



MASSACHUSETTS

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Gary Christenson, Mayor

Malden Affordable Housing Trust Fund

Meeting Minutes

January 19, 2022 – 5:00 PM

Trustees

Mayor Gary Christenson

Steve Finn

Angie Liou

Catherine Price

Roxanne Reddington-Wilde

Brian Slater

Ward 6 Councillor Stephen Winslow

New Business:

1. Call to Order

Councillor Winslow called the meeting to order at 5:03 PM.

Councillor Winslow read the following remote meeting notice into the record:

On June 16, 2021, Governor Baker signed into law An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency. This Act includes an extension, until April 1, 2022, of the remote meeting provisions of his March 12, 2020, Executive Order Suspending Certain Provisions of the Open Meeting Law. This meeting will be conducted via remote participation. This meeting will not include in person attendance by members of the public but all effort will be made to permit public attendance, in the manner specified below, via remote access by internet, telephone, and if available via public broadcast of the meeting by Urban Media Arts on public access television channels. Public access will also be provided by posting draft minutes, and/or a transcript, recording, or record of the meeting on the City of Malden website at cityofmalden.org as soon as practicable after the meeting.

Additional information/guidelines for the public can be found here:

<https://www.mass.gov/service-details/updated-guidance-on-holding-meetings-pursuant-to-the-act-extending-certain-covid-19-measures>

Evan Spetrini called the roll

- Trustees Present: , Mayor Christenson, Steve Finn, Angie Liou, Roxanne Reddington-Wilde, Brian Slater, and Councillor Winslow
- Others Present: Evan Spetrini, Senior Planner, OSPCD; Dan Grover, Treasurer, City of Malden

2. Approval of Meeting Minutes from November 17, 2021

On a motion by Councillor Winslow and seconded by Ms. Reddington-Wilde, the minutes from the November 17, 2021 meeting were approved unanimously.

3. Finance Report

Mr. Grover gave an update on the Trust's finances. The current balance is \$962,588.55, inclusive of \$79.41 in interest earned in the month of November and \$82.06 in December. The only expenses this fiscal year have been for salaries at \$616.67 per month. The Trust is currently earning interest at 10 basis points.

4. Mayor's Affordable Housing Program Updates

a. Eviction Prevention Program

Alex Pratt, Community Development Director at OSPCD, could not make it to the meeting. Mr. Spetrini said he would follow up with Mr. Pratt to get a written update on the Eviction Prevention program

b. Inclusionary Zoning

Mr. Spetrini stated he is beginning to establish guidance materials for developers and setting up monitoring processes to ensure the inclusionary units are created to the standards required by the ordinance and that they stay affordable moving forward. He is consulting with other communities to develop those processes. Some developers have inquired about the ordinance but not concrete proposals have come in yet. Mr. Spetrini stated there is still no proposal regarding 1 Salem Street. Once the building at 15 Ferry Street is moved, the developer will submit their plans. Mayor Christenson said that the developers are inquiring about the rules when they meet with his office. Councillor Winslow asked if the developers have had negative reactions to the ordinance. Mayor Christenson said none of the developers have indicated that the requirements are too onerous.

c. Neighborhood Hub

Mr. Spetrini gave an update on the Neighborhood Hub program. He stated that they are close to identifying the first few target properties to acquire and convert to affordable housing. They are going to present the project to the ARPA Housing Subcommittee in the next couple of weeks to request funding to be set aside for the program. Mr. Spetrini explained that securing funding is the critical path item at this point – they cannot approach property owners without funding in place.

Mr. Spetrini said they have spoken with MassHousing about other potential funding opportunities for the project. The Governor's economic development bill that passed in January 2021 included \$50M for the Neighborhood Stabilization Program. MassHousing and DHCD are currently working on developing guidelines for the program and will be prioritizing Neighborhood Hub communities.

5. AHTF Staffing

Mr. Spetrini explained that OSPCD is still working on the Housing Program Coordinator job description and proposal for the Trust. He explained that this would be a crucial addition to the team needed to carry out the new affordable housing initiatives that have evolved over the last few years, including the formation of the Trust and its action plan as well as the introduction of the ARPA funds. Since most of the funding will come from the Housing ARPA Subcommittee, they plan to get approval from that group first, and then they will send the proposal to the Trustees.

Mr. Spetrini said they will request \$25,000/year from the Trust for three years, while the remainder will come from ARPA funds. This would be a temporary position to coincide with the ARPA timeline.

6. Adjournment

Councillor Winslow made a motion to adjourn and was seconded by Ms. Reddington-Wilde. All Trustees voted in favor and the meeting was adjourned at 5:16 PM.