

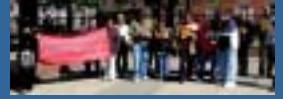


# Highlights of MAHT Victories

Unless noted (\*), buildings would likely have been lost as affordable housing but for MAHT role in organizing tenants in preservation and improvement campaigns.

## 1983-1992:

### From Boston Affordable Housing Coalition to Boston HUD Tenant Alliance: Organizing Tenants in Troubled HUD Housing to Save & Improve Their Homes



#### Interfaith and Low Cost Housing (South End)

Blocked auctions, deed to HUD, sold to BHA **143 Families**

#### TAB II (Roxbury/Dorchester/Jamaica Plain)\*

Blocked Harold Brown involvement **106 Families**

#### Granite Properties (Roxbury/Dorchester)

Buildings owned and sold by HUD **1,850 Families**

- 30 year Section 8 contract, major repairs, nodisplacement, phased onsite relocation.
- 950 apartments sold to 7 CDCs through Boston Housing Partnership II Mass Housing (MHFA) with loans and oversight for most
- Blue Mountain Associates (217 sold to United Housing Management)
- Benchmark Properties (285 sold to Benchmark, won lead paint abatement, repairs).
- Remaining buildings sold through Demo Disposition
- Co-sponsored Inner City Task Force with MHFA to address social service and security needs

#### Helped MHFA win Demonstration Disposition Program

#### Moved buildings through HUD foreclosure to Demo Disposition:

- Teroch (Dorchester)** **222 Families**
- Camfield Gardens (Lower Roxbury)** **130 Families**
- Grant Manor (Lower Roxbury)** **180 Families**
- Franklin Park (Dorchester)** **374 Families**
- Geneva Apartments (Dorchester)** **56 Families**

#### ROXSE Homes (Lower Roxbury)

Blocked HUD-approved sale, won foreclosure **364 Families**

#### Academy Homes I (Highland Park)\*

Won repairs, eventual sale to nonprofit **206 Families**

#### Westminster/Willard (Mandela)\* **280 Families**

(Lower Roxbury) Repairs, blocked sale to Shamsi

#### Academy Homes II (Roxbury)\* **315 Families**

Won repairs, Justice Department support to pressure owner to sell

#### Won Boston Expiring Use Housing Ordinance in Boston

## 1993-1998: From Boston HUD Tenant Alliance to Mass Alliance of Tenants: Winning Resident Ownership & Preservation of "Expiring Use" Housing

MAHT's Resident Ownership Program: Project coordination and development assistance to groups winning resident controlled ownership for 1,300 Families in seven developments.

#### Mishawum Park (Charlestown) **337 Families**

Tenant-run nonprofit ownership, HUD forced sale \$55 million reconstruction, model Title VI Preservation Prog.

#### Charlesbank (Mission Hill) **276Families/Elderly**

Largest limited equity coop in MA. Larger of two HOPE 2 sales in nation, \$8.8 million HUD grant

#### Geneva Apartments (Dorchester) **47 Families**

Model Demo Dispo property Rebuilt, Tenant Partnership with DBEDC

#### The Brownstones (South End) **35 Families**

All tenant nonprofit ownership, Title VI

#### South End Housing Cooperative **72 Families**

(formerly Low Cost Housing, South End)

#### Castle Square (South End) **500 Families**

Model partnership with for-profit company

#### Warren Apartments (South End) **30 Families**

Title VI sale, partnership with Tent City Corp

#### Ships Cove Apartments (Fall River)\* **201 Families**

More repairs in Title II Preservation sale

#### Piano Factory (Lower Roxbury) **172 Families**

Uncovered BRA use restriction, helped win rent agreement

#### Lincoln Village (Worcester)\* **1,213 Families/Elderly**

Early role in fighting rent increase, winning Title II Plan

#### Burbank Apartments (Fenway)\* **176 Families**

More repairs from Title II refinancing plan

#### Florence Apartments (Roslindale)\* **108 Families**

More repairs from Title II refinancing plan

- MAHT has key role in founding and supporting National Alliance of HUD Tenants.
- Wins Outreach and Training Grants from HUD, opens offices in Worcester, Fall River, Lowell (to 2004).
- Wins first state legislation to preserve Expiring Use Housing (vetoed by Gov. Cellucci) 1998.



## 1998 to Present: National Leadership To Preserve Expiring Section 8 Housing: Mark Up/Down to Market

<b>Amy Lowell House</b> (Boston) Model use of BRA restriction to save homes	<b>150 Families and Elderly</b>
<b>Salem Heights</b> (Salem) Model use of Chapter 121A, state lawsuit to save housing	<b>237 Families</b>
<b>Bowdoin Apartments</b> (Boston) Extension of Sec.8 under Mark Up to Market	<b>24 Families and Elderly</b>
<b>Fresh Pond Apartments</b> (Cambridge) Model HUD approved prepayment, affordability and Section 8 extended to 2020, asbestos removal	<b>500 Families</b>
<b>Waverly Apartments</b> (Brighton) Rent agreement, vouchers to prevent displacement	<b>108 Families</b>
<b>The Car Barn</b> (New Bedford) Model M2M building	<b>114 Families and Elderly</b>
<b>Symphony Plaza, Mason Place, Stearns</b> (Boston) Sale to nonprofit, 20 years Sec. 8	<b>673 Elderly/handicapped</b>
<b>Mattapan Apartments</b> (Dor/HP/Matt/JP/Rox) Block opt out, 10 years Sec.8, Mark Up Market	<b>313 Families</b>
<b>Autumn Woods</b> (Worcester) Permanent affordability, sale to nonprofit	<b>274 Families</b>
<b>Wollaston Manor</b> (Quincy) Blocked opt out, sale to new owner, RAP to Section 8, rent fund	<b>164 Elderly/handicapped</b>
<b>Sherwood Park</b> (Framingham) Kept owner from backing out of Title II agreement	<b>81 Families</b>
<b>St. Botolph Terrace</b> (Fenway) Blocked opt out, BRA role, 20 year Mark Up to Market	<b>52 Families</b>
<b>Father Johns/Lowell Sun</b> (Lowell) Won upgrades, 5 year extension under "M2M Lite"	<b>84 Elderly/handicapped</b>
<b>RAP UP II B</b> (Roxbury) Blocked condo plan, extension under Mark Up to Market-to 2014	<b>33 Families</b>
<b>Interfaith and Ruggles/Shawmut</b> (S.End) Sale to nonprofit, repairs, permanent affordability	<b>113 Families</b>
<b>East Canton St.</b> (South End) Sect. 8 in lapsed building, permanently affordable, new owner	<b>80 Families</b>
<b>Hemenway and Wait Street Apartments</b> (Fenway)* Management improvements, repairs	<b>283 Families</b>
<b>Schoolhouse 77</b> (Roxbury) Innovative strategy, deed to new owners, major repairs	<b>128 Families and Elderly</b>

## 2006 to Present: National Leadership To Preserve Expiring Mortgage Housing



<b>Bowdoin Apartments</b> (Malden) Permanent affordability, \$9 million in repairs, new owner	<b>226 Families</b>
<b>Bradford Apartments</b> (Lawrence) Enhanced Vouchers, new owner, restored affordability	<b>168 Families</b>
<b>Brandywyne Apartments</b> (East Boston) 5 year extension of Section 8	<b>266 Families</b>
<b>St. Botolph Apartments</b> (Fenway) Agreement to extend Section 8 under Mark Up to Market	<b>135 Families</b>
<b>High Point Village</b> (Roslindale)* Campaign to win amenity upgrades for all	<b>540 Families</b>

**...And, Onward!**