



Owner News

Metropolitan Boston Housing Partnership · 125 Lincoln Street, 5th Floor · Boston, MA 02111-2503 · (617) 859-0400 · www.mbhp.org

Fall 2009

Secretary of Housing and Economic Development Greg Bialecki to keynote MBHP Founders Celebration Nov. 17

Massachusetts Secretary of Housing and Economic Development Greg Bialecki will be the keynote speaker at the Metropolitan Boston Housing Partnership Second Annual Founders Celebration from 5:30 to 7:30 p.m. Tuesday, Nov. 17, at State Street Financial Center.

Additionally, Boston Department of Neighborhood Development Director Evelyn Friedman will be the guest speaker and 7NEWS Investigative Reporter Hank Phillippi Ryan will serve as mistress of ceremonies for the event. The evening will include a special performance by students from the Boston Arts Academy Jazz Trio.

Bialecki, Friedman and Phillippi Ryan will join MBHP as it recognizes the investors and community development corporations of BHP II, a public-private partnership to rehabilitate and preserve affordable housing that was conceived of 20 years ago and could be a model for preserving affordable housing today.

Two decades ago, a group of community-minded institutions invested in the development and preservation of 925 affordable apartments in Boston, providing critical funding to stabilize neighborhoods and ensuring continued affordable housing options.

Recently, these nine institutions donated their financial interest in the properties to the respective community development corporations (CDCs), which have been managing the apartments throughout the partnership. This donation ensures local control and preserves affordability, key elements in maintaining an ongoing, adequate supply of affordable housing.

MBHP's Nov. 17 Founders Celebration will honor these forward-thinking investors for their vision, generosity and dedication to Boston's affordable housing market: Bank of America, BNY Mellon, Citizens Bank, John Hancock Life Insurance Company, MetLife Insurance

**Massachusetts
Secretary Of
Housing and
Economic
Development
Greg
Bialecki**



Company, Novogradac Housing Partners, Prudential Insurance Company of America, State Street Corporation, and The TJX Companies, Inc.

The seven CDCs that developed the 925 apartments also will be acknowledged for their long-term commitment to affordable housing and their communities: Codman Square Neighborhood Development Corporation, Dorchester Bay Economic Development Corporation, Fields Corner Community Development Corporation, Lena Park Community Development Corporation, Nuestra Comunidad Development Corporation, Quincy-Geneva Housing Corporation/New Vision Community Development Corporation, and Urban Edge.

For information on event tickets and sponsorships, contact MBHP Director of Development Carla Bennett at (617) 425-6705.

Just a reminder...

If you have not yet signed up for direct deposit, why wait? It's safe and easy, and you get your rental assistance payment sooner!

Contact Dale Burnett at (617) 425-6781 or e-mail dale.burnett@mbhp.org for details.

Or, log on to www.mbhp.org and visit "Property Owner Resources" for an enrollment form.

Make the most of MBHP's online Apartment Listings!

It's free. It's easy to use. It works!

MBHP's apartment listing service is free to use and a great way for voucher holders and other tenants to connect with rental property owners and managers. By logging onto www.mbhp.org, prospective tenants can see a list of available apartments and learn more about each apartment with a few simple clicks of a mouse.

Using the service is easy: After logging onto www.mbhp.org, click "List an Apartment," which can be accessed by rolling your mouse over the "Apartment Listings" tab. Then just fill in the blanks and click "submit!"

To maximize your efforts when listing an apartment on MBHP's Web site, here are a few notes and tips.

Each submission is reviewed for necessary information, rent appropriateness and language prior to posting.

- Make sure all information requested on the online form is completed and accurate.
- While many who visit the listings page are voucher holders, some are not – but all are low- to moderate-income individuals and families and all are in need of quality, affordable rental housing. For posting, rents should be consistent with MBHP/government-established rent ranges. To see if your apartment is within designated affordable ranges, visit the MBHP Web site's rent determination section under "Property Owner Programs."
- Information provided may not be discriminatory or illegal. Statements such as "not de-leaded" or "perfect for a single person/professional couple" or "no children under 6" can not be included. Additionally, there is no need to mention

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Inspector Chris McWhite receives MBHP Partnership Award

MBHP Inspector Christopher McWhite recently received big kudos from his MBHP co-workers.

During MBHP's Oct. 15 quarterly all-staff meeting, McWhite received MBHP's annual Partnership Award in recognition of his internal and external efforts to support and promote MBHP's goals, mission and clients.

"I believe he is the best inspector in the building," wrote co-worker and Leased Housing Program Representative James Malo in his nomination. "He has assisted me consistently in offering services to my clients while also assisting me in the resolution of numerous landlord tenant disputes. This he does by providing unhindered access even while in the field, before departure and post completion."

Malo cited McWhite's "constant



communication with my clients, their landlords and myself" as being key to limiting misunderstandings. Malo also complimented McWhite's creative problem-solving skills and his "unparalleled enthusiasm."

McWhite is shown here with MBHP Rental Assistance Program Representative Kosal Saren, who received MBHP's employee Performance Award.

Apartment Listings (continued)...

that you accept tenants who have Section 8 vouchers; this is a given and all landlords are expected to accept rental assistance payments.

Listings usually are approved and posted within 24 hours of submission. Once posted, a listing will remain "active" for 30 days. After that, it will be deleted. Should you need to re-post the information at that time, it can be resubmitted.

The Apartment Listing service is just that – a listing service. While MBHP cannot help property owners find tenants or refer/recommend tenants, the list is widely available to anyone with Internet access, and print-outs are available through MBHP for prospective tenants who don't have Internet access. Housing search providers also can access the listing to help tenants search for apartments. However, it ultimately is the landlord's responsibility to find a tenant whom you are comfortable renting to.

Currently there are between 425 and 450 apartment listings on our apartment listing page – vacancy rates are high and competition for tenants is strong. To better your chance of attracting tenants, include a detailed description of your unit, including any special features or amenities.

- Appliances such as a refrigerator, washer/dryer, garbage disposal, and dishwasher can help make your unit more marketable.
- Any other defining features such as hardwood floors, off-street parking, coin-op laundry in basement, large rooms, newly renovated kitchen and/or bathroom, etc. also are important to include in your description

Finally, to further increase your prospective tenant pool, consider creating a listing on craigslist (see <http://boston.craigslist.org>.) Craigslist is free and allows you to include up to four pictures. You then can then include the link to your craigslist ad in your MBHP listing.

Have questions that these notes and tips didn't answer? Call Jennifer Shaw at (617) 425-6637 or e-mail jennifer.shaw@mbhp.org.

Mark your calendars!

Nov. 4, 5:30-7:30 p.m. – **Landlord Support Session**, facilitated by Peter Shapiro and Paul Lambe of Mediations for Results. Light dinner will be provided.

Dec. 2, 5:30-7:30 p.m. – **Landlord Support Session**, facilitated by Peter Shapiro and Paul Lambe of Mediations for Results. Light dinner will be provided.

Dec. 8, 6-8 p.m. – **Foreclosure Prevention Workshop**, presented by Stephen Freeman & Kelly Guenther of MBHP's Foreclosure Prevention and Tenancy Preservation Initiative. Attaining stable homeownership during challenging times.

Jan. 6, 5:30-7:30 p.m. – **Landlord Support Session**, facilitated by Peter Shapiro and Paul Lambe of Mediations for Results. Light dinner will be provided.

Jan. 12, 6-8 p.m. – **Energy Savings & Gas Conversion**. Representatives from National Grid will provide information about the benefits of gas conversion as well as helpful information on how to save energy and money during the winter season.

Feb. 3 5:30-7:30 p.m. – **Landlord Support Session**, facilitated by Peter Shapiro and Paul Lambe of Mediations for Results. Light dinner will be provided.

All meetings and workshops are held

at MBHP, 125 Lincoln St., 5th Floor, Boston, MA 02111. \$10 Parking is available after 5 p.m. in the garage in our building.

Symposium on Integrated Pest Management set for Dec. 2

The Massachusetts Asthma Action Partnership at Health Resources in Action, the Boston Public Health Commission, and the Boston Housing Authority are sponsoring a symposium on Integrated Pest Management (IPM) from 9 a.m. to 4 p.m. Wednesday, Dec. 2, at the Hoagland Pincus Conference Center in Shrewsbury, 222 Maple Ave. The event is being co-sponsored by the Massachusetts Association of Community Development Corporations and the Committee for Boston Public Housing.

The symposium – designed for housing authorities, property owners and managers, property maintenance crews, and resident coordinators – will focus on creating a healthier housing environment by taking a structural rather than chemical approach to pest management.

To register, visit <http://ipmsymposium.eventbrite.com>. For more information, e-mail Elizabeth Tanefis at etaneffis@hria.org.



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