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Gary Christenson, Mayor

**FY 2026 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
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 Executive and Programmatic 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 (Chairperson/ Labor Commissioner)	5/1/2021	5/2/2026
Frank M. Molis (Vice Chairperson/ Governor's Appointment)	7/9/2024	7/9/2029
Joan M. Chiasson (Secretary/Commissioner)	5/1/2022	5/1/2027
Emmanuel Marsh (Treasurer/Commissioner)	5/5/2025	3/19/2030
Karin H. Nystrom (Assistant Treasurer/Resident Commissioner)	5/1/2023	5/1/2028

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 2026 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 2026 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 2026 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 2026 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 and regulatory 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.	The 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 improving and preserving assets to the fullest extent possible.


 William P. Hurley, Chairperson
 Date: January 13, 2026

Signed and attested to under seal by MHA's Board of Commissioners as of the 13th day of January, 2026.



William P. Hurley, Chairperson



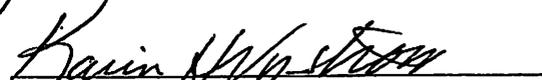
Frank M. Molis, Vice Chairperson



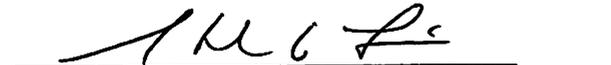
Joan M. Chiasson, Secretary



Emmanuel Marsh, Treasurer



Karin H. Nystrom, Assistant Treasurer



Stephen G. Finn, Secretary Ex Officio
{SEAL}

ATTACHMENT A

MALDEN HOUSING AUTHORITY

FY/FFY2026 FEDERAL AND STATE FINACIAL RESOURCES

ALL PROGRAMS AND SOURCES

ATTACHMENT A.1

***Anticipated Federal Funding: All Sums Estimated Until Funded Through Appropriations
MHA CY/FY2026 FINANCIAL RESOURCES: Planned Sources and Uses**

*Sources	Planned \$	Planned Uses
1. Federal Funding		
a) Public Housing Operating Fund	\$8,031,526	PH Program Operations
b) Public Housing Capital Fund MA06P022501-24 CFP	\$3,917,154	CFP (unobligated)
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$17,443,978	Section 8 Program Operations HAP
d) Resident Opportunity and Self-Sufficiency Grants	\$252,000	FSS Program Operations
f) Public Housing Dwelling Rental Income	\$7,910,000	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	\$39,995,135	MHA OPERATIONS

ATTACHMENT A.2

***Anticipated State Funding: All Sums Estimated Until Funded Through Appropriations
MHA CY/FY2026 FINANCIAL RESOURCES: Planned Sources and Uses**

*Sources	Planned \$	Planned Uses
1. State Funding		
a) Public Housing Operating Subsidy	\$692,982	PH Program Operations
b) Public Housing Capital Project Formula Funding Program	\$213,249	Formula Funding
c) MRVP/AHVP/SHARP HAP Assistance	\$335,000	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	\$9,500	PH Program Operations
b) Bank Interest	\$7,000	State PH & Voucher Program Operations
Total Resources	\$1,770,971	MHA OPERATIONS

ATTACHMENT B
MALDEN HOUSING AUTHORITY
FY/FFY2026 APPROVED BUDGET

ALL PROGRAMS

Malden Housing Authority																
Operating Budget - Fiscal Year Ending September 30, 2026																
All Programs																
	FYE 2025													2025/2026		
	Total	COCC	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	PH/FSS	Sect 8 VO	400-1	689-C	MRVP	Total	Total	Percent Change
Revenues																
Dwelling rent	8,761,600		4,680,000	516,000	1,044,000	640,000	840,000	640,000			504,000	87,600		8,761,600	8,499,600	262,000
Excess utilities	56,150		38,000	3,000	8,000	4,000	150	3,000						56,150	54,650	1,500
Interest income	189,125	28,000	60,000	6,000	20,000	10,000	20,000	6,000		30,000	7,000	2,000	125	189,125	234,075	(44,950)
Other income	112,500		27,500	6,000	20,000	20,000	15,000	8,000		8,500	9,500			112,500	133,000	(20,500)
Portable Administrative fees	8,500													8,500	8,600	100
Antenna Rental Fees	156,000				110,000	46,000								156,000	149,000	7,000
Property Management fees PH	1,333,620	1,333,620												1,333,620	1,076,500	258,120
Bookkeeping Fee PH	107,650	107,650												107,650	107,650	0
Asset Management fees PH	143,400	143,400												143,400	143,400	0
Capital Fund Fees	391,715	391,715												391,715	388,910	2,805
Section 8 Fees to COCC PM and BKPING	346,548	346,548												346,548	359,384	(11,836)
Fee for services Income - Maintenance and Legal	97,380	97,380												97,380	90,390	8,990
Section 8/MRVP Admin Fee	1,336,978									1,327,738		9,240		1,336,978	1,391,659	(54,681)
Section 8/MRVP HAP	19,985,000									19,250,000		335,000		19,985,000	19,380,000	605,000
Operating Fund - 10/1/2025 to 12/31/2025 @ 95%	1,733,128		624,026	139,422	309,261	203,371	313,735	143,314						1,733,128	1,798,628	(66,501)
Operating Fund - 1/1/2026 to 9/30/2026 @ 85%	4,834,436		1,708,616	392,960	871,629	673,166	884,238	403,918						4,834,436	5,804,349	(769,914)
Ross Grant	231,661								231,661					231,661	264,552	(22,871)
State operating subsidy	692,982										692,982	0		692,982	627,638	65,344
Capital Fund Operations - T.S and Prot Services	0													0	424,850	(424,850)
Capital Fund Operations - other	587,573	587,573			76,000	163,000	171,000	187,573						587,573	344,662	242,921
Capital Fund 1480 / Clerk of the Works	64,321	64,321												64,321	68,632	(4,311)
Revenue Transfer/And or Budget Transfer	0													0	0	0
Total revenues	40,780,188	2,602,534	6,728,040	1,473,372	2,458,890	1,640,647	2,244,123	1,291,805	231,661	20,822,738	1,213,482	89,600	344,365	40,760,188	41,116,621	(365,435)
Expenses	100%															
Administrative Expenses																
Administrative Salaries	3,371,612	1,227,678	485,840	77,686	163,507	160,828	189,092	84,694	162,003	709,094	100,816	17,276	3,400	3,371,612	3,276,926	94,686
Benefits - administration	1,391,637	497,898	200,639	31,832	69,197	61,860	77,587	34,898	66,102	303,032	41,054	7,049	1,387	1,391,637	1,308,188	83,339
Legal (includes fee for service to COCC)	161,600	4,600	50,000	10,000	20,000	30,000	12,000	5,000		13,000	6,500	600	0	161,600	139,328	22,272
Training	91,500	22,000	35,000	2,000	3,600	1,500	2,000	2,500		23,000	0	0	0	91,500	31,600	60,000
Travel	69,150	35,000	10,000	200	12,000	300	600	300		10,000	500	250	100	69,150	63,725	5,425
Outside accounting services	93,600	88,700	0	0	0	0	0	0		12,000	8,000	2,700	1,200	93,600	91,224	2,376
Audit	40,090	0	7,000	2,600	4,600	4,500	4,500	4,500		8,000	4,590	0	0	40,090	36,500	3,590
Advertising and marketing	8,000	3,500	1,000	500	500	1,500	500	500		0	0	0	0	8,000	13,876	(5,876)
All other sundry	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0
Postage & Machine Rental	70,600	8,000	8,000	2,000	4,000	2,000	3,600	1,000		35,000	6,000	0	100	70,600	71,683	(1,083)
Membership Dues	23,000	13,000	0	0	0	0	0	0		7,000	3,000	0	0	23,000	30,224	(7,224)
Telephone and FAX	111,376	30,000	16,000	3,000	7,000	4,000	6,000	5,000		35,000	6,000	250	125	111,376	77,079	34,296
Collection fees	1,000	0	0	0	0	0	0	0		0	1,000	0	0	1,000	1,000	0
Administrative Contracts	699,500	225,000	78,000	17,500	80,000	16,000	40,000	20,000		127,000	0	0	0	699,500	808,760	(90,740)
Form & Stationery	36,000	0	0	0	0	0	0	0		28,000	7,000	0	0	36,000	26,000	10,000
Payroll service	13,000	13,000	0	0	0	0	0	0		0	0	0	0	13,000	12,744	256
Interpreters/LEP	181,000	17,000	45,000	9,000	52,000	15,000	11,000	12,000		0	0	0	0	181,000	91,661	89,449
Other Office expense	92,376	16,000	16,000	4,500	7,500	1,500	2,000	2,500		13,000	27,000	250	125	92,376	83,393	8,983
Other direct	238,125	110,000	60,000	11,000	15,000	12,000	10,000	7,000		7,000	4,125	0	0	238,125	182,000	56,125
Total administration	6,659,983	2,291,276	1,011,380	171,717	437,704	298,898	359,679	179,892	228,105	1,330,126	216,384	28,274	6,437	6,659,983	6,035,709	624,284
Tenant services																
Tenant services - salaries	0													0	0	0
Tenant services - benefits	0													0	0	0
Tenant services - recreation	0													0	0	0
Tenant services - contract + Mystic Valley	355,000	60,000	60,000	65,000	6,000	60,000	65,000	60,000		0	0	0	0	355,000	335,000	20,000
Total Tenant services	355,000	60,000	60,000	65,000	6,000	60,000	65,000	60,000	0	0	0	0	0	355,000	335,000	20,000
																5.97%

Malden Housing Authority																	
Operating Budget - Fiscal Year Ending September 30, 2026																	
All Programs																	
	FYE 2025															FYE 2025	FYE 2026
	Total	COCC	AMP 1	AMP 2	AMP 3	AMP 4	AMP 5	AMP 6	PH/FSS	Sect 8 VO	400-1	889-C	MRVP	Total	Total	Increase (Decrease)	Percent Change
Utilities																	
Water and Sewer	1,720,110	0	887,383	211,784	210,830	113,485	233,132	119,816				143,882	0	1,720,110	1,602,888	117,443	
Electric	1,385,828	0	399,053	70,277	203,672	122,945	361,631	111,237				86,863	0	1,385,828	1,274,048	91,477	
Gas and Fuel Oil	634,068	0	450,358	85,839	89,025	82,012	34,088	45,355				68,686	0	634,068	634,586	197,083	
Other	60,000		33,000	3,000	3,500	3,000	4,600	3,000						60,000	80,000	0	
Total Utilities	3,889,704	0	1,669,803	381,679	606,871	321,481	633,348	278,218	0	0	307,332	0	0	3,889,704	3,642,702	408,002	11.30%
Maintenance Costs																	
Labor	4,030,902	88,476	1,458,395	384,943	698,169	371,749	488,110	313,784			313,619	23,768	0	4,030,902	4,139,162	(107,259)	
Benefits	1,683,918	28,761	618,468	167,734	248,490	162,487	192,072	128,284			127,925	6,688	0	1,683,918	1,689,382	4,828	
Materials and Supplies	824,480	14,380	285,600	37,860	117,770	40,780	83,830	31,030			40,030	2,600		824,480	811,483	115,987	
Contract Costs	661,640	0	159,110	32,930	94,420	61,780	109,240	61,630			62,770	6,760		661,640	668,040	6,600	
Total Maintenance	6,660,940	88,816	2,661,661	612,257	1,069,849	616,746	833,262	626,638	0	0	634,244	46,768	0	6,660,940	6,868,076	16,663	0.25%
General Expense																	
Insurance:																	
Property and Liability - Federal	482,148		272,018	69,622	61,176	34,169	40,872	33,402			0	0	0	482,148	481,303	30,842	
Property - State	67,601										61,663	6,249	0	67,601	63,842	3,859	
Liability - Sect 8	7,500		0	0	0	0	0	0			7,500	0	0	7,500	6,500	1,000	
Fidelity Bond	0	0	0	0	0	0	0	0			0	0	0	0	0	0	
All other insurance	241,845	39,088	86,828	18,088	28,558	20,288	22,340	14,811	3,676	22,880	14,683	608	78	241,845	193,864	48,081	
Payment in Lieu of Taxes	487,838		314,920	16,732	54,613	22,266	20,680	26,378			0	0	0	487,838	471,018	112,181	
Collection losses - 5%	41,300		23,400	2,680	5,220	2,700	4,200	2,700			500			41,300	40,040	1,260	
FSS Expense contributions	218,000		218,000											218,000	218,000	0	
Protective Services	165,310		9,920	40,840	33,720	6,340	64,240	31,160						165,310	139,880	25,660	
Property Management fee	1,599,183		627,818	111,600	241,058	138,384	181,852	122,760			268,648	0		1,599,183	1,351,984	247,184	
Bookkeeping Fee	168,650		42,670	9,000	18,440	11,160	16,480	8,800			51,000	0		168,650	168,450	800	
Asset Management fees	143,400		86,780	12,000	26,920	14,680	20,840	13,200						143,400	143,400	0	
Fee for Services Maintenance	0		0	0	0	0	0	0						0	0	0	
Total General Expense	3,609,988	39,088	1,619,180	270,382	448,600	280,148	370,604	264,401	3,676	376,698	68,738	6,616	78	3,609,988	3,286,932	343,805	10.63%
Total Operating expense	21,376,643	2,489,988	6,721,943	1,472,018	2,459,024	1,647,332	2,241,784	1,290,149	231,681	1,708,824	1,124,698	83,845	6,612	21,376,643	20,068,338	1,310,024	6.82%
Non operating expenses																	
Housing Assistance Payments	19,585,000												318,000	19,585,000	19,367,000	228,000	1.16%
Net Income prior to non-routine	(210,377)	12,676	6,097	1,356	(134)	2,225	2,339	1,656	0	(334,086)	88,785	6,965	2,663	(210,377)	1,890,882	(1,800,459)	
Non-routine expenses																	
Extraordinary Maintenance	621,760		248,760	176,500	96,000	33,500	33,600	33,600						621,760	692,100	29,880	
Replacement of equipment	1,285,650		307,450	102,300	271,700	192,800	218,400	161,600			41,000			1,285,650	1,340,300	(64,750)	
Betterments and additions - Capitalized	200,000	0	80,000	0	40,000	0	40,000	40,000						200,000	80,000	120,000	
Debt service payments for ESCO	842,782		606,395	48,611	47,394	38,009	67,244	37,309						842,782	842,782	0	
Total non-routine	2,950,682	0	1,241,465	326,311	455,094	282,409	359,144	262,609	0	0	41,000	0	0	2,950,682	2,855,182	84,600	
Net Income (Deficit)	(3,160,439)	12,676	(1,235,368)	(326,955)	(455,228)	(260,184)	(359,806)	(260,953)	0	(334,086)	47,768	6,965	2,663	(3,160,439)	(1,168,060)	(1,692,389)	

ATTACHMENT C

MHA PORTOFOLIO INVENTORY – 2026

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

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.

{SEE OVER}

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

FY2026 PROPERTY RECORDS

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	\$828,200	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	\$8,194,400	12 4	92,391 30,000	970 HOUSING	EA		
149 627 728	117 BEACHVIEW AV	MALDEN HOUSING AUTHORITY	1983 COLONIAL	\$718,800	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	\$861,900	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	\$780,100	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	\$838,500	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	\$19,392,500	8 8	150,600 66,776	970 HOUSING	MF		
021 253 322	1416 CLEMENT ST	MALDEN HOUSING AUTHORITY	1900 APRTMNT-GN	\$2,916,800	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	\$526,300	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	\$4,248,600	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	\$1,859,200	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	\$634,500	5 2	5,349 1,768	970 HOUSING	EF	6/1/1983 \$100,900	15058051
108 783 365	377427A FOREST ST	MALDEN HOUSING AUTHORITY	1962 APRTMNT-GN GARAGE	\$6,588,900	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	\$1,354,100	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	\$795,700	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	\$10,431,700	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	\$12,712,900	12 4	170,847 52,500	970 HOUSING	EA		
121 481 101	135141 NEWLAND ST	MALDEN HOUSING AUTHORITY	1970 MULTI-TNHS MULTI-TNHS MULTI-TNHS	\$6,775,200	8 4	78,809 26,250	970 HOUSING	EA		

Parcel ID	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	NHood	Sale date Sale price	Book Page
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		
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

Print page 1 of 1

MHA AUTOMOTIVE VEHICLE

FLEET INVENTORY

FY2026

MHA Registered Vehicles and Fuel Codes					
	Updated:	1/13/2026			
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
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 FY2026
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
COMMISSIONER AND EXECUTIVE STAFF
CONTACT INFORMATION**

FY2026

MHA BOARD OF COMMISSIONERS OFFICE/TERMS 10/1/2025 – 9/30/2026

	Term Appointed	Term Expires
<u>Chairperson</u> William P. Hurley (Labor Member) 67 Kimball Street Malden, MA 02148 617-780-0830 bhurley@iwlocal7.org	5/1/2021	5/2/2026
<u>Vice Chairperson</u> Frank M. Molis (Governor's Member) 135 Russell Street Malden, MA 02148 781-322-3170 Nshore781@gmail.com	4/23/2024	7/9/2029
<u>Secretary</u> Joan M. Chiasson 274 Summer Street Malden, MA 02148 781-835-9683 Joanchiasson25@gmail.com	5/1/2022	5/1/2027
<u>Treasurer</u> Emmanuel Marsh 65 Wentworth Street Malden, MA 02148 781-526-8724 EMMANUELMARSH@GMAIL.COM	5/5/2025	3/19/2030
<u>Assistant Treasurer</u> Karin H. Nystrom (Resident Member) 630 Salem Street Apt #817 Malden, MA 02148 617-797-2998 svenskarin@gmail.com	5/1/2023	5/1/2028

MHA EXECUTIVE ADMINISTRATION

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Malden, MA 02148
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