

# Owner News

a publication of  
Metropolitan Boston  
Housing Partnership  
Fall 2005

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

## SAVE THE DATE! Property Owner Appreciation Evening is October 19th

**M**BHP's Fourth Annual Property Owner Appreciation Evening will be on Wednesday, October 19. The celebration will take place from 6:30–8:30 p.m. at MBHP.

Each year, this event features speakers and special recognition awards for property owners and managers who have gone "above and beyond" to provide the agency's voucher holders with affordable housing. Award recipients are nominated by MBHP tenants and staff.


Our keynote speaker this year is Thomas M. Menino, Mayor of the City of Boston. Additional remarks will be provided by Jane Wallis Gumble, Director of the Department of Housing and Community Development (DHCD).

MBHP works with more than 4,000 property owners who help to provide affordable housing in Greater Boston. The Property Owner Appreciation Evening provides property owners with a relaxing night out while allowing MBHP to recognize them for their efforts throughout the past year.

"Property owners are vital to the successful housing of thousands of MBHP clients," says Kevin Donaher, MBHP's Director of Customer Relations, "this event is our chance to give something back."

Last year's event was made possible by Sovereign Bank New England, John Hancock Realty Advisors, and Boston Private Bank & Trust Company; and was sponsored

by Intercontinental Management Company, One Family Campaign, and the Pine Street Inn; with the support of A Moveable Feast, Atlantic General Insurance Co., Automatic Temperature Control, Daniel Dennis & Company, Krokidas & Bluestein, and Lena Park Community Development Corporation.

Seating for the event is limited. To make your reservation, contact Jennifer Shaw at 617-425-6637 or [jennifer.shaw@mbhp.org](mailto:jennifer.shaw@mbhp.org). 

## New Property Owner Resource Manager: Jennifer Shaw

### Dear Property Owners,

**I**would like to take this opportunity to introduce myself as MBHP's new Property Owner Resource Manager. My job is to help property owners access resources and information on:

- de-leading
- financing for home rehabilitation
- mediation
- the eviction process
- Section 8 rules and regulations
- landlord and tenant rights
- and more...

I also help to administer the Home Modification Loan Program which provides loans to make access modifications to the primary permanent residence of elders, adults with disabilities, and families with children with disabilities.

For more information, please visit our Housing Consumer Education Center located in our office at 125 Lincoln Street in Boston, or feel free to call me at 617-425-6637 or email [jennifer.shaw@mbhp.org](mailto:jennifer.shaw@mbhp.org).

*I look forward to hearing from you,  
Jennifer Shaw*

## Fall Property Owner Workshops Schedule

Now that the summer has ended, MBHP is once again offering a variety of workshops for property owners.

### September

**Sept. 13, 6–8 p.m.** Section 8 Briefing for Current and Prospective Property Owners, presented by Neil Rohr of MBHP

**Sept. 27, 6–8 p.m.** Asset Protection, Planning and Management, presented by Bryan S. McCormick, Esq. of Cushing & Dolan, P.C.

### October

**Oct. 11, 6–8 p.m.** Tenant/Landlord Law, presented by Leslie Sammon, Esq. of Adams & Sammon

**Oct. 19, 6:30–8:30 p.m.** 4th Annual Property Owner Appreciation Evening, with featured speaker Mayor Menino

### November

**Nov. 1, 6–8 p.m.** Energy Savings Workshop, presented by City of Boston HeatWorks

**Nov. 15, 6–8 p.m.** Section 8 Briefing for Current and Prospective Property Owners, presented by Neil Rohr of MBHP

### Coming Up in 2006...

HQS/Inspections


Lead paint

Asbestos/Mold

Building Coop

Section 8 Orientations

1st Multi agency Trade Workshop


*All workshops will take place at MBHP, 125 Lincoln Street, 5th Floor, Boston. Space is limited; reservations are required. Contact 617-425-6637 or [info@mbhp.org](mailto:info@mbhp.org). *

## RAFT Program— Helping Tenants in Times of Crisis

The Residential Assistance for Families in Transition (RAFT) program is a \$5 million state-funded homelessness prevention program that provides short-term, limited financial assistance to families. RAFT funds may be utilized for first and last months' rent, security deposits, utility start-up and arrears, and rent or mortgage arrears to enable tenants to retain housing, obtain new housing, or otherwise avoid homelessness.

For this program, a family is defined as a household with at least one parent and one child under 21, or a two-person household in which at least one person is disabled or a pregnant mother. Families may be eligible for up to \$3,000 in assistance. While both subsidized and unsubsidized tenants are eligible, families should pay less than 50% of their income toward rent or be able to explain how they will sustain their current or future housing if they receive RAFT funds.

### What does this mean for you?

If a tenant family is falling behind in the rent due to financial crisis or emergency, RAFT can help them to get back on track—and help you to receive your payments. Even if you think a family won't qualify for RAFT, please refer them to MBHP—we offer additional programs which may be able to help them. Tenants may request an application or information by calling the RAFT hotline at 617-425-6631 or may access an application at [www.mbhp.org](http://www.mbhp.org). 

The city of Boston's HeatWorks program is running a special until October 31 for income-eligible seniors who need their furnace replaced. The HeatWorks program will replace the furnace for free.

**CALL 617-635-0338**

## ASK A LAWYER

Dear Lawyer Leslie:

I received notice that the housing authority is going to stop making payments to me in 30 days and they pay 90% of the rent! The tenant is still living in my apartment—what do I do?

*Signed, Distraught without payment*


Dear Distraught:

Why is the housing authority terminating the contract—did you or the tenant breach? If the housing authority is terminating your contract because of your failure to perform the obligations of the contract then you must make every effort to perform your obligations and reinstate the contract. For example, if the unit has fallen below the housing quality standards, then the housing authority has the right to suspend payment to you until the unit is repaired. You cannot evict the tenant because the housing authority is not paying you for failure to make repairs. Get those repairs made!

If the housing authority is terminating the contract because the tenant has failed to comply with their obligations (such as providing requested documentation to the housing authority), then on the date that the contract terminates, the lease between you and the tenant also terminates. On the date that the contract terminates you can commence an eviction with a summons. In the meantime, you might want to send the tenant a note, telling her that she will be evicted if the contract terminates. This might just motivate her to fill out that paperwork for the housing authority and then the tenancy can continue hopefully without interruption of your payments.

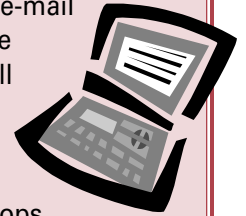
—Leslie C. Sammon

Adams & Sammon, 295 Devonshire St.  
Boston, MA 02110, 617-451-7241

Submit a question for the next issue to [info@mbhp.org](mailto:info@mbhp.org). Subject line: Ask a Lawyer for Owner News 

### Stay Connected

Visit us at [www.mbhp.org](http://www.mbhp.org) to join our free e-mail list. Once you've signed up, you'll receive regular updates about:



- MBHP workshops and special events
- Program News
- Services for property owners
- And more!

## Home Modification Loan Program

Are you a homeowner who has a disability, or who has a household member or a tenant with disabilities? If so, you may qualify for the Home Modification Loan Program. This program provides loans to make access modifications to the primary permanent residence of elders, adults with disabilities, and families with children with disabilities. Examples of access modifications include ramps, widened doorways, and accessible bathrooms. Loans may be borrowed from \$1,000–\$25,000. Income eligible home owners will not have to repay the loan until the property is sold or the title has been transferred. For more information and an application please call Jennifer Shaw at 617-425-6637. 