



# 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 31, 2023

Mayor Gary J. Christenson  
Malden City Hall  
115 Pleasant Street, 4<sup>th</sup> 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:

A handwritten signature in blue ink that reads "Steve".

Stephen G. Finn  
Executive Director

**Enclosure**

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



[www.cityofmalden.org](http://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/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
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

**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 2023 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 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*

**NOT APPLICABLE**

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

5. **PROGRAMS:** \*\*\*\*SEE FY 2023 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

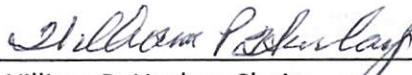
Program	Description
HUD assisted Public Housing Program	****
HUD Section 8 Housing Choice Voucher Program	****
MA DHCD assisted Public Housing Program	****
MA DHCD MRVP/AHVP/SHARP Voucher Programs	****

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

1.	To 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

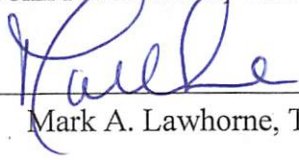
7. **GOALS:** Describe three goals this Board/Commission has for the year ahead.

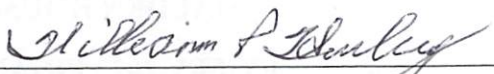
1.	Despite HUD's new re-positioning of public housing asset policy, to continue to implement and administer conservative and responsible budgeting and spending practices to sustain operations and enable staff to continue to fulfill MHA's Mission to our Public Housing, Voucher and Applicant Families, 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.

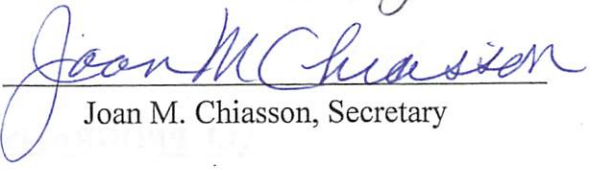
  
 \_\_\_\_\_  
 William P. Hurley, Chair  
 Date: January 31, 2023

Signed and attested to under seal by MHA's Board of Commissioners as of the 31<sup>st</sup> day of January, 2023.

  
\_\_\_\_\_  
John P. Matheson, Vice Chairperson

  
\_\_\_\_\_  
Mark A. Lawhorne, Treasurer

  
\_\_\_\_\_  
William P. Hurley, Chairperson

  
\_\_\_\_\_  
Joan M. Chiasson, Secretary

\_\_\_\_\_  
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**

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

**MHA CY/FY2023 (Projected) FINANCIAL RESOURCES: Planned Sources and Uses**

<b>*Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Funding</b>		
a) Public Housing Operating Fund	\$6,668,000	PH Program Operations
b) Public Housing Capital Fund	\$3,739,733	CFP
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$16,740,000	Section 8 Program Operations HAP
d) Resident Opportunity and Self-Sufficiency Grants		ROSS and FSS Program Operations
ROSS201470	\$44,633	ROSS Program Operations
FSS22MA4833	\$240,000	FSS Program Operations
e) Capital Fund		
MA06P022501-22 CFP	\$3,739,733	CFP
MA06P022501-21 CFP	\$2,240,437	CFP
MA06P022501-20 CFP	\$1,894,891	CFP
f) Public Housing Dwelling Rental Income	\$6,597,190	PH Program Operations
Sec. 8 Admin Fee Income	\$1,331,947	
<b>3. Other income</b>		
a) Excess Utility	\$53,850	PH Program Operations
b) Antenna/Laundry	\$252,000	PH Program Operations
c) Bank Interest	\$2,780	PH & S8 Program Operations
<b>Total Resources</b>	<b>\$43,545,194</b>	<b>MHA OPERATIONS</b>

**ATTACHMENT A.2**

**MHA FY2022 STATE FINANCIAL RESOURCES: Planned Sources and Uses**

<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. State Funding</b>		
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
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
<b>3. Other income</b>		
f) Laundry Fees	\$6,000	State PH Program Operations
g) Bank Interest	\$225	State PH & S8 Program Operations
<b>Total Resources</b>	<b>\$1,651,975</b>	<b>MHA OPERATIONS</b>



**ATTACHMENT B**  
**MALDEN HOUSING AUTHORITY**  
**FY/FFY 2023 APPROVED BUDGET**

**ALL PROGRAMS**



Malden Housing Authority																				
Operating Budget - Fiscal Year Ending September 30, 2023																				
All Programs																				
	FYE 2023																FYE 2022		2022/2023	
	Total	COCC	CM	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	PH/FSS	ROSS	Sect 8 VO	400-1	689-C	MRVP	Total	Budget	Increase	Percent	
																		(Decrease)	Change	
<b>Utilities</b>																				
Water and Sewer	1,464,635	0		574,592	130,538	178,164	99,834	194,051	97,840				189,819	0		1,464,635	1,380,622	84,012		
Electric	1,239,230	0		378,246	86,088	220,539	93,415	288,630	111,045				81,367	0		1,239,230	1,036,548	202,682		
Gas and Fuel Oil	586,149	0		282,549	50,911	36,363	87,758	31,476	31,381				86,733	0		586,149	419,985	166,164		
Other	60,000			33,000	3,000	3,600	3,000	4,500	3,000							60,000	60,000	0		
<b>Total Utilities</b>	<b>3,340,013</b>	<b>0</b>	<b>0</b>	<b>1,288,388</b>	<b>250,535</b>	<b>437,566</b>	<b>264,007</b>	<b>518,556</b>	<b>243,045</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>367,919</b>	<b>0</b>	<b>0</b>	<b>3,340,013</b>	<b>2,887,165</b>	<b>452,867</b>	<b>16.69%</b>	
<b>Maintenance Costs</b>																				
Labor	3,327,780	0	0	1,180,987	381,421	530,796	297,528	323,652	354,461				259,323	19,631	0	3,327,780	3,200,366	127,424		
Benefits	1,544,808	0	0	548,224	187,777	249,404	138,117	160,244	184,546				120,382	9,113	0	1,544,808	1,400,543	144,265		
Materials and Supplies	460,934	4,970	0	234,700	27,210	84,080	30,380	28,410	23,920				34,788	2,496		460,934	458,920	(7,999)		
Contract Costs	513,460	12,930	0	115,410	23,690	87,050	41,010	106,380	57,560				62,310	7,120		513,460	429,400	84,060		
<b>Total Maintenance</b>	<b>5,838,981</b>	<b>17,900</b>	<b>0</b>	<b>2,079,301</b>	<b>590,099</b>	<b>828,329</b>	<b>507,015</b>	<b>608,688</b>	<b>600,487</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>476,803</b>	<b>38,351</b>	<b>0</b>	<b>5,838,981</b>	<b>5,489,218</b>	<b>347,763</b>	<b>6.34%</b>	
<b>General Expense</b>																				
<b>Insurance:</b>																				
Property and Liability - Federal	408,827			224,716	48,997	42,657	28,391	34,150	27,716				0	0	0	408,827	387,690	39,937		
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	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	180,891	27,513	0	40,418	15,028	23,138	14,951	15,304	13,480	4,431	14,874	11,232	839	58		180,891	218,281	(37,400)		
Payment in Lieu of taxes	354,208			222,802	18,887	60,586	16,867	19,487	23,218				0	2,480		354,208	348,913	7,295		
Collection losses .5%	32,729			17,312	2,170	4,877	2,143	3,667	2,360			500				32,729	30,496	2,233		
FSS Escrow contributions	112,440			112,440												112,440	112,440	0		
Protective Services	205,840			18,800	47,090	35,930	35,080	34,280	34,580							205,840	143,070	62,770		
Property Management fee	1,239,809			385,868	81,600	176,256	101,184	140,352	89,760			284,689	0			1,239,809	1,143,195	96,614		
Bookkeeping Fee	188,550			42,670	9,000	19,440	11,180	15,480	9,900			81,000	0			188,550	189,460	(900)		
Asset Management fees	143,400			68,760	12,000	25,920	14,880	20,840	13,200							143,400	143,400	0		
Fee for Services Maintenance	0			0	0	0	0	0	0				0	0		0	0	0		
<b>Total General Expense</b>	<b>2,904,096</b>	<b>27,513</b>	<b>0</b>	<b>1,121,988</b>	<b>234,589</b>	<b>378,605</b>	<b>224,646</b>	<b>283,270</b>	<b>214,194</b>	<b>4,431</b>	<b>385,613</b>	<b>42,398</b>	<b>6,816</b>	<b>58</b>	<b>2,904,096</b>	<b>2,733,439</b>	<b>171,787</b>	<b>6.28%</b>		
<b>Total Operating expense</b>	<b>17,695,488</b>	<b>2,066,236</b>	<b>0</b>	<b>5,319,724</b>	<b>1,255,616</b>	<b>2,089,588</b>	<b>1,218,639</b>	<b>1,704,980</b>	<b>1,263,800</b>	<b>360,278</b>	<b>1,299,380</b>	<b>1,042,384</b>	<b>70,923</b>	<b>6,938</b>	<b>17,695,488</b>	<b>16,503,049</b>	<b>1,192,447</b>	<b>7.23%</b>		
<b>Non operating expenses</b>																				
Housing Assistance Payments	16,980,000											16,740,000		250,000		16,980,000	16,466,200	523,800	3.18%	
<b>Net Income prior to non-routine</b>	<b>1,361,846</b>	<b>530</b>	<b>0</b>	<b>742,436</b>	<b>80,909</b>	<b>218,584</b>	<b>108,054</b>	<b>98,989</b>	<b>70,089</b>	<b>0</b>	<b>35,987</b>	<b>(500)</b>	<b>4,122</b>	<b>2,487</b>	<b>1,361,846</b>	<b>1,515,112</b>	<b>(163,486)</b>			
<b>Non-routine expenses</b>																				
Extraordinary Maintenance	117,500			4,500	3,500	89,000	3,500	3,500	3,500				0			117,500	30,835	86,665		
Replacement of equipment	177,200	0	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	40,000	40,000	0	0			0				180,000	126,000	54,000		
Debt service payments for ESCO	842,762			605,295	49,511	47,394	36,009	87,244	37,309							842,762	825,036	17,726		
<b>Total non-routine</b>	<b>842,762</b>	<b>0</b>	<b>0</b>	<b>737,595</b>	<b>79,511</b>	<b>212,894</b>	<b>106,009</b>	<b>97,244</b>	<b>67,309</b>	<b>0</b>	<b>0</b>	<b>16,900</b>	<b>0</b>	<b>0</b>	<b>1,317,462</b>	<b>1,157,071</b>	<b>160,391</b>			
<b>Net Income (Deficit)</b>	<b>44,184</b>	<b>530</b>	<b>0</b>	<b>4,841</b>	<b>1,398</b>	<b>5,690</b>	<b>2,045</b>	<b>1,744</b>	<b>2,780</b>	<b>0</b>	<b>35,987</b>	<b>(17,400)</b>	<b>4,122</b>	<b>2,487</b>	<b>44,184</b>	<b>359,041</b>	<b>(313,857)</b>			

**ATTACHMENT C**

**MHA PORTFOLIO 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**

**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.

**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.

Parcel ID	Location	Owner	Built 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	\$664,900	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	\$7,226,300	12 4	92,391 30,000	970 HOUSING	EA		
149 627 728	117 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 COLONIAL	\$578,800	3 1	37,845 1,608	970 HOUSING	MA	8/1/1983 \$689,500	15161547
149 621 128	118120 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$692,600	6 2	29,499 2,228	970 HOUSING	MA	8/1/1983 \$689,500	15161541
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
149 621 147	124126 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 MULTI-GRD	\$675,700	6 2	8,015 2,228	970 HOUSING	MA	8/1/1983 \$689,500	15161547
100 450 001	282334 BRYANT ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT-GN APRTMNT-GN APRTMNT-GN	\$15,860,100	8 8	150,600 66,776	970 HOUSING	MF		
021 253 322	1416 CLEMENT ST	MALDEN HOUSING AUTHORITY	1900 APRTMNT-GN	\$2,353,600	0 12	8,272 7,643	970 HOUSING	EF	5/1/1988 \$1,200,000	19026333
154 506 605	193199 COLEMAN ST	MALDEN HOUSING AUTHORITY TRUSTEE	1970 MULTI-TNHS	\$443,800	8 4	6,599 3,750	970 HOUSING	XA	3/11/2010 \$1	54393-299
153 503 305	2026 COLEMAN ST	MALDEN HOUSING AUTHORITY TRUSTEE	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$3,717,400	8 4	107,998 45,150	970 HOUSING	MA	3/11/2010 \$1	54393-299
153 502 205	96102 COLEMAN ST	MALDEN HOUSING AUTHORITY TRUSTEE	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$1,614,700	8 4	45,002 17,325	970 HOUSING	MA	3/11/2010 \$1	54393-299
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
108 783 365	377427A FOREST ST	MALDEN HOUSING AUTHORITY	1982 APRTMNT-GN GARAGE	\$5,353,400	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	\$1,165,400	12 4	33,624 11,500	970 HOUSING	XA	3/11/2010 \$1	54393-299
159 622 232	1416 MAURIELLO WY	MALDEN HOUSING AUTHORITY	1983 MULTI-TNHS	\$676,200	6 2	8,499 2,228	970 HOUSING	MA	6/1/1983 \$198,000	970 75
048 864 439	120 MOUNTAIN AV	MALDEN HOUSING AUTHORITY	1951 APRTMNT-GN	\$8,484,700	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	\$11,080,000	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	\$5,918,300	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	\$14,965,100	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	\$4,824,100	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	\$3,935,300	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	\$3,334,100	8 4	40,480 15,000	970 HOUSING	CA		
165 510 034	165 OLIVER ST	MALDEN HOUSING AUTHORITY	1949 APRTMNT-GN	\$2,545,400	20 20	33,785 11,680	970 HOUSING	MA		
030 136 615	89 PEARL ST	MALDEN HOUSING AUTHORITY	1983 APRTMNT-GN	\$11,768,300	110 110	87,556 76,398	970 HOUSING	EF	6/1/1983 \$159,800	970 078



Parcel ID	Location	Owner	Built Type	Total Value	Beds Baths	Lot size 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	970 HOUSING	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	970 HOUSING	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	970 HOUSING	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	908 HOUSING	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	970 HOUSING	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

Print page 1 of 1

**MALDEN AUTOMOTIVE VEHICLE  
FLEET INVENTORY  
FY 2023**

MHA Registered Vehicles and Fuel Codes					
	Updated:	12/31/2022	DL		
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	A1B815	electric
2008	Carryall	Golf Cart	924964	A1B814	electric
2008	Carryall	Golf Cart	925109	A1B817	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 **Federal Public Housing Capital Fund Grant Program** and the **State Capital Improvement Plan Program**.

**MALDEN HOUSING AUTHORITY  
COMMISSIONER AND EXECUTIVE STAFF  
CONTACT INFORMATION**

**FY 2023**

**MALDEN HOUSING AUTHORITY EXECUTIVE CONTACT INFORMATION**

**BOARD OF COMMISSIONERS**

<b>COMMISSIONERS NAME:</b>	<b>OFFICE:</b>	<b>Appointed</b>	<b>Expires</b>
<b>Malden Mayor's Appointments/City Council Confirmation:</b>			
<b>William P. Hurley (Labor Comm.)</b> 617-780-0830 <a href="mailto:Billhurley.fst@gmail.com">Billhurley.fst@gmail.com</a>	<b>Chairperson</b>	<b>5/1/2021</b>	<b>5/1/2026</b>
<b>Joan M. Chiasson</b> 781-321-8576 <a href="mailto:Joanchiasson1971@yahoo.com">Joanchiasson1971@yahoo.com</a>	<b>Secretary</b>	<b>5/1/2022</b>	<b>5/1/2027</b>
<b>Mark A. Lawhorne</b> 781-530-6464 <a href="mailto:mlawhorne@comcast.net">mlawhorne@comcast.net</a>	<b>Treasurer</b>	<b>5/1/2020</b>	<b>5/1/2025</b>

**Resident Commissioner (VACANT) Ass't. Treasurer**

**MHA Governor's (DHCD) Appointment:**

<b>John P. Matheson</b> 781-322-3710 <a href="mailto:nshore781@gmail.com">nshore781@gmail.com</a>	<b>Vice Chairperson</b>	<b>7/9/2021</b>	<b>7/9/2024</b>
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**EXECUTIVE ADMINISTRATION**

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

**Attorney Thomas P. Callaghan, Jr., Counsel**  
**(781) 322-9090**  
[tpcallaghan@comcast.net](mailto:tpcallaghan@comcast.net)