

# Owner News

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Metropolitan Boston  
Housing Partnership  
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## First Annual Property Owner Resource Fair a Resounding Success

More than 75 property owners, vendors, and staff attended MBHP's first Property Owner Resource Fair on Saturday, May 20th. This free event offered workshops on a variety of topics including landlord/tenant law, conflict resolution, Section 8 regulations, inspections and carbon monoxide regulations, and home rehabilitation resources. Informational tables, raffle prizes, and refreshments were also featured.

Participating organizations included:

- Attorney A. Joseph Ross
- Boston Building Materials Co-op
- Boston Home Center
- Boston Housing Authority
- Boston Private Bank & Trust
- Building Materials Resource Center
- Citizens Bank
- City of Boston's Department of Neighborhood Development
- Codman Square Neighborhood Development Corporation
- Home Modification Loan Program
- LeadSafe Boston
- Mediation for Results
- Metropolitan Boston Housing Partnership



Property Owner Resource Manager Jennifer Shaw said the purpose of the event was to “help property owners obtain important information on the vast array of resources that are available to them.”

Feedback from property owners who attended the event was overwhelmingly positive. Most made a day of the event, collecting armloads of informational literature and lingering until the end of the last workshop.

MBHP works with more than 4,000 property owners through our rental assistance and Scattered Site Family Emergency Shelter programs.

## Property Owner Services at MBHP

MBHP offers a variety of services and resources to help property owners navigate the complex world of inspections and regulations.

Property owners are our customers. We endeavor to respond quickly to needs and questions, are as flexible as possible with scheduling inspections and other appointments, and have streamlined our rental payment system to offer electronic direct deposit for any landlords who wish to participate.

In addition to day-to-day customer service, free workshops are a key element of Property Owner Services. Offered from September through May, these bi-weekly events draw audiences of up to 100 to discuss topics including landlord/tenant law, conflict resolution, Section 8 regulations, weatherization, and tax planning.

Our resources for property owners include this quarterly newsletter, free apartment listings, an email list for news updates, and forms, publications, and helpful links on [www.mbhp.org](http://www.mbhp.org). In addition, MBHP provides referrals to other organizations for legal assistance, de-leading, and home rehabilitation services.

Both workshops and resources are offered at our newest event, the annual Property Owner Resource Fair.

MBHP offers a variety of programs to help landlords with maintaining their properties and negotiating with tenants. These include:

- **Mediation**—a meeting between the property owner, tenant, and MBHP's Director of Customer

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### SAVE THE DATE!

#### Landlord/Tenant Law Workshop

TUESDAY, OCTOBER 3 • 6:00–8:00 p.m. at MBHP

with Attorney Leslie C. Sammon of Adams & Sammon in Boston

**Topics will include tenant selection,  
security deposits, and dispute resolution.**

RSVP to Jennifer Shaw at [jennifer.shaw@mbhp.org](mailto:jennifer.shaw@mbhp.org) or 617-425-6637

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Relations can resolve issues, prevent evictions, and avoid costly legal fees.

- **Home Modification Loan Program (HMLP)**—provides loans to make access modifications to the primary permanent residence of elders, adults with disabilities, and families with children with disabilities.
- **Staying Home**—helps elderly and disabled tenants, housing applicants, and property owners retain their independence and their housing by providing resources and improving access to existing community supports.
- **Homes for Good**—facilitates the re-sale of affordable units to low- and moderate-income first-time homebuyers.

The crown jewel of MBHP's Property Owner Services is the annual Property Owner Appreciation Evening. Each year, more than 100 property owners, MBHP Board of Directors, and staff members gather to celebrate our landlords' commitment to providing housing for low- and moderate-income individuals and families. This event typically features a prominent guest speaker and awards for landlords who have truly gone 'above and beyond' in their service to MBHP tenants.

Good customer service is the most important aspect of Property Owner Services. We believe that with program integrity; a variety of programs, resources, supports, and events; addressing questions and concerns quickly and efficiently; issuing rental payments on time; and showing our appreciation, we can achieve better property owner retention and better apartment listings for our tenants.

For information about any of our programs, services, or resources, please contact Jennifer Shaw, Property Owner Resource Manager, at 617-425-6637 or [jennifer.shaw@mbhp.org](mailto:jennifer.shaw@mbhp.org).

## Warm Weather Energy Savings Tips

- Look for ENERGY STAR air conditioners. They are the most energy efficient models on the market.
- If possible, keep your room air conditioner out of the sun. Room air conditioners work best when kept cool. Installing one in a north-facing wall is usually ideal.
- If you have central air conditioning, keep your thermostat at 78 degrees or higher. You can save approximately an additional six to seven percent off your cooling costs for each degree above 78.
- Turn your water heater down to 120°F to save money on your electricity or fuel bill. If you have children in the house, this is also a safety measure.
- Install ENERGY STAR compact fluorescent light bulbs in your most-used fixtures and lamps. Fluorescent bulbs emit less heat, plus you'll save \$30 to \$40 in energy costs over the life of each bulb.
- Check your heating and cooling system to make sure it is operating at peak efficiency.
- Consider installing a ceiling fan, or use window fans to keep the air circulating in your home.
- Take lukewarm showers and baths to avoid humid air, which holds more heat.
- Close blinds, drapes and shades during the hottest part of the day. This keeps the strong sunlight from heating your home.
- Postpone doing laundry and dish-washing until nighttime to avoid generating extra heat. Take advantage of the warm air and hang your laundry outside to dry.
- Use the air dry setting on your dishwasher.
- Use your microwave, grill or countertop appliances for cooking instead of the oven or stove.
- Install white window shades or blinds to reflect heat away.

- Keep your freezer tightly packed, adding bags of ice as needed to fill space.
- Set your freezer at 5° and your refrigerator at temperatures from 37-40°

## Improve Your Home This Summer With Codman Square Housing Services!

Codman Square Neighborhood Development Corporation (CDNDC) offers several programs to help Boston homeowners repair, restore, and revitalize their properties.

These programs include:

- Free grant referral services
- Zero percent interest loans for lead abatement
- Low interest home improvement loans
- Free contractor selection assistance
- Work quality evaluation

Owners who live in their 1-4 family units, investors, and nonprofit organizations are eligible to apply. For more information, please call 617-825-4224, ext. 124.

### FREE Window and Screen Repair Clinic at the Boston Building Materials Co-op

Make your house look its best—and keep the bugs at bay—by learning to fix broken windows and torn screens yourself. Just bring in the window or screen that needs repair, and they'll show you the rest. Then go back any time to do other repairs yourself.

It's easier than you think!  
You pay for materials only.

First Saturday of every month  
9:00–10:00 a.m.

To register call 617-442-2262