY	1983 MULTI-TNHS	\$714,400	6 2	8,499 2,228	970 HOUSING	MA	6/1/1983	970 75
048 864 439	120 MOUNTAIN AV	MALDEN HOUSING AUTHORITY	1951 APRTMNT-GN	\$9,173,800	0 124	30,867 64,234	970 HOUSING	EF		
122 474 403	122132 NEWLAND ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$11,713,900	12 4	170,847 52,500	970 HOUSING	EA		
121 481 101	135141 NEWLAND ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$6,251,700	8 4	78,809 26,250	970 HOUSING	EA		
121 472 201	146152 NEWLAND ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$15,798,400	8 4	217,465 75,000	970 HOUSING	EF		
099 471 101	217223 NEWLAND ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$5,133,600	8 4	74,466 18,750	970 HOUSING	CA		
121 473 302	240246 NEWLAND ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$4,164,400	8 4	50,338 18,750	970 HOUSING	EA		

<u>Parcel ID</u>	<u>Location</u>	<u>Owner</u>	<u>Built Type</u>	<u>Total Value</u>	<u>Beds</u> <u>Baths</u>	<u>Lot size</u> <u>Fin area</u>	<u>LUC</u> <u>Description</u>	<u>NHood</u>	<u>Sale date</u> <u>Sale price</u>	<u>Book</u> <u>Page</u>
099 470 001	284290 NEWLAND ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$3,528,200	8 4	40,480 15,000	970 HOUSING	CA		
165 510 034	165 OLIVER ST	MALDEN HOUSING AUTHORITY	1949 APRTMNT- GN	\$2,768,600	20 20	33,785 11,680	970 HOUSING	MA		
030 136 615	89 PEARL ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT- GN	\$12,617,000	110 110	87,556 76,398	970 HOUSING	EF	6/1/1983 \$159,800	970 078
153 501 111	234240 PLAINFIELD AV	MALDEN HOUSING AUTHORITY TRUSTEE	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$5,769,800	8 4	149,999 69,500	970 HOUSING	MA	3/11/2010 \$1	54393- 299
154 506 601	8995 PLAINFIELD AV	MALDEN HOUSING AUTHORITY	1950 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$3,494,200	8 4	86,001 42,475	970 HOUSING	MA		
026 107 701	557 PLEASANT ST	MALDEN HOUSING AUTHORITY	1970 APRTMNT- GN	\$18,825,500	0 135	66,342 148,266	970 HOUSING	XF	12/31/1940	857 43
020 116 613	13 ROCKLAND AV	MALDEN HOUSING AUTHORITY	1890 MULTI- CONVER	\$896,700	0 3	7,675 3,176	970 HOUSING	EG	4/1/1985 \$68,200	16099072
135 653 301	630 SALEM ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT- HR CAPE	\$30,440,300	216 216	106,160 174,130	970 HOUSING	XA		
073 820 026	2022 SPRING ST	MALDEN HOUSING AUTHORITY	1983 MULTI-TNHS	\$713,000	6 2	8,952 2,336	970 HOUSING	EA	6/1/1983 \$193,000	15058045
108 783 301	2-32 SYLVAN ST	MALDEN HOUSING AUTHORITY	1960 APRTMNT- GN APRTMNT- GN APRTMNT- GN	\$4,313,100	8 8	35,802 14,600	970 HOUSING	EA		
109 781 108	3537 SYLVAN ST	MALDEN HOUSING AUTHORITY	1960 APRTMNT- GN	\$2,669,700	20 20	31,154 10,000	908 HOUSING	EA		
112 805 523	49-71 SYLVAN ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT- GN APRTMNT- GN APRTMNT- GN	\$5,158,600	10 10	45,019 14,860	970 HOUSING	EA		
165 507 727	5864 WESCOTT ST	MALDEN HOUSING AUTHORITY TRUSTEE	2011 OFFICE MULTI-GRD GOV'T BLDG	\$1,602,600	8 0	49,998 11,307	970 HOUSING	MA	3/11/2010 \$1	54393- 299

[Print page 1 of 1](#)

**B) MHA AUTOMOTIVE VEHICLE
FLEET INVENTORY
FY 2024**

MHA Registered Vehicles and Fuel Codes					
	Updated:	1/4/2024			
Linden	Amp 1L	Model	VIN	Plate	Fuel
2020	Ford	F250	1FTBF2B66LED78237	M7327A	gas
2014	Ford	E150	1FTNE1EW6EDA03785	M89132	gas
1994	Bobcat	742B	509420609	M53260	gas
2013	Bobcat	S550	A3NL11443	M66449	diesel
2018	Bobcat	S450	AUVB14173	M3010A	diesel
Forestdale	667-C	Model	VIN	Plate	Fuel
2016	Ford	F250	1FTBF2B67GEC57643	M95784	gas
2007	Ford	F350D	1FDWF37Y07EB05281	M79755	gas
2002	Bobcat	763	512265694	M26271	diesel
Newland	Amp 1	Model	VIN	Plate	Fuel
2007	Ford	F250	1FTNF21517EB03306	M74062	gas
2017	Ford	F250	1FTBF2B6XHEB79179	M95233	gas
2014	Ford	E150	1FTNE1EW4EDA03784	M82829	gas
2008	Bobcat	S150	A3L120177	M81082	diesel
2013	Bobcat	S130	AU4Y12941	M53259	diesel
2021	FOX TRAIL	XH8318	4ZECH1828M1228034	M9314A	NONE
Suffolk	Amp 2	Model	VIN	Plate	Fuel
2016	Ford	F250	1FTBF2B63GEC57641	M95783	gas
2013	Bobcat	S100	AB6421148	M66448	diesel
Salem	Amp 3	Model	VIN	Plate	Fuel
2017	Ford	F250	1FTBF2B68HEC48516	M98385	gas
2014	Ford	E150	1FTNE1EW8EDA03786	M89131	gas
2023	Bobcat	S62	BYSE20278	M5873A	diesel
Mountain	Amp 4	Model	VIN	Plate	Fuel
2016	Ford	F250	1FTBF2B69GEC57644	M95785	gas
2023	Bobcat	S62	B4SE20277	M5874A	diesel
Pleasant	Amp 5	Model	VIN	Plate	Fuel
2016	Ford	F250	1FTBF2B65GEC57642	M95786	gas
2014	Ford	E150	1FTNE1EW2EDA03783	M82828	gas
2006	Bobcat	S150	529712570	M79756	diesel
Pearl	Amp 6	Model	VIN	Plate	Fuel
2017	Ford	F250	1FTBF2B68HEB79181	M95232	gas
2004	Bobcat	S150	526911882	M69680	diesel
COCC		Model	VIN	Plate	Fuel
2023	Ford	Explorer	1FMSK8DH6PGC03084	TBD	gas
2016	Ford	F350DS	1FDRF3H61GEC57645	M95787	gas
2017	Ford	F350DG	1FDRF3H65HDA01239	M95231	gas
1995	Linds	DiesGener	94101438	M532257	Diesel
		trailer		M532257	Diesel

ATTACHMENT D
MHA FY 2024
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), consisting of:

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

State Public Housing (184 Units) consisting of:

Chapter 667 (164 units) Elder/Disabled Housing Program; and the
Chapter 689 (20 units) – Disabled Housing Program.

Federal Section 8 Housing Choice Voucher Program (977 vouchers), consisting of:

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

State Massachusetts Rental Voucher (MRVP) Program (8 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
COMMISSIONER AND EXECUTIVE STAFF
CONTACT INFORMATION**

FY 2024

MHA BOARD OF COMMISSIONERS OFFICE/TERMS 10/1/2023 – 9/30/2024

	Term Appointed	Term Expires
<u>Chairperson</u> Joan M. Chiasson 274 Summer Street Malden, MA 02148 781-321-8576 joanchiasson25@gmail.com	5/1/2022	5/1/2027
<u>Vice Chairperson</u> Mark A. Lawhorne 472 Highland Avenue Malden, MA 02148 781-530-6464 mLawhorne@comcast.net	5/1/2020	5/1/2025
<u>Secretary</u> Karin H. Nystrom (Resident Member) 630 Salem Street #817 Malden, MA 02148 617-797-2998 svenskarin@gmail.com	5/1/2023	5/1/2028
<u>Treasurer</u> William P. Hurley (Labor Member) 67 Kimball Street Malden, MA 02148 617-780-0830 WHurley@iwnefunds.com	5/1/2021	5/2/2026
<u>Assistant Treasurer</u>		

Vacant

MHA EXECUTIVE ADMINISTRATION:

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