

Malden Housing Authority



Executive Office

630 Salem Street, Malden, MA 02148

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January 31, 2023

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

RE: Malden Housing Authority Annual Report 2023

Dear Mayor Christenson:

Enclosed please find the signed Original of the Malden Housing Authority's (MHA) Board approved 2023 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:

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

2023 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:	William P. Hurley
Name of Clerk:	Joan M. Chiasson
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 has established policies and approved responsible
Board/Commission has fulfilled	budgets for and provided governance and oversight of
functions in the past year:	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
William P. Hurley (Chair/Labor Commissioner)	5/1/2021	5/1/2026
John P. Matheson (Vice Chair/Governor's Appointment)	7/9/2021	7/9/2024
Joan M. Chiasson (Secretary)	5/1/2022	5/1/2027
Mark A. Lawhorne (Treasurer)	5/1/2020	5/1/2025
Vacant (Assistant Treasurer/Resident Commissioner)	vacant	vacant

Please issue a brief statement about the gener	al 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	2023 REVENUE TABLE, ATT	ACHMENT A
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Please list the revenue(s) coming into this Board/ Commission. NOT APPLICABLE

From City Budget	N/A
From State Budget	* and the second
From Federal Budget	* Control of the cont
Grant Monies	N/A
Licenses/Fees	N/A
Other	N/A

3. EXPENDITURES: **SEE FY 2023 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 2023 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

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NOT	$\Lambda \nu$,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ΔКІ	
1101	$\Delta \Gamma I$	LIC	$\neg \nu$	

Asset	Value
Real Property	***
Auto Fleet Inventory	***
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Scalin in Syna	

5. PROGRAMS: ****<u>SEE FY 2023 MHA PUBLIC AND ASSISTED HOUSING PROGRAM LISITING, ATTACHMENT D</u>
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 identify a successor to the current Executive Director and to facilitate a seamless transition in the position upon the current Director's retirement
2		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
3		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

7. **GOALS:** Describe three goals this 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.

William P. Hurley, Chair

Date: January 31, 2023

Signed and attested to under seal by MHA's Board of Commissioners as of the 31st day of

January, 2023.

**College Milliam P. Hurley, Chairperson

John P. Matheson, Vice Chairperson

Mark A. Lawhorne, Treasurer

Vacant, Assistant Treasurer

Vacant, Assistant Treasurer

Stephen G. Finn, Secretary Ex Officio

{SEAL}

ATTACHMENT A MALDEN HOUSING AUTHORITY FY/FFY 2023 FINANCIAL RESOURCES

ALL PROGRAMS AND SOURCES

ATTACHMENT A.1

Total Resources

*Anticipated Federal Funding: All Sums Estimated Until Funded Through Appropriations MHA CY/FY2023 (Projected) FINANCIAL RESOURCES: Planned Sources and Uses *Sources Planned \$ Planned Uses 1. Federal Funding \$6,668,000 PH Program Operations a) Public Housing Operating Fund \$3,739,733 CFP b) Public Housing Capital Fund Section 8 Program Operations HAP c) Annual Contributions for Section 8 Tenant-Based Assistance \$16,740,000 **ROSS and FSS Program Operations** d) Resident Opportunity and Self-**Sufficiency Grants** \$44,633 ROSS Program Operations ROSS201470 \$240,000 FSS Program Operations FSS22MA4833 e) Capital Fund MA06P022501-22 CFP \$3,739,733 CFP MA06P022501-21 CFP \$2,240,437 CFP \$1,894,891 CFP MA06P022501-20 CFP f) Public Housing Dwelling Rental \$6,597,190 PH Program Operations Income Sec. 8 Admin Fee Income \$1,331,947 3. Other income a) Excess Utility \$53,850 PH Program Operations b) Antenna/Laundry \$252,000 PH Program Operations \$2,780 PH & S8 Program Operations c) Bank Interest

\$43,545,194 MHA OPERATIONS

	ATTACHMENT A.2	Carrie and Carrie and
MHA FY	2022 STATE FINANCIAL RESOU	RCES: Planned Sources and Uses
Sources	Planned \$	Planned Uses
1. State Funding	A CONTRACTOR	PHORES 1
a) Public Housing Operating Subsidy	\$542,869	PH Program Operations
b) Public Housing Capital Project Formula Funding Program	\$246,501	Formula Funding
c) MRVP/AHVP/SHARP HAP Assistance	\$250,000	State Voucher Program Operations HAP
× = 12 12 12 12 12 12 12 12 12 12 12 12 12		
d) Public Housing Dwelling Rental Income	\$597,980	State PH Program Operations
e) State Voucher Program Admin Fee Income	\$8,400	State Voucher Program Administration
3. Other income		. In letter's
f) Laundry Fees	\$6,000	State PH Program Operations
g) Bank Interest	\$225	State PH & S8 Program Operations
Total Resources	\$1,651,975	MHA OPERATIONS

ATTACHMENT B MALDEN HOUSING AUTHORITY FY/FFY 2023 APPROVED BUDGET

ALL PROGRAMS

					·		-					. 1							
Malden Housing Au												-							
Operating Budget -	Fiscal Year Ending	<u> Septembe</u>	r 30, 2023																
All Programs		i																	
								i										2022/2023	
-		FYE 2023								_	PH/FSS					FYE 2023	FYE 2022	Increase	Percent
		Total	COCC	CM	AMP 1	AMP 2	AMP 3	AMP 4	AMP 6	AMP 6	` ROSS	Sect 8 VO	400-1	689-C	MRVP	Total	Budget	(Decrease)	Change
Revenues																			
Dwelling rent		7,013,580			3,462,410	433,900	935,430	428,580	713,380	472,020			492,840	75,020		7,013,580	6,597,180	416,380	
Excess utilities		53,850			35,000	3,500	8,000	4,000	150	3,200		400	446	25	25	53,850	59,620	(5,770)	
Interest Income	<u> </u>	3,005	500		850	130	325	175	275 10,000	7.500		460 3,000	175 6,000	20	25	3,005 120,000	6,775 151,000	(3,770)	
Other Income		120,000			60,000	6,000	20,000	7,500	10,080	7,500		8,500	0,000			8,500	8,300	2,200	
Portable Administrative fee	18	8,500 141,000					100,000	41,000				0,000				141,000	170,000	(29,000)	
Antenna Rental Fees	- Dia	975,120	975,120				100,000	41,000								975,120	803,420	71,700	
Property Management fees Bookkeeping Fee PH	rn .	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	•	373,973	373,973										•			373,973	307,266	66,707	
Section 8 Fees to COCC PA	and BKPING	345,689	345,689													345,689	321,875	24,014	
Fee for services income - N		58,680	58,680	0												58,680	43,550	15,140	
Section 8/MRVP Admin Fee		1,331,847										1,323,447			8,400	1,331,847	1,207,277	124,570	
Section 8/MRVP HAP		16,980,000										16,740,000			250,000	16,990,000	16,486,200	523,800 60,828	
Operating Fund - 10/1/2022		1,717,025			644,142	128,855	307,989	186,395	318,374	131,290 378,569						1,717,025 4,950,975	1,656,197 5,043,120	(92,144)	
Operating Fund - 1/1/2023 (to 9/30/2023 @ 98%	4,950,975			1,857,358	371,549	888,017	537,463	918,020	3/8,000	360,278					360,278	364,457	(4,179)	
Ross Grant	<u> </u>	360,278		<u> </u>		_					300,270		642.869	. 0		542.869	388,244	174,625	
State operating subsidy Capital Fund Operations -	T C and Deet Condess	542,869 461,840			92,400	90,580	44,430	78,580	82,780	73,080			442,000			461,840	428,050	33,790	
Capital Fund Operations -		286,108			02,400	98,080	94,000	7.0,000	- 5,4,1.55	88,106						288,106	74,170	211,936	
Capital Fund 1480 / Clerk o		61,844	61,844			33,202	- 1,000									61,844	58,899	2,945	
Inter AMP cash transfers	i tio ttorks	01,047	0.,0.,.		(80,000)	208,000	(80,000)	41,000	(239,000)	172,000						0	0	0	
Total revenues		36,047,142	2,088,768	0	6,082,159		2,308,172	1,324,693	1,803,979	1,333,869	360,278	18,075,347	1,041,884	75,045	258,425	36,047,142	34,484,361	1,562,781	4.53%
														_					
Expenses					l													ļ	
	100%																		
Administrative Expenses			222 222		400.040	70 550	405 959	94,924	131,669	83,817	243,029	530,528	88,931	15,399	3 048	2,826,884	2,781,622	45,263	
Administrative Salaries		2,826,884	993,025	0	400,612 185,970	76,562 35,636	165,352 76,759	44,085	61,123	38,909	112,818	248,279	41,283	7,148	1,416		1,322,433	98,903	
Benefits - administration		1,421,335 81,120	570,029 _. 7,975	0	23,791	4,979	10,734	7.154	7,389	4,908	112,010	9,680	4,000	500	0	81,120	71,709	9,411	
Legal (includes fee for serv	rice to COCC)	24,000	10,000	- 0		1,000	1,500	1,000	1,500	1,000		4,000	0	0	0		35,610	(11,610)	
Travel		38,476	30,000	0	2,000	500	500	500	500	500		3,500	250	150	75	38,475	54,711	(18,235)	
Outside accounting service	-	87,684	64,889	. 0	0	0	0	0	0	0		15,000	4,880	2,100	895	87,684	86,861	723	
Audit		23,532	0	0		1,142	2,094	1,903	2,094	1,803		4,568	4,500	0	0	23,532	22,474	1,058	·
Advertising and marketing		13,501	11,644	0	684	153	153	153	153	563		.0	0	0	0		10,680	2,821	
All other sundry:		0	0	0	<u> </u>	0	0	0	0	0		40.705	0	0	0	<u>0</u>	50.000		
Postage & Machine Renta	al	54,100	15,491	0	8,535	1,218	2,639	425	1,569	1,368 29		19,705 1,971	3,000 1,000	50 0	100	54,100 20,207	50,008 17,854	4,094 2,353	
Membership Dues		20,207	16,867	0	56	27	193 5,341	30 3,794	34 4,813	2,708	ļ	19,705	4,000	250	175	65,612	62,852	2,761	
Telephone and FAX		65,612	12,352 0	. 0	9,180	3,294	5,341	3,734	4,013	2,708		10,703	500	0	1/0	500	2,000	(1,500)	
Collection fees		500 237,235	89,622	0	28,302	6,843	35,179	5.690	11,732	7,887		45,979	6,000	0	0		^ 221,628	15,608	
Administrative Contracts Form & Stationary		17,451	1,314	0		0,043	03,175	0,000	0			13,137	3,000	0	0		24,000	(8,549)	1
Payroli service		10,359	10,359	0	0	Ö	0	0	0			0	0	0	0	10,359	12,323	(1,864)	
Interpreters/LEP		58,992	70,000	. 0	20,601	3,717	11,803	6,725	8,584	7,582		0	0	0	0	58,992	33,521	25,471	
Other Office expense	<u> </u>	110,713	57,257	0		1,953	9,343	1,107	4,819	6,418		13,000	4,000	150	175	110,713	120,875		
Other direct		176,705	40,000	0	75,080	10,000	16,000	10,080	10,000	10,000		6,705	0	0	0	176,705	177,000	(295)	<u> </u>
Total administration	•	5,268,405	1,930,823	. 0	776,551	146,914	336,589	177,471	245,978	167,574	355,847	933,767	165,264	25,747	5,882	5,268,405	5,108,256	160,150	3.14%
Tenant services .												<u> </u>					ļ <u>-</u>	 	ļ
Tenant services - salaries		0												ļ	ļ	0	0	. 0	<u> </u>
Tenant services - benefits		0				<u> </u>				<u> </u>	ļ				ļ	0	0	0	
Tenant services - recreation		0		<u> </u>		40.555	0 500	40 500	40 500	38,500	-	 	ļ. —	 		346,000	284,980	61,020	
Tenant services - contract		346,000	90,000	. 0	73,500	43,500 43,500	8,500 8,500	43,500 43,500	48,500 48,500	38,500	0		0	_	- 0	346,000	284,880	61,020	21,41%
Total Tenant services	<u> </u>	346,000	80,000		73,000	43,500	0,000	43,500	40,000	30,000				<u>_</u>			201,000	1 0.1020	

Malden Housing Authority		• • • • • •		· · · · ·								i					l	1
Operating Budget - Fiscal Year Ending	Sentember	30, 2023	· ;			•												
	Coptember	00, 2020	··														ļ	
All Programs										·	<u> </u>							
																	2022/2023	
	FYE 2023									PH/FSS					FYE 2023	FYE 2022	Increase	Percent
	Total	cocc	CM	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	ROSS	Sect 8 VO	400-1	689-C	MRVP	Total	Budget	(Decrease)	Change
<u>Utilities</u>				L			,					4== 4.5						<u> </u>
Water and Sower	1,464,635	0		574,592	130,538	178,164	99,834	194,051	97,640			189,819			1,464,635	1,380,622	84,012	<u> </u>
Electric	1,239,230	0		378,246 282,549	66,088 50,911	220,539 35,363	93,415 67,758	288,630 31,476	111,045 31,361			81,367 86,733	0		1,239,230	1,036,548	202,682	
Gas and Fuel Oil	586,149 50,000			33,000	3,000	3,500	3,000	4,500	3,000			80,733			586,149 50,000	419,985 50,000	166,164	1
Other	3,340,013	-	0		250,535	437,568	264,007	518,556	243,045	0		357,919	. 0	0		2,887,155	452,857	15.69%
Maintenance Costs	0,040,010			1,200,000	200,000	407,000	204,001	310,000	240,040			901,313			0,040,010	2,007,100	452,007	10.0076
Labor Costs	3,327,780	. 0	. 0	1.180,987	361,421	630,796	297,528	323,652	354,461			259,323	19.631	0	3,327,780	3,200,356	127,424	
Benefits	1,544,808		- 0		167,777	248,404	138,117	150,244	164,546			120,382	9,113	0		1,400,543	144,265	
Materials and Supplies	450,934	4,970	- 0	234,700	27,210	64,080	30,360	28,410	23,920			34,788	2,486		450,934	458,920	(7,986)	
Contract Costs	513,460	12,930	Ö	115,410	23,690	87,050	41,010	108,380	57,560	· ·		62,310	7,120		513,480	429,400	84,080	
				1					1						0	0	1	-
Total Maintenance	5,836,981	17,900	0	2,079,301	580,099	928,329	507,015	608,686	600,487	0	. 0	476,803	38,381	0	5,836,981	5,489,218	347,763	6.34%
General Expense								-										
Insurance:																		
Property and Liability - Federal	408,827			. 224,716	48,997	42,657	28,391	34,150	27,718			0	0	0	408,627	367,690	38,937	
Property - State	34,382											30,666	3,717	0	34,382	32,394	1,989	
Liability - Sect 8	5,250			0	0	0	0	0			5,250	0	0	0	5,250	5,000	250	
Fidelity Bond	0	0		0	0	0	0	0	0		. 0	0	0	0	0	0	0	
All other insurance	180,881	27,513	0	40,418	15,026	23,138	14,951	15,304	13,480	4,431	14,674	11,232	639	56	180,861	218,261	(37,400)	
Payment in Lieu of taxes	354,208			222,802	18,687	60,586	16,857	19,497	23,218			0	2,480		354,208	346,913	7,295	
Collection losses .5%	32,729			17,312	2,170	4,677	2,143	3,567	2,360			500			32,729	30,498	2,233	
FSS Escrow contributions	112,440			112,440 18,900	47,080	35,930	35,080	34,280	34,560						112,440	112,440	0	
Protective Services	205,840 1,239,809			385,868	81,600	176,256	101.184	140,352	89,760		264,689	0			205,840 1,239,809	143,070 1.143,195	98,614	
Property Management fee	188,550			42,570	9,600	19,440	11,160	15,480	9,900		81.000	0			188,550	189,450	(900)	
Bookkeeping Fee Asset Management fees	143,400			58,760	12,000	25,920	14,880	20,640	13,200		81,000	•			143,400	143,400	(800)	-
Fee for Services Maintenance	145,455		-	00,700	0	0	- 17,000	20,040	10,200			0	0		140,400	140,403	0	
Total General Expense	2,904,086	27,513	0	1,121,986	234,569	378,605	224,646	283,270	214,194	4,431	385,613	42,398	6.816	56	2,904,098	2,733,439	171,787	6,28%
Total College Emporios				1,123,122		,				-,	,	,			-1			
																		
Total Operating expense	17,695,486	2,066,236	0	5,319,724	1,255,616	2,089,588	1,218,639	1,704,980	1,263,800	360,278	1,299,380	1,042,384	70,923	5,938	17,695,496	16,503,049	1,192,447	7.23%
		• •												·				
-																		
Non operating expenses																		
Housing Assistance Payments	16,980,000										16,740,000			250,000	16,980,000	16,466,200	523,800	3.18%
Net Income prior to non-routine	1,361,646	530	. 0	742,438	80,909	218,584	108,054	98,889	70,069	. 0	35,987	(500)	4,122	2,487	1,361,646	1,515,112	(153,466)	
Non-routine expenses									1									
Extraordinary Maintenance	117,500			4,500	3,500	89,000	3,600	3,500	3,500			0			117,500	30,835	86,665	
Replacement of equipment	177,200		. 0	27,800	26,500	26,500	26,500	26,500	26,500			16,900			177,200	176,200	1,000	
Betterments and additions - Capitalized	180,000	0		100,000	0	40,080	40,000	0	0		<u> </u>	0			180,000	125,000	55,000	
Debt service payments for ESCO	842,762			605,285	49,511	47,394	36,009	67,244	37,309			40.00			842,762	825,036	17,728	ļ
Total non-routine . 842762	1,317,462	. 0	0	737,595	79,511	212,894	106,009	97,244	67,309	. 0	0	16,900	0	0	1,317,482	1,157,071	160,391	
17-9-10	44 404	E-00	0	4,841	4 200	5,690	2,045	1,744	2,760	0	35 067	(47 (00)	4,122	2 407	44 404	250 044	/343 DE91	-
Net Income (Deficit)	44,184	530	. 0	4,047	1,398	0,080	2,045	1,/44	2,760	0	35,987	(17,400)	4,122	2,487	. 44,184	358,041	(313,857)	

ATTACHMENT C

MHA PORTOFOLIO INVENTORY – 2023

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

<u> MALDEN HOUSING AUTHORITY FEDERAL PUBLIC HOUSING FUNDED DEVELOPMENTS – MALDEN, MA 02148</u>

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.

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

FY 2023

Print page 1 of 1

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

David ID	1 41	0	<u>Built</u>	Total Value	<u>Beds</u> Baths	<u>Lot size</u> Fin area	LUC Description	NHood	Sale date Sale price	<u>Book</u> Page
Parcel ID 034 192	Location 159163 ADAMS ST	Owner MALDEN HOUSING	<u>Type</u> 1983	Total Value \$664.900	6	10,001	970	EF	6/6/1983	15245-383
225		AUTHORITY	MULTI-GRD	400 ,,000	2	2,228	HOUSING			
121 480	157163 ALDEN ST	MALDEN HOUSING	1970	\$7,226,300	12	92,391	970	EA		•
001		AUTHORITY	MULTI-TNHS		4	30,000	HOUSING			
			MULTI-TNHS MULTI-TNHS							
149 627	117 BEACHVIEW	MALDEN HOUSING	1983	\$578,800	3	37,845	970	MA	8/1/1983	15161547
728	AV	AUTHORITY	COLONIAL	40.0,000	1	1,608	HOUSING		\$689,500	•
149 621	118120	MALDEN HOUSING	1983	\$692,600	6	29,499	970	MA	8/1/1983	15161541
128	BEACHVIEW AV	AUTHORITY	MULTI-GRD		2	2,228	HOUSING		\$689,500	· 45464547
149 628 870	121123 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$627,700	6 2	8,032 2,228	970 HOUSING	MA	8/1/1983 \$689,500	15161547
149 621	124126	MALDEN HOUSING	1983	\$675,700	6	8,015	970	MA	8/1/1983	15161547
147	BEACHVIEW AV	AUTHORITY	MULTI-GRD	40.04.00	2	2,228	HOUSING	**,,* *	\$689,500	
100 450	282334 BRYANT ST	MALDEN HOUSING	1983	\$15,860,100	8	150,600	970	MF		
001		AUTHORITY	APRTMNT-GN APRTMNT-GN		8	66,776	HOUSING	1		•
		•	APRTMNT-GN					1		
021 253	1416 CLEMENT ST	MALDEN HOUSING	1900	\$2,353,600	0	8,272	.970 ·	EF	5/1/1988	19026333
322		AUTHORITY	APRTMNT-GN		12	7,643	HOUSING		\$1,200,000	•
454 500	400400 001 FNAN	MALDENLIQUIONIO	4070	£440.000		6 500	970	XA	3/11/2010	54393-299
154 506 605	193199 COLEMAN ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS	\$443,800	8 4	6,599 3,750	HOUSING	AA	\$1	34333-233
000	31	TRUSTEE		•	•	0,700	110001110			
153 503	2026 COLEMAN ST	MALDEN HOUSING	1970	\$3,717,400	8	107,998	970	MA ·	3/11/2010	54393-299
305		AUTHORITY	MULTI-TNHS		4	45,150	HOUSING		\$1	•
		TRUSTEE	MULTI-TNHS MULTI-TNHS	•				•		
153 502	96102 COLEMAN	MALDEN HOUSING	1970	\$1,614,700	8	45,002	970	MA	3/11/2010	54393-299
205	ST	AUTHORITY	MULTI-TNHS	Ψ1,01-1,700	4	17,325	HOUSING	、	\$1	0.000
	- "	TRUSTEE	MULTI-TNHS			•				
			MULTI-TNHS						044000	45050054
060 242 202	131 CONVERSE AV	MALDEN HOUSING AUTHORITY	1983 COLONIAL	\$515,700	5 2	5,349 1,768	970 HOUSING	EF	6/1/1983 \$100,900	15058051
108 783	377427A FOREST	MALDEN HOUSING	1962	\$5,353,400	52	70,798	970	EA	Ψ100,300	
365	ST	AUTHORITY	APRTMNT-GN	40,000,100	52	27,470	HOUSING			
			GARAGE	······································						
153 504	4551 HUNTING ST	MALDEN HOUSING	1970	\$1,165,400	12	33,624	970	XA	3/11/2010	54393-299
405		AUTHORITY TRUSTEE	MULTI-TNHS MULTI-TNHS	·	4	11,500	HOUSING		\$1	
		INCOILL	MULTI-TNHS							
159.622	1416 MAURIELLO	MALDEN HOUSING	1983	\$676,200	6	8,499		MA	6/1/1983	970 75
232	WY	AUTHORITY	MULTI-TNHS		2	2,228	HOUSING		\$198,000	
048 864	120 MOUNTAIN AV	MALDEN HOUSING	1951 APRTMNT-GN	\$8,484,700	0 124	30,867 64,234	970 HOUSING	EF		•
439		AUTHORITY	APKININI-GIN		124	04,23,4	HOUSING		•	
122 474	122132 NEWLAND	MALDEN HOUSING	1970	\$11,080,000	12	170,847	970·	EA		
403	ST	AUTHORITY	MULTI-TNHS		. 4	52,500	HOUSING			
. :			MULTI-TNHS							-
121 481	135141 NEWLAND	MALDEN HOUSING	MULTI-TNHS 1970	\$5,918,300	8	78,809	970	EA		
101	ST	AUTHORITY	MULTI-TNHS	40,310,000	4	26,250	HOUSING			
			MULTI-TNHS			٠.		•		
			MULTI-TNHS			415 145		·		
121 472	146152 NEWLAND	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS	\$14,965,100	· 8	217,465	HOUSING	EF .	•	•
201	ST	AUTHORITT	MULTI-TNHS	•	7	73,000	HOUGHNG			
			MULTI-TNHS							
099 471	217223 NEWLAND	MALDEN HOUSING	1970	\$4,824,100	8	74,466		CA		_
101	ST	AUTHORITY	MULTI-TNHS		4	18,750	HOUSING			•
		•	MULTI-TNHS MULTI-TNHS							
121 473	240246 NEWLAND	MALDEN HOUSING	1970	\$3,935,300	8	50,338	970	EA		
302	ST	AUTHORITY	MULTI-TNHS		4	18,750	HOUSING			
			MULTI-TNHS					•		
099 470	284290 NEWLAND	MALDEN HOUSING	MULTI-TNHS 1970	\$3,334,100	8	40,480	970	CA		······································
001	ST	AUTHORITY	MULTI-TNHS	40,00 7,100	4		HOUSING	5 , (•	•
		· · · · · · · · · · · · · · · · · · ·	MULTI-TNHS			•		•	•	
40F P/A	40E 01 N / ED 07	MALDENLIQUE	MULTI-TNHS	40 E4E 400		00 705	070	1 4 A	***************************************	
165 510 034	165 OLIVER ST	MALDEN HOUSING AUTHORITY	1949 APRTMNT-GN	\$2,545,400	20 20	33,785 11,680	970 HOUSING	MA		• •
UU-1		AO III OKII I	ALIVINITE ON		20	11,000	TOUGHT	•		
	•									
030 136 615	89 PEARL ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT-GN	\$11,768,300	110 110	87,556	970 HOUSING	EF	6/1/1983 \$159,800	970 078

Patriot Properties Malden WebPro

Parcel ID	Location	Owner	<u>Built</u> Type	Total Value	<u>Beds</u> Baths	<u>Lot size</u> Fin area	LUC Description	NHood	Sale date Sale price	Book Page
153 501 111	234240 PLAINFIELD AV	MALDEN HOUSING AUTHORITY TRUSTEE	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$5,493,700	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	\$3,324,900	8 4	86,001 42,475	970 HOUSING	MA		
026 107 701	557 PLEASANT ST	MALDEN HOUSING AUTHORITY	1970 APRTMNT-GN	\$17,534,500	0 135	66,342 148,266		XF	12/31/1940	857 43
020 116 613	13 ROCKLAND AV	MALDEN HOUSING AUTHORITY	1890 MULTI- CONVER	\$853,000	0 3	7,675 3,176		EG	4/1/1985 \$68,200	16099072
135 653 301	630 SALEM ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT-HR CAPE	\$28,393,300	216 216	106,160 174,130		XA		
073 820 026	2022 SPRING ST	MALDEN HOUSING AUTHORITY	1983 MULTI-TNHS	\$670,700	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	\$4,002,900 ·	8 8	35,802 14,600	970 HOUSING	EA		•
109 781 108	3537 SYLVAN ST	MALDEN HOUSING AUTHORITY	1960 APRTMNT-GN	\$2,474,400	20 20	31,154 10,000		EA		
112 805 523	49-71 SYLVAN ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT-GN APRTMNT-GN APRTMNT-GN	\$4,785,400	10 10	45,019 14,860		EA		
165 507 727	5864 WESCOTT ST	MALDEN HOUSING AUTHORITY TRUSTEE	2011 OFFICE MULTI-GRD GOVT BLDG	\$1,508,700	8 0	49,998 11,307	970 HOUSING	MA	3/11/2010 \$1	54393-299

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MALDEN AUTOMOTIVE VEHICLE FLEET INVENTORY FY 2023

	M	HA Register	d Vehicles and Fuel Code	<u>s</u>	
		12/31/2022	DL	FERM	
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
2008	Bobcat	S150	A3L120177	M81082	diesel
2013	Bobcat	S130	AU4Y12941	M53259	diesel
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
2002	Bobcat	763	512265692	M26273	diesel
Mountain	Amp 4	Model	VIN	Plate	Fuel
2016	Ford	F250	1FTBF2B69GEC57644	M95785	gas
2006	Bobcat	S150	529712565	M79757	diesel
Pleasant	Amp 5	Model	VIN	Plate	Fuel
2016	Ford	F250	1FTBF2B65GEC57642	M95786	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
2004	Ford	Explorer	1FMZU73K84UA56148	M47630	gas
2016	Ford	F350DS	1FDRF3H61GEC57645	M95787	gas
2017	Ford	F350DG	1FDRF3H65HDA01239	M95231	gas
1995	Linds	DiesGener	94101438	M532257	Diesel
		trailer		M532257	Diesel
2014	Ford	E150	1FTNE1EW2EDA03783	M82828	gas
2014	Ford	E150	1FTNE1EW4EDA03784	M82829	gas
2014	Ford	E150	1FTNE1EW8EDA03786	M89131	gas
2021	FOX TRAIL	XH8318	4ZECH1828M1228034	M9314A	NONE

2008 Carryall	Golf Cart	924965 A1	B815	electric
2008 Carryall	Golf Cart	924964 A1	B814	electric
2008 Carryall	Golf Cart	925109 A1	B817	electric

ATTACHMENT D

MHA FY 2023

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 <u>Federal Public Housing Capital Fund Grant Program</u> and the <u>State Capital Improvement Plan Program</u>.

MALDEN HOUSING AUTHORITY COMMISSIONER AND EXECUTIVE STAFF CONTACT INFORMATION

FY 2023

MALDEN HOUSING AUTHORITY EXECUTIVE CONTACT INFORMATION **BOARD OF COMMISSIONERS**

COMMISSIONERS NAME:

OFFICE:

Appointed

Expires

Malden Mayor's Appointments/City Council Confirmation:

William P. Hurley (Labor Comm.) Chairperson

5/1/2021

5/1/2026

617-780-0830

Billhurley.fst@gmail.com

Joan M. Chiasson

Secretary

5/1/2022

5/1/2027

781-321-8576

Joanchiasson1971@yahoo.com

Mark A. Lawhorne

Treasurer

5/1/2020

5/1/2025

781-530-6464

mlawhorne@comcast.net

Resident Commissioner (VACANT) Ass't. Treasurer

MHA Governor's (DHCD) Appointment:

John P. Matheson

Vice Chairperson

7/9/2021

7/9/2024

781-322-3710

nshore781@gmail.com

EXECUTIVE ADMINISTATION

Stephen G. Finn, Executive Director

Phone: (781) 322-3150

sfinn@maldenhousing.org

Attorney Thomas P. Callaghan, Jr., Counsel

(781) 322-9090

tpcallaghan@comcast.net