

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on September 29, 2026, at 8:30 AM at the office of the Authority, 630 Salem Street, Malden, MA 02148.

COMMISSIONERS ATTENDING: Joan M. Chiasson, William P. Hurley, Frank M. Molis, and Karin H. Nystrom

COMMISSIONERS ABSENT: Emmanuel Marsh

MHA STAFF ATTENDING: Stephen G. Finn and Barbara A. Hooley

MHA STAFF ABSENT: Thomas P. Callaghan

1. APPROVAL OF MINUTES 9-2-26

The Board reviewed the minutes of the 9-2-26 meeting.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Karin H. Nystrom, it was unanimously:

VOTED: To approve the 9-2-26 meeting minutes.

Ayes: Joan M. Chiasson, William P. Hurley, Frank M. Molis, and Karin H. Nystrom

Nays: None

2. APPROVAL OF THE BILLS AND SIGNING OF CHECKS August 2026

- a) The Board perused the Section 8 and MRVP Rent Payment Register for August, 2026 totaling \$1,596,311.08 and the Revolving Fund Register for August, 2026 totaling \$1,194,133.70.

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve the bills and signing of checks for Section 8, MRVP and the Revolving Fund Register for August, 2026.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

3. FINANCIAL MATTERS

A. EOHLC DOCUSIGN CFA AMENDMENTS/AWARDS/AGREEMENTS--Submission Approval

The Board reviewed an approval for MHA's Board Chair (Currently William P. Hurley) or Executive Director (currently Stephen G. Finn) to accept, execute and submit all future EOHLC Docusign CFA Amendments/Awards/Agreements with the Executive Director to provide a certified copy of these meeting minutes to evidence the Boards approval of each CFA Admission to EOHLC as required.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously:

VOTED: To approve MHA's Board Chair (Currently William P. Hurley) or Executive Director (currently Stephen G. Finn) to accept, execute and submit all future EOHLC Docusign CFA Amendments/Awards/Agreements with the Executive Director to provide a certified copy of these meeting minutes to evidence the Boards approval of each CFA Admission to EOHLC as required.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

B. RESOLUTION 2026-11--Amendment

The Board analyzed a request to revise and reform wording in the Board minutes of 9-2-26 of agenda Item 3D from MHA's September 2nd as follows: **(new wording highlighted in red below):**

Resolution 2026-11: Approval of MHA FY2027 Budget and Authorization and Approval for Board Chairperson, William P. Hurley, **and/or Executive Director, Stephen G. Finn**, to sign and submit MHA's FY2027 HUD Operating Budget Resolution form HUD-52574 in HUD's Public Housing Portal and additionally that all Commissioners, the Executive Director and MHA's Fee Accountant be authorized and approved to complete all required Certifications and Documentations to hereafter submit MHA's FY2027 Budget to EOHLC pursuant to EOHLC's FY2027 Budget Guideline requirements, **with this Approval effective as of September 2, 2026.**

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Karin H. Nystrom, it was unanimously:

VOTED: To approve request to revise and reform wording of agenda item 3D from MHA's September 2nd, 2026 Board meeting as detailed above.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

C. MHA FY2026 QUARTERLY FINANCIAL STATEMENTS FOR PERIOD ENDING 6-30-26--(Review only).

D. YMCA--Invoices (2)

The Board evaluated two (2) invoices from the YMCA as detailed below:

Program	Date	Amount	Amp Charged
Linden Afterschool/Summer Program July 2026	7-31-26	\$5,183.39	AMP 1
Newland Afterschool/Summer Program July 2026	7-31-26	\$3,384.56	AMP 1
Total		\$8,567.95	

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve and authorize payment in the amount of \$8,567.95 to the YMCA as detailed above with cost to be paid by the COCC.

Ayes: William P. Hurley, Joan M. Chiasson and Karin H. Nystrom

Nays: None

Abstain: Frank M. Molis

E. ATLANTIC AWNING--INVOICE

The Board studied an invoice dated 9/11/2026 in the amount of \$19,482.50 from Atlantic Awning for second phase of replacing awning at 630 Salem Street with cost to be paid by AMP 3.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Karin H. Nystrom, it was unanimously:

VOTED: To approve payment in the amount of \$19,482.50 to Atlantic Awning for second phase of replacing awning at 630 Salem Street with cost to be paid by AMP 3.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

F. MANETTE DONOVAN, ESQ--Invoice

The Board assessed an invoice dated 9-10-26 in the amount of \$3,569.50 from Manette Donovan, Esq. for work completed on MHA's Fair Housing Four Factor Analysis and Language Access Plan for the period May through August with cost to be paid by the COCC.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously:

VOTED: To approve payment in the amount of \$3,569.50 to Manette Donovan Esq. as detailed above with cost to be paid by the COCC.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

G. SECTION 8--Reserve Fund

The Board considered an approval to expend up to \$100,000.00 from MHA's Section 8 Program Unrestricted Reserves during CY2026 and CY2027 if needed to allow MHA to make all required HAP payments should voucher program utilization costs exceed available HUD funding in any given month.

After due discussion and upon motion duly made by Karin H. Nystrom, and seconded by Frank M. Mols, it was unanimously:

VOTED: To approve and authorize MHA to expend up to \$100,000.00 from MHA's Section 8 Program Unrestricted Reserves if needed to allow MHA to make all required HAP payments should voucher program utilization costs exceed available HUD funding in any given month during CY2026 or CY2027.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

H. HUD PUBLISHED FY2027 MARKET RENT PAYMENT STANDARDS

The Board evaluated an approval and adoption of HUD's Published FY2027 Fair Market Rents (FMRs) as MHA's Section 8 Program Payment Standards at the percentage of

90% to 100% by bedroom size as determined by the Section 8 Director for each of the FMR Areas listed on the data sheets included for this agenda Item (ie, the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, with same also proposed as MHA's FY2027 Public Housing Flat Rents at 85% by bedroom size; the Lawrence, MA-NH HUD Metro FMR Area; the Lowell, MA HUD Metro FMR Area; and the Brockton, MA HUD Metro FMR Area); all to be implemented as of January 1, 2027.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Joan M. Chiasson it was unanimously:

VOTED: To Approve and Adopt HUD's Published FY2027 Fair Market Rents (FMRs) as MHA's Section 8 Program Payment Standards at the percentages of 90%-100% by bedroom size as determined by the Section 8 Director for each of the FMR Areas listed on the data sheets included for this Agenda Item (ie, the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, with same also set at such percentages as MHA's FY2027 Public Housing Flat Rents at 85% by bedroom size; the Lawrence, MA-NH HUD Metro FMR Area; the Lowell, MA HUD Metro FMR Area; and the Brockton, MA HUD Metro FMR Area); all to be implemented as of January 1, 2027.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

I. MALDEN SECTION 8 PROJECT BASED VOUCHER HAP CONTRACT WITH HOUSING FAMILIES, Inc. Cross Street--Renewal

The Board examined an approval to renew the Malden Project Based Voucher Program HAP Contract with Housing Families, Inc. for Cross Street (19 units) with renewal as of 9/1/2026 and to extend for a period of twenty (20) years to (August 31, 2046) and authorization for Executive Director to sign same.

After due discussion and upon motion duly made by Joan M. Chiasson, and seconded by Karin H. Nystrom, it was unanimously:

VOTED: To approve and authorize renewal of the Project Based Voucher Program HAP Contract with Housing Families, Inc for Cross Street as detailed above and authorization for Executive Director to sign same.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

J. CIVIC PLUS--Change Order

The Board studied a change order dated 9-3-26 in the amount of \$2,455.47 from Civic Plus to update the MHA website for ADA compliance with cost to be paid as determined by the Finance Director.

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Frank M. Molis, it was unanimously:

VOTED: To approve and authorize change order in the amount of \$2,455.47 to Civic Plus as detailed above.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

K. HOMER CONTRACTING--Change Order #2

The Board examined change order #2 dated 9/23/2026 in the amount of \$5,466.00 from Homer Contracting for storm doors and entry trim for the AMP 1 Linden Window and Siding Project with cost to be paid by the CFP.

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve and authorize change order in the amount of \$5,466.00 to Homer Contracting as detailed above.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

L. PERFORMANCE BONUSES--Forestdale ModPhase Project--Leasing

The Board perused a request from Occupancy Director, Lisa Martorana and Public Housing Director, Jen Carlson, to award performance bonuses to the MHA staff members listed below for their exceptional efforts on completing the successful leasing of 67 Rehabilitated Forestdale ModPhase Project units with cost paid by the COCC.

Name	Title	Bonus Amount
Angela Smith	Public Housing Specialist	\$1,250.00
Evan McCarthy	Public Housing Specialist	\$1,250.00
Margaret Foley	Occupancy Specialist	\$1,250.00
Lisa Kinnon	Occupancy Specialist	\$1,250.00

Sonia Lee	Occupancy Specialist	\$1,250.00
Nicole Eccleston	Occupancy Specialist	\$1,250.00
Ashley Leung	Occupancy Specialist	\$1,250.00
Michelle Lebert	Occupancy Specialist	\$750.00
Cathy Bouche	Receptionist	\$750.00

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Frank M. Molis, it was unanimously:

VOTED: To approve payment of performance bonuses to MHA staff as detailed above with cost paid by the COCC.

Ayes: Joan M. Chiasson, William P. Hurley, Frank M. Molis, and Karin H. Nystrom

Nays: None

M. VACATED TENANT BALANCES--Additional Write Off

The Board examined one (1) additional tenant balance write off in the amount of \$3,017.00 with Attorney Danielle Walsh having the ability to pursue collection if recovery is possible at her discretion.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Karin H. Nystrom, it was unanimously:

VOTED: To approve an additional tenant write off in the amount of \$3,017.00 as detailed above.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

N. SOUTH COAST IMPROVEMENT COMPANY--Change Order

The Board studied a change order (#045) dated 9-17-26 in the amount of \$11,107.80 from South Coast Improvement Company for City of Malden permit fees on the Suffolk Manor Amp 2 stove to electrification project with cost paid by the CFP.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously:

VOTED: To approve and authorize change order in the amount of \$11,107.80 from South Coast Improvement Company as detailed above with cost paid by the CFP.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

O. MALDEN POLICE—Invoices-(8)

The Board analyzed eight (8) invoices from the Malden Police with payments to be allocated to the AMP's served as follows:

Invoice #	Date	Amount
37369	8-31-26	\$1,349.56
37422	9-8-26	\$1,349.56
37436	9-11-26	\$674.78
37457	9-14-26	\$1,012.17
37470	9-16-26	\$337.39
37490	9-17-26	\$1,012.17
37515	9-21-26	\$674.78
37537	9-23-26	\$337.39
TOTAL		\$6,747.80

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve and authorize payment of eight (8) invoices to the Malden Police Department with a total cost of \$6,747.80 for detail coverage at various MHA developments with cost to be allocated to the AMP's served.

Ayes: Joan M. Chiasson, William P. Hurley, Frank M. Molis and Karin H. Nystrom

Nays: None

4. POLICIES AND CONTRACTS None

5. REVIEW OF CHARITABLE REQUESTS

- a) The Board considered a donation request from MassNAHRO for their 2026 Annual Gala on October 29th, 2026 at a cost of \$5,000.00 together with the purchase of a Table for 10 at a cost of \$1,250.00 for a total cost of \$6,250.00 with cost paid by the COCC.

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Frank M. Molis, it was unanimously:

VOTED: To approve and authorize a donation in the amount of \$6,2500.00 to Mass NAHRO in support of their 2026 Annual Gala with cost paid by the COCC.

Ayes: Joan M. Chiasson, William P. Hurley, Frank M. Molis and Karin H. Nystrom

Nays: None

6. CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:

- a) PHADA ADVOCATE September 9, 2026 and September 23, 2026

7. REVIEW OF APPROVED FOR PAYMENT CAPITAL INVOICES, REQUISITIONS FOR PAYMENT AND ALL OTHER APPLICABLE PROJECT DOCUMENTATION (EDIFICATION ONLY)

- a) Invoice dated 7-21-26 in the amount \$17,659.40 from M.L.Schmitt, Inc. for remobilization and oil containment curb cost for the Forestdale Load Center Replacement Project with cost paid by the State through CapHub.
- b) Signed Certificate of Final Completion dated 7-21-26 inclusive of payment of Retainage in the amount of \$695,053.87 from Deiulis Brothers Construction for completed work on the Forestdale ModPhase Project with cost paid by the State through CapHub.
- c) Signed Certificate of Substantial Completion dated 8/28/26 from Southcoast Improvement Company for work of the Suffolk Manor AMP2 Resident stove electrification project.
- d) Invoice Payment #3 dated 9-15-26 in the amount of \$620,532.40 from Homer Contracting for work completed on the AMP 1 Linden Window and Siding Project with cost paid by the CFP.
- e) Application and Certificate for Payment dated 5/7/26 in the amount of \$37,612.40 from M.L Schmitt, Inc for work on the Forestdale Load Center Replacement Project with cost paid by the State through CapHub.
- f) Payment of an invoice dated 9-2-26 in the amount of \$19,180.25 from MKA Architecture for AMP 2 Suffolk Manor Contract Administration for the Resident stove electrification project with cost paid by the CFP.

g) MHA FY2027 Insurance Renewal Policy Invoices Received as of 9-29-26:

Insurance Company	Type of Insurance	Premium
Travelers	Auto	\$50,852.00
Travelers/HAI Group	Excess Auto Liability	\$10,907.00
Travelers	Crime Liability	\$1,587.00
Philadelphia	Officers & Directors	\$5,203.00

8. REVIEW OF APPROVED TRAINING AND CONFERENCE OFFERINGS

- a) PHADA 2027 Commissioners & Leadership Conference-January 4th through 7th, 2027 San Diego, CA

9. OPEN DISCUSSION

- a) The Executive Director's informed the Board of his approval for Maintenance Laborer, Scott DeSalvo, use of vacation and/or personal time from 9-1-26 through 9-4-26 and as he may need to prior to the expiration of his six-month probationary period with all such time used to be offset against such time when accrued after the satisfactory completion of his probationary period in accordance with MHA's Personnel Policy.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously:

VOTED: To confirm Maintenance Laborer, Scott DeSalvo, to use vacation and or personal time as he may need prior to the expiration of his six-month probationary period with all such time used to be offset against such time when accrued after the satisfactory completion of his probationary period in accordance with MHA's Personnel Policy.

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

- b) Thank You Letter from Bread of Life for MHA's \$250.00 donation.
- c) Reminder – City of Malden's 8th Annual Public Safety Day, Sunday, October 4, 2026 11:00am - 1:00pm at Linden School and Park.
- d) The Executive Director informed the Board of a reimbursement check from the Suffolk Manor Resident Association Club (SMRA) made out to Suffolk Manor Resident Association President, Rochelle Bluefort, for use of her personal credit card due to the fact that her SMRA card had expired for food and non-alcoholic drinks at the Association's July 2026 Monthly Meeting.

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve reimbursement check from SMRA Club President, Rochelle Bluefort, for purchases made on her personal credit card for the July 2026 meeting.

Ayes: Joan M. Chiasson, William P. Hurley, Frank M. Molis and Karin H. Nystrom

Nays: None

- e) Review of MHA Mass Nahro Annual Conference Program Book Ad.
- f) Reminder: NSHEDA Annual Legislative Breakfast Friday, October 16, 2026 at Spinelli's Lynnfield, MA
- g) **Rotation of Board Officer Positions for FY2027 at the 10/13/25 Board Meeting**
 - Frank M. Molis-Chair
 - Joan M. Chiasson-Vice Chair
 - Emmanuel Marsh- Secretary
 - Karin H. Nystrom-Treasurer
 - Bill Hurley-Assistant Treasurer
- h) Consideration of paying up to \$12,500.00 from the COCC inclusive of wait staff gratuity of 20% and entertainment costs up to \$300.00 for MHA's Annual Holiday Party at Anthony's of Malden on Thursday 12/17/2026 at Noon, together with approval for Executive Assistant, Barbara Hooley, to use her MHA Credit Card to purchase centerpieces, decorations and table food for the Event.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously:

VOTED: To approve and authorize spending up to \$12,500.00 from the COCC (inclusive of wait staff gratuity of 20% and entertainment costs) to fund MHA's Annual Holiday Party at Anthony's of Malden on Thursday, December 17, 2026, at Noon, together with approval for Executive Assistant, Barbara Hooley, to use her MHA Credit Card to purchase centerpieces, decorations and table food for the Event.

Ayes: Joan M. Chiasson, William P. Hurley, Frank M. Molis and Karin H. Nystrom

Nays: None

- i) Acceptance of the Resignation of Modernization and Procurement Director Randy Waters.

09/29/26

ADJOURNMENT

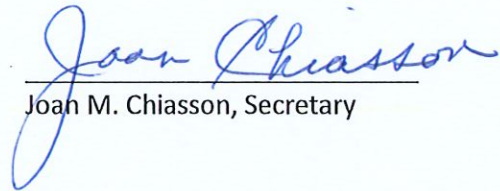
After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Frank M. Molis, it was unanimously:

VOTED: To Adjourn

Ayes: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

Adjourned at 9:40 AM


Joan M. Chiasson, Secretary