



Malden Housing Authority

Executive Office

630 Salem Street, Malden, MA 02148

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January 14, 2025

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

RE: Malden Housing Authority Annual Report FY2025

Dear Mayor Christenson:

Enclosed please find the signed Original of the Malden Housing Authority's (MHA) Board approved FY2025 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

**2025 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:	Karin H. Nystrom
Name of Clerk:	Frank M. Molis
Number of Members:	5
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
Karin H. Nystrom (Secretary/Resident Commissioner)	5/1/2023	5/1/2028
William P. Hurley (Vice Chair/Labor Commissioner)	5/1/2021	5/1/2026
Frank M. Molis (Secretary/Governor's Appointment)	7/9/2024	7/9/2029
Joan M. Chiasson (Treasurer/Commissioner)	5/1/2022	5/1/2027
Mark A. Lawhorne (A'sst Treasurer/Commissioner)	5/1/2020	5/1/2025

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 2025 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 2025 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 2025 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 2025 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 ☐

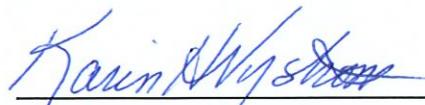
Program	Description
HUD assisted Public Housing Program	****
HUD Section 8 Housing Choice Voucher Program	****
MA DHCD assisted Public Housing Program	****
MA DHCD MRVP/AHVP/SHARP Voucher Programs	****

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

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

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

1.	To review, update and revise, as necessary, MHA policies to be consistent with changes in applicable law and regulation to best serve MHA Resident, Participant and Applicant Families, the local community, and the general public.
2.	To seek federal and state grant funding opportunities to 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.	To implement 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.



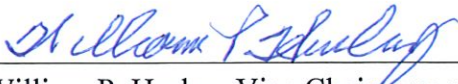
Karin H. Nystrom, Chair

Date: January 14, 2025

Signed and attested to under seal by MHA's Board of Commissioners as of the 14th day of January, 2025.



Karin H. Nystrom, Chairwoman



William P. Hurley, Vice Chairperson



Frank M. Molis, Secretary



Joan M. Chiasson, Treasurer



Mark A. Lawhorne, Assistant Treasurer



Stephen G. Finn, Secretary Ex Officio

{SEAL}

ATTACHMENT A
MALDEN HOUSING AUTHORITY
FY/FFY2025 FEDERAL AND STATE FINACIAL RESOURCES

ALL PROGRAMS AND SOURCES

ATTACHMENT A.1***Anticipated Federal Funding: All Sums Estimated Until Funded Through Appropriations****MHA CY/FY2025 FINANCIAL RESOURCES: Planned Sources and Uses**

*Sources	Planned \$	Planned Uses
1. Federal Funding		
a) Public Housing Operating Fund	\$7,964,774	PH Program Operations
b) Public Housing Capital Fund MA06P022501-24 CFP	\$2,978,467	CFP (unobligated)
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$17,535,799	Section 8 Program Operations HAP
d) Resident Opportunity and Self-Sufficiency Grants FSS23MA543501	\$252,000	FSS Program Operations
f) Public Housing Dwelling Rental Income	\$7,020,000	PH Program Operations
Sec. 8 Admin Fee Income	\$1,324,000	
3. Other income		
a) Excess Utility	\$53,850	PH Program Operations
b) Antenna/Laundry	\$261,000	PH Program Operations
c) Bank Interest	\$188,500	PH & S8 Program Operations
d) Fraud Recovery	\$2,575	PH & S8 Program Operations
Total Resources	\$37,580,965	MHA OPERATIONS

ATTACHMENT A.2***Anticipated State Funding: All Sums Estimated Until Funded Through Appropriations****MHA CY/FY2025 FINANCIAL RESOURCES: Planned Sources and Uses**

*Sources	Planned \$	Planned Uses
1. State Funding		
a) Public Housing Operating Subsidy	\$627,638	PH Program Operations
b) Public Housing Capital Project Formula Funding Program	\$560,003	Formula Funding
c) MRVP/AHVP/SHARP HAP Assistance	\$250,000	State Voucher Program Operations HAP
d) Public Housing Dwelling Rental Income	\$504,000	State PH Program Operations
f) State Voucher Program Admin Fee Income	\$9,240	State Voucher Program Operations
3. Other income		
a) Laundry Fees	\$8,000	PH Program Operations
b) Bank Interest	\$10,000	State PH & Voucher Program Operations
Total Resources	\$1,968,881	MHA OPERATIONS

ATTACHMENT B
MALDEN HOUSING AUTHORITY
FY/FFY2025 APPROVED BUDGET

ALL PROGRAMS

Malden Housing Authority Operating Budget - Fiscal Year Ending September 30, 2025																
All Programs																
	FYE 2025	COCG	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	PH/SS	Sec 8 VO	400-1	689-C	MRVP	FYE 2025	FYE 2024	2024/2025 Increase (Decrease)
	Total													Total	Budget	Percent Change
Revenues																
Dwelling rent	8,499,600		4,500,000	480,000	1,032,000	540,000	840,000	516,000			504,000	87,600		8,499,600	7,612,240	887,360
Excess utilities	54,650		38,000	3,000	8,000	3,000	150	2,500						54,650	53,650	800
Interest income	234,075	30,000	80,000	10,000	30,000	10,000	25,000	8,000		30,000	10,000	1,000		234,075	199,625	34,450
Other income	133,000		42,500	5,500	27,500	23,000	14,500	9,000		3,000	8,000			133,000	115,500	17,500
Portable Administrative fees	8,500									8,500				8,500	8,500	0
Antenna Rental Fees	149,000				105,000	44,000								149,000	143,000	6,000
Property Management fees PH	1,075,500	1,075,500												1,075,500	860,400	215,100
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	386,610	386,610												386,610	383,117	3,493
Section 8 Fees to COCC PM and BK/PNG	358,384	358,384												358,384	364,001	(5,617)
Fee for services income - Maintenance and Legal	90,390	90,390												90,390	69,120	21,270
Section 8/MRVP Admin Fee	1,391,659													1,391,659	1,423,405	(31,746)
Section 8/MRVP HAP	19,360,000									1,382,419			250,000	19,360,000	17,530,000	1,830,000
Operating Fund - 10/1/2024 to 12/31/2024 @ 87%	1,798,629		681,468	137,985	313,939	197,927	326,943	140,367						1,798,629	1,895,661	(97,032)
Operating Fund - 1/1/2025 to 9/30/2025 @ 87%	5,604,349		2,085,292	434,563	988,908	622,470	1,029,870	442,157						5,604,349	5,971,331	(366,981)
Ross Grant	254,552								254,552					254,552	247,768	6,784
State operating subsidy	627,638										627,638	0		627,638	580,579	47,059
Capital Fund Operations - T & S and Prot Services	424,650		79,500	88,060	25,720	54,600	107,000	69,770						424,650	377,210	47,440
Capital Fund Operations - other	344,652	68,632		344,652										344,652	392,092	(47,440)
Capital Fund 1480 / Clerk of the Works	68,832													68,832	64,936	3,896
Inter AMP cash transfers	0													0	0	0
Total revenues	41,115,621	2,260,666	(200,000)	15,000	2,531,067	1,495,997	2,343,462	1,372,794	254,552	20,533,919	1,149,638	88,600	259,315	41,115,621	38,543,285	2,572,336
Expenses																
		100%														
Administrative Expenses																
Administrative Salaries	3,276,926	1,150,115	477,133	76,658	161,289	147,942	185,633	83,676	179,735	694,925	99,404	17,190	3,327	3,276,926	2,986,006	290,920
Benefits - administration	1,308,198	457,028	190,953	30,679	64,549	59,208	74,292	33,448	71,932	278,116	39,783	6,880	1,332	1,308,198	1,326,285	(18,088)
Legal (includes fee for service to COCC)	139,326	4,500	50,000	3,500	26,000	20,000	10,000	6,500		12,826	6,500	500		139,326	103,094	36,232
Training	31,500	15,000	2,000	1,000	2,000	1,000	1,000	1,000		8,500	0	0	0	31,500	29,000	2,500
Travel	53,725	30,000	10,000	1,000	5,000	1,500	1,500	1,500		2,500	500	150	75	53,725	38,725	15,000
Outside accounting services	91,224	66,624	0	0	0	0	0	0		15,600	5,400	2,400	1,200	91,224	89,438	1,786
Audit	36,500	0	6,500	2,000	4,000	4,000	4,000	4,000		7,500	4,500	0	0	36,500	25,500	11,000
Advertising and marketing	13,876	11,550	720	243	341	341	341	341		0	0	0	0	13,876	11,315	2,561
All other sundry:	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0
Postage & Machine Rental	71,683	19,037	8,905	1,517	3,626	1,579	2,880	989		28,000	5,000	50	100	71,683	60,106	11,577
Membership Dues	30,224	19,938	2,528	28	31	32	36	31		5,600	2,000	0	0	30,224	27,101	3,123
Telephone and FAX	77,079	9,620	10,400	3,648	5,499	4,453	6,867	3,166		28,000	5,000	250	175	77,079	96,318	(19,239)
Collection fees	1,000	0	0	0	0	0	0	0		0	1,000	0	0	1,000	1,000	0
Administrative Contracts	508,760	212,993	68,982	18,583	75,969	19,293	34,683	21,287		57,000	5,000	0	0	508,760	303,509	205,251
Form & Stationary	26,000	0	0	0	0	0	0	0		0	0	0	0	26,000	26,000	0
Payroll service	12,744	0	0	0	0	0	0	0		0	0	0	0	12,744	11,251	1,494
Interpreters/LEP	91,551	0	36,007	4,686	26,929	8,135	6,261	9,523		0	0	0	0	91,551	111,979	(20,427)
Other Office Expense	83,393	19,528	13,137	4,452	6,922	128	477	925		13,000	24,500	150	175	83,393	89,680	(6,287)
Other direct	182,000	50,000	75,000	10,000	10,000	10,000	10,000	10,000		7,000	0	0	0	182,000	270,000	(88,000)
Total administration	6,035,709	2,078,676	952,267	158,004	391,155	277,611	337,969	176,266	251,666	1,179,667	198,587	27,569	6,384	6,035,709	5,605,806	429,904
Tenant services																7.67%
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	335,000	50,000	72,500	52,500	7,500	52,500	52,500	47,500	0	0	0	0	0	335,000	302,000	33,000
Total Tenant services														335,000	302,000	10.93%

Malden Housing Authority Operating Budget - Fiscal Year Ending September 30, 2025																
All Programs																
	FYE 2025	COC	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	PH/FSS	Sect 8 VO	400-1	689-C	MFRP	FYE 2025	FYE 2024	2024/2025 Increase (Decrease)
	Total													Total	Budget	Percent Change
Utilities																
Water and Sewer	1,602,668	0	644,627	190,869	163,320	104,265	213,969	111,006			154,613	0		1,602,668	1,552,079	50,589
Electric	1,274,048	0	394,902	72,430	219,987	102,092	280,747	114,866			64,004	0		1,274,048	1,382,953	(108,905)
Gas and Fuel Oil	636,986	0	287,027	53,894	95,576	67,109	31,838	33,471			68,021	0		636,986	708,336	(71,350)
Other	50,000		33,000	3,000	3,000	3,000	4,500	3,000						50,000	50,000	0
Total Utilities	3,563,702	0	1,359,556	320,193	502,383	307,465	531,104	282,384			286,638	0		3,563,702	3,693,368	(129,666)
Maintenance Costs																
Labor	4,138,162	56,900	1,479,280	382,787	623,173	372,743	545,642	351,678			302,994	22,964	0	4,138,162	3,826,243	311,918
Benefits	1,659,392	28,032	592,022	153,195	249,400	149,176	218,371	140,745			121,261	9,191	0	1,659,392	1,700,165	(40,774)
Materials and Supplies	511,483	9,010	201,780	36,580	86,590	43,460	54,390	28,330			48,843	2,500		511,483	455,100	56,383
Contract Costs	556,040	3,300	171,660	67,850	60,340	42,470	109,110	44,910			58,300	8,100		556,040	527,620	28,420
Total Maintenance	6,865,076	95,242	2,444,743	640,412	1,009,503	607,848	927,514	565,683	0	0	531,398	42,755	0	6,865,076	6,509,129	355,948
General Expense																
Insurance:																
Property and Liability - Federal	461,303		255,597	55,741	48,071	32,065	38,487	31,341			0	0	0	461,303	432,412	28,891
Property - State	53,842										48,022	5,821	0	53,842	40,382	13,461
Liability - Sect 8	6,500		0	0	0	0	0	0			6,500	0	0	6,500	6,000	500
Fidelity Bond	0	0	0	0	0	0	0	0			0	0	0	0	0	0
All other Insurance	193,864	29,554	43,850	14,904	23,805	16,703	19,228	12,838	2,886		11,741	645	53	193,864	186,762	7,102
Payment in Lieu of taxes	471,019		317,844	16,281	53,762	24,153	30,905	25,614			0	2,460		471,019	374,313	96,706
Collection losses .5%	40,040		22,500	2,400	5,160	2,700	4,200	2,580			500			40,040	35,600	4,440
FSS Escrow contributions	215,000		7,000	35,560	18,220	2,100	54,500	22,270			0			215,000	235,000	(20,000)
Protective Services	139,650		425,700	90,000	194,400	111,600	154,800	99,000			0			139,650	125,210	14,440
Property Management fee	1,351,984		42,570	9,000	19,440	11,160	15,480	9,900			81,900	0		1,351,984	1,143,401	208,583
Bookkeeping Fee	189,450		56,760	12,000	25,920	14,880	20,640	13,200			0			189,450	188,550	900
Asset Management fees	143,400		0	0	0	0	0	0			0	0		143,400	143,400	0
Fee for Services Maintenance	0	29,554	0	0	0	0	0	0			0	0		0	0	0
Total General Expense	3,266,052		1,386,822	235,886	388,778	215,361	338,239	216,743	2,886	382,542	60,262	8,926	53	3,266,052	2,911,029	355,023
																12.20%
Total Operating expense	20,065,540	2,253,472	6,215,886	1,406,994	2,299,319	1,454,785	2,187,326	1,268,526	254,552	1,562,109	1,076,885	79,250	6,437	20,065,540	19,021,331	1,044,208
																5.49%
Non operating expenses																
Housing Assistance Payments	19,360,000													19,360,000	17,530,000	1,830,000
																10.44%
Net income prior to non-routine	1,690,082	7,194	1,090,874	111,856	231,748	41,212	156,136	104,289	0	(136,189)	72,754	9,350	2,878	1,690,082	1,591,954	(301,872)
Non-routine expenses																
Extraordinary Maintenance	592,100		69,500	33,500	177,000	123,900	106,300	81,900			0			592,100	592,100	0
Replacement of equipment	1,340,300		307,450	102,300	343,700	192,300	218,400	151,800			23,760			1,340,300	1,340,300	0
Betterments and additions - Capitalized	80,000	0	0	0	0	0	40,000	40,000			0			80,000	80,000	0
Debt service payments for ESCO	842,762		605,295	49,511	47,394	36,009	67,244	37,309						842,762	842,762	0
Total non-routine	2,855,162	0	982,245	185,311	568,094	352,009	431,944	311,009	0	0	23,760	0	0	2,855,162	2,855,162	0
Net income (Deficit)	(1,165,080)	7,194	108,629	(73,455)	(336,346)	(311,597)	(275,808)	(206,740)	0	(136,189)	49,004	9,350	2,878	(1,165,080)	(863,208)	(301,872)

ATTACHMENT C

MHA PORTFOLIO INVENTORY – 2025

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: 983 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

ATTACHMENT D
MHA FY2025
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; 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 (983 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 FEDERAL PUBLIC HOUSING FUNDED DEVELOPMENTS – MALDEN, MA 02148

AMP IN – 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.

MHA REAL PROPERTY PORTFOLIO LISTING
CITY OF MALDEN ASSESSOR'S OFFICE
FY2025 PROPERTY RECORDS

<u>ParcelID</u>	<u>Location</u>	<u>Owner</u>	<u>Built Type</u>	<u>Total Value</u>	<u>Beds</u>	<u>Lot size</u>	<u>LUC</u>	<u>NHood</u>	<u>Sale date</u>	<u>Book</u>
					<u>Baths</u>	<u>Fin area</u>	<u>Description</u>		<u>Sale price</u>	<u>Page</u>
034 192 225	159163 ADAMS ST	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$828,200	6	10,001	970 HOUSING	EF	6/6/1983	15245-383
121 480 001	157163 ALDEN ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS	\$8,194,400	12	92,391	970 HOUSING	EA		
			MULTI-TNHS		4	30,000	HOUSING			
			MULTI-TNHS							
149 627 728	117 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 COLONIAL	\$718,800	3	37,845	970 HOUSING	MA	8/1/1983	15161547
149 621 128	118120 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$861,900	6	29,499	970 HOUSING	MA	8/1/1983	15161541
149 628 870	121123 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$780,100	6	8,032	970 HOUSING	MA	8/1/1983	15161547
149 621 147	124126 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$838,500	6	8,015	970 HOUSING	MA	8/1/1983	15161547
100 450 001	282334 BRYANT ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT-GN	\$19,392,500	8	150,600	970 HOUSING	MF	\$689,500	
			APRTMNT-GN		8	66,776	HOUSING			
			APRTMNT-GN							
021 253 322	1416 CLEMENT ST	MALDEN HOUSING AUTHORITY	1900 APRTMNT-GN	\$2,916,800	0	8,272	970 HOUSING	EF	5/1/1988	19026333
154 506 605	193199 COLEMAN ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS	\$526,300	8	6,599	970 HOUSING	XA	3/11/2010	54393-299
		TRUSTEE			4	3,750	HOUSING		\$1	
153 503 305	2026 COLEMAN ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS	\$4,248,600	8	107,998	970 HOUSING	MA	3/11/2010	54393-299
		TRUSTEE			4	45,150	HOUSING		\$1	
153 502 205	96102 COLEMAN ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS	\$1,859,200	8	45,002	970 HOUSING	MA	3/11/2010	54393-299
		TRUSTEE			4	17,325	HOUSING		\$1	
			MULTI-TNHS							
060 242 202	131 CONVERSE AV	MALDEN HOUSING AUTHORITY	1983 COLONIAL	\$634,500	5	5,349	970 HOUSING	EF	6/1/1983	15058051
108 783 365	377427A FOREST ST	MALDEN HOUSING AUTHORITY	1962 APRTMNT-GN	\$6,588,900	52	70,798	970 HOUSING	EA	\$100,900	
			GARAGE		52	27,470	HOUSING			
153 504 405	4551 HUNTING ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS	\$1,354,100	12	33,624	970 HOUSING	XA	3/11/2010	54393-299
		TRUSTEE			4	11,500	HOUSING		\$1	
			MULTI-TNHS							
159 622 232	1416 MAURIELLO WY	MALDEN HOUSING AUTHORITY	1983 MULTI-TNHS	\$795,700	6	8,499	970 HOUSING	MA	6/1/1983	970 75
048 864 439	120 MOUNTAIN AV	MALDEN HOUSING AUTHORITY	1951 APRTMNT-GN	\$10,431,700	0	30,867	970 HOUSING	EF	\$198,000	
122 474 403	122132 NEWLAND ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS	\$12,712,900	12	170,847	970 HOUSING	EA		
			MULTI-TNHS		4	52,500	HOUSING			
			MULTI-TNHS							

<u>Parcel ID</u>	<u>Location</u>	<u>Owner</u>	<u>Built</u> <u>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>
121 481 101	135141 NEWLAND ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$6,775,200	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	\$17,104,500	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	\$5,514,000	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	\$4,525,600	8 4	50,338 18,750	970 HOUSING	EA		
099 470 001	284290 NEWLAND ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$3,770,000	8 4	40,480 15,000	970 HOUSING	CA		
165 510 034	165 OLIVER ST	MALDEN HOUSING AUTHORITY	1949 APRTMNT-GN	\$3,197,700	20 20	33,785 11,680	970 HOUSING	MA		
030 136 615	89 PEARL ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT-GN	\$14,456,500	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	\$6,243,400	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	\$3,787,100	8 4	86,001 42,475	970 HOUSING	MA		
026 107 701	557 PLEASANT ST	MALDEN HOUSING AUTHORITY	1970 APRTMNT-GN	\$21,674,400	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	\$1,036,300	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	\$35,019,700	216 216	106,160 174,130	970 HOUSING	XA		
073 820 026	2022 SPRING ST	MALDEN HOUSING AUTHORITY	1983 MULTI-TNHS	\$774,800	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	\$4,961,000	8 8	35,802 14,600	970 HOUSING	EA		
109 781 108	3537 SYLVAN ST	MALDEN HOUSING AUTHORITY	1960 APRTMNT-GN	\$3,087,600	20 20	31,154 10,000	908 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>
112 805 523	49-71 SYLVAN ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT-GN APRTMNT-GN APRTMNT-GN	\$5,943,000	10 10	45,019 14,860	970 HOUSING	EA		
165 507 727	5864 WESCOTT ST	MALDEN HOUSING AUTHORITY TRUSTEE	2011 OFFICE MULTI-GRD GOVT BLDG	\$1,835,700	8 0	49,998 11,307	970 HOUSING	MA	3/11/2010 \$1	54393-299

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**MHA AUTOMOTIVE VEHICLE
FLEET INVENTORY
FY2025**

	MHA Registered Vehicles and Fuel Codes				
	Updated:	1/14/2025			
Linden	Amp 1L	Model	VIN	Plate	Fuel
2020	Ford	F250	1FTBF2B66LED78237	M7327A	gas
2014	Ford	E150	1FTNE1EW6EDA03785	M89132	gas
2023	Bobcat	UV34G	4XAB536A2R8040694	M7056A	gas
2023	Bobcat	UV34G	4XAB536A7R8040707	M7058A	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
2023	Bobcat	UV34G	4XAB536A5R8040706	M5870A	gas
2023	Bobcat	UV34G	4XAB536A9R8040742	M5871A	gas
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	M7052A	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 FY2025
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 (983 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

FY2025

MHA BOARD OF COMMISSIONERS OFFICE/TERMS 10/1/2024 – 9/30/2025

	Term Appointed	Term Expires
<u>Chairperson</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>Vice Chairperson</u>		
William P. Hurley (Labor Member) 67 Kimball Street Malden, MA 02148 617-780-0830 BHurley@iwnefunds.com	5/1/2021	5/2/2026
<u>Secretary</u>		
Frank M. Molis (Governor's Appointment) 135 Russell Street Malden, MA 02148 (781) 322-3710 Nshore781@gmail.com	7/9/2024	7/9/2029
<u>Treasurer</u>		
Joan M. Chiasson 274 Summer Street Malden, MA 02148 781-321-8576 joanchiasson25@gmail.com	5/1/2022	5/1/2027
<u>Assistant Treasurer</u>		
Mark A. Lawhorne 472 Highland Avenue Malden, MA 02148 781-530-6464 mlawhorne@comcast.net	5/1/2020	5/1/2025

MHA EXECUTIVE ADMINISTRATION:

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sfinn@maldenhousing.org

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