

# Owner News

a publication of

Metropolitan  
Boston Housing  
Partnership

569 Columbus Avenue • Boston, MA 02118 • 617-859-0400 • Fax 617-437-9311 • www.mbhp.org

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## Housing Court Chief to Speak at May 15 Landlord Appreciation Event

*Judge Daher to discuss "good landlords, great communities"*

**M**etropolitan Boston Housing Partnership is pleased to announce that the Honorable E. George Daher, Chief Justice of Massachusetts Housing Court, will be the keynote speaker at its Landlord Appreciation Evening.

The event will be on Wednesday, May 15, 2002 at Boston's Reggie Lewis Track and Athletic Center.



Judge Daher

Judge Daher, recently profiled in the Boston Globe, has been chief justice of the housing court for 26 years and is retiring this year. During his tenure, his hallmark has been to look for "the human dimension" in the cases before his bench.

Described by the Globe as "deeply troubled by the growing housing woes," Daher is a Boston native whose childhood informed his judicial insights into the lives of the city's poor population.

At the event, Judge Daher will speak about how good landlords help build great communities, and take questions from the audience.

MBHP designed the May 15 event to show its appreciation to the 3,800 property owners it works with to provide housing to more than 6,600 tenants throughout Greater Boston.

Also that evening, MBHP will present six of these property owners with appreciation awards in recognition of their special efforts in providing housing.

The event is free and open to MBHP property owners and their guests. Please be sure to reserve your space by contacting Kevin Donaher at 617-425-6702 or [kevin.donaher@mbhp.org](mailto:kevin.donaher@mbhp.org). ❖

### Upcoming Workshops on the North Shore

May 7, 6 – 8 p.m.  
Section 8 Briefing

May 29, 6 – 8 p.m.  
Landlord/Tenant Law

Both workshops will be held at the Malden Housing Authority, 89 Pearl St., Malden.

Reserve by calling Kevin Donaher at 617-425-6702 or [kevin.donaher@mbhp.org](mailto:kevin.donaher@mbhp.org).

## New program has long-term affordability, secure income stream

**M**BHP's newest program, Project-Based Section 8 housing assistance (PBA), gives property owners a way to provide affordable housing for up to ten years.

Designed to increase the supply of affordable family housing, this new program is most readily used in existing properties that are in low-poverty areas.

The program features a long-term contract with MBHP, rather than individual, tenant-based vouchers, which helps insure property owners against fluctuations in the housing market.

Some of the program's other benefits include:

- Rents can be as high or higher than regular Section 8 voucher rents
- Rental coverage during short-term vacancy periods
- Creates a single, long-term contract with MBHP rather than dealing with individual, tenant-based vouchers
- Long-term, secure income stream for property owners

For more information, contact Janet Billane, MBHP's Chief Real Estate Officer, at 617-425-6690 or [janet.billane@mbhp.org](mailto:janet.billane@mbhp.org). ❖

## New program stresses neighborhood choice, family stability

The Community Choice Voucher Program (CCVP) is a new venture of MBHP's, designed to help minority families living in Boston to move to a more racially-diverse location. To date, 33 families have signed up for the program.

CCVP's program coordinator, Michelle Meiser, helps families research new homes in racially and ethnically diverse neighborhoods both in Boston and in MBHP's service area.

After they settle into their new home, families receive the support they need to be successful tenants. "My goal is to make each move a success for both the family and the landlord," says Meiser.

The benefit to landlords, she adds, is that they can fill their vacancies with families committed to long-term, stable tenancies.

The program also assists tenants with a common hurdle: start-up costs. Many may be eligible for funding to cover security deposits and the other costs associated with moving.

"Besides working with tenants to make their new homes a success, I'm a resource for landlords, helping them resolve any issues that may arise," she adds.

If you are interested in renting to tenants in this program or would like more information, please contact Michelle Meiser, 617-425-6761 or michelle.meiser@mbhp.org. ❖

## Get the lead (paint) out

Lead poisoning is a disease caused by swallowing lead paint, which can damage the brain, kidneys, and nervous system of young children.

Typically, the poisoning comes from lead dust, which can be created by opening and closing windows and the normal wear and tear of lead-painted areas.

"The state has several financial assistance programs to help with the costs of deleading," says MBHP's Owner Outreach specialist, Erik Sundsted. "Some of them are tax credits, some are low-interest loans, and others are grants."

Deleading can also be financed through private lenders, some local city governments, or programs such as:

- ❖ Boston: La Alianza Hispana and Crittenton Hastings House
- ❖ Lead-Safe Cambridge
- ❖ Malden, Medford, and Everett: Tri-CAP
- ❖ Somerville Health Department

The Department of Public Health has a great deal of information online, at [www.state.ma.us/dph/clppp/clppp.htm](http://www.state.ma.us/dph/clppp/clppp.htm). There are fact sheets on removing and containing lead paint, as well as a brief outline of the Massachusetts lead law.

Erik Sundsted has a packet of information about Massachusetts' Lead Paint Laws that he can send to interested property owners. Please contact him at 617-425-6711 or erik.sundsted@mbhp.org if you'd like a copy.

In addition, the next Landlord/Tenant Law workshop, on May 29 in Malden, will focus on lead paint laws. ❖

visit our Web site –  
[www.mbhp.org](http://www.mbhp.org) –  
for forms, events, ideas ...

## The Housing Inspection Top Ten List

MBHP's inspectors have compiled a list of the top ten items that can result in a failed inspection. To help make sure you pass, your property must have:

1. Working smoke detectors in the apartment and common areas.
2. Windows that open and shut without being propped up. Locks and screens are required.
3. Handrails where there are three or more steps inside and outside the building.
4. A window or a working ventilation fan in the bathroom.
5. No keyed locks on interior doors.
6. Flooring that is free of trip hazards. Bathroom and kitchen floors must be watertight and easily cleaned.
7. Heat must be operational between September 15 and June 15.
8. Weather-tight doors and windows. They should be caulked.
9. A stove that works properly and is clean.
10. Lights on both the front and the rear exterior of the building. ❖