

Owner News

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Metropolitan Boston
Housing Partnership
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125 Lincoln Street • Boston, MA 02111 • 617-859-0400 • Fax 617-426-4256 • www.mbhp.org

MBHP Honors Five Property Owners at Annual Appreciation Evening

MBHP's Fourth Annual Property Owner Appreciation Evening took place on October 19th. The event, created to thank the 4,000 property owners who rent to MBHP tenants, was hosted by Executive Director Julia Kehoe and featured remarks by Board of Directors Co-Chair Steven Rioff, Director of the Department of Housing and Community Development (DHCD) Jane Wallis Gumble, and featured speaker Boston Mayor Thomas M. Menino. Nominated by MBHP staff and tenants, five property owners received appreciation awards: Bernadette Charles (Dorchester), Vincent Craig (Dorchester), David Richardson (Woburn), Hearn Properties (Mattapan), and Peabody Properties (Chelsea).


Mayor Menino explained the importance of affordability in Greater Boston. "Affordable housing brings stability to people's lives. When they don't have to struggle to pay the rent every month, they can focus on taking care of their families."

Award winners received a certificate of appreciation and a one-year membership to the Boston Building Materials Co-Op.

The Property Owner Appreciation Evening was made possible by Sovereign Bank; Boston Private Bank and Trust; Appleby & Wyman Insurance Agency, Inc.; The Paul and Phyllis Fireman Foundation; Intercontinental Management Corporation; Adams & Sammon, Counselors at Law; Automatic Temperature Control



Property owner David Richardson is congratulated by Julia Kehoe, Jane Gumble, Mayor Thomas M. Menino, and Steven Rioff.


Corporation; M.D. Guappone Insurance Agency; and by the support of A Moveable Feast; Boston Building Materials Cooperative; and Central Parking, Inc. 

Property Owners: MBHP Wants to Hear Your Voice!

Please join Jennifer Shaw and members of the Boston Rental Property Association in creating a Property Owner Advisory Board for MBHP.

Through these meetings we hope to get your input on questions like:

- What are the obstacles or challenges you face as a property owner?
- How can other property owners be assisted in dealing with these challenges?
- What is the best way for Property Owners to be informed of program rules and regulations?
- What can MBHP do to improve the process of our work, such as inspections, leasing etc?
- What additional services can MBHP provide, and how can we better serve your needs?

If you are interested in participating contact Jennifer Shaw at 617-425-6637 or jennifer.shaw@mbhp.org. 


List Your Apartment with MBHP!

List your vacant units for free on our website. The listings are updated weekly.

To send us your listing:

1. Visit our website (www.mbhp.org).
2. Click on "list an apartment."
3. Click on "download" and complete the form as an MS Word document.
4. Email the form to yelena.orkin@mbhp.org as an attachment, or print it out and fax it to 617-426-4256 (no cover page is needed).

How can you make your unit more marketable?

Add a fresh coat of paint, clean or replace carpets, fix or replace cracked tiles, and provide a refrigerator. Clean the unit thoroughly between tenants; keep the yard and common areas tidy; and provide a washer/dryer or hook-up. Making these relatively minor investments will make your unit more welcoming to prospective tenants and maximize the value of your apartment. 

SAVE THE DATE! Homeownership 201 Class for Current Property Owners


Presented by the Massachusetts Affordable Housing Alliance (MAHA), the class will take place over the course of three Thursdays:
**May 11, May 18, and May 25th
from 6:30 to 9:30 pm at MBHP.**

Learn about topics including property management, budgeting, insurance, tenant selection, and housing codes.

To register, visit the MAHA website at www.mahahome.org or call 617-822-9100

Energy Savings Tips

- Set your heat no higher than 68 degrees when you are home, and lower it when you're out or in bed.
- Make sure heat is circulating properly. Keep furniture, draperies and rugs from heat vents. Move chairs and beds away from exterior walls.
- Install storm windows and draft door stoppers.
- Place a sheet of aluminum foil between the radiator and the wall to reflect heat back into the room.
- Have your heating system serviced once a year and regularly replace furnace filters. During the heating season, change or clean furnace filters once a month.
- Set your water heater between 110 and 120 degrees.
- Wash clothes in cold or warm water. Hot water is not needed to get most clothes clean.
- Weather strip and caulk windows and doors and install gaskets behind outlet covers.
- Install insulation in crawl spaces, attics, walls and basements.
- Install low-flow shower heads and fix leaky faucets. Go to www.BWSC.org for a free water saving kit.
- Keep shades and curtains open during the day on south facing windows to allow for solar heating. Close them at night to retain heat.

Contact utility companies such as NStar and Keyspan for more tips and for information on money-saving rebates! 

Shop amazon.com via MBHP.org!

MBHP will receive a percentage of every sale when you purchase books, CDs, DVDs and more by clicking on the amazon.com banners on our website.

The money will be used in our homelessness prevention and housing stabilization programs— at no cost whatsoever to you!

Winter/Spring 2006 Property Owner Workshop Schedule

All workshops are held at MBHP on Tuesdays from 6:00 to 8:00 p.m.

February 7—Lead Paint

Presented by:

- John MacIsaac of ASAP Environmental Lead Inspections
- City of Boston—Lead Safe Boston
- Howard Wensley—MBHP Property Owner Services Manager

February 28—Landlord Tenant Law

Presented by Counsellor at Law A. Joseph Ross, J.D.


March 14—Asbestos & Mold Abatement

March 28—Section 8 Briefing

Presented by Neil Rohr of MBHP




Status Update—Direct Deposit Payment System

As you know, MBHP is in the process of implementing a direct deposit payment system for monthly rental checks. So far, we have received more than 2,000 responses to the letter we mailed concerning this program. We are organizing the responses and will be entering them into our computer system soon. However, we will not be ready to implement the program for a few more months. We will make an announcement before we begin to make payments electronically. In the meantime, your checks will continue to be issued by mail. Thank you for your patience and participation! 

Housing Inspection Top Ten List

MBHP's inspectors have compiled a list of the top ten items that commonly result in a failed inspection. To avoid the hassle of a failed inspection, make sure your property has the following:

1. Working smoke detectors in the apartment and common areas.
2. Windows with locks and screens that open and shut without being propped up.
3. Handrails for stairways with more than three steps inside or outside the building.
4. A window or a working ventilation fan in the bathroom.
5. If there are locks on interior doors, they must not require a key.
6. Flooring that is free of trip hazards. Bathroom and kitchen floors must be watertight and easily cleaned.
7. Heat that is operational between September 15 and June 15.
8. Weather-tight doors and windows. They should be caulked.
9. A clean stove that works properly.
10. Lights on the exterior of the front and rear of the building. 



SAVE THE DATE!

MBHP Trade Show Event

**Saturday April 8, 2006
10:00 a.m. – 2:00 p.m.**

at MBHP, 125 Lincoln Street
Boston, MA 02111

Come attend workshops with representatives from the Boston Home Center, the Boston Building Materials Resource Center, Boston Rental Property Association, Keyspan, NStar, and more!