



Metropolitan Boston Housing Partnership, Inc. Resources for Property Owners

The Regional Opportunity Counseling Program (ROC) helps families with Section 8 rental subsidies find quality homes in a variety of different communities. ROC helps families fulfill their responsibilities as tenants and make the transition to a new community. ROC is a partnership of the Boston Housing Authority, the Boston Fair Housing Commission and the Metropolitan Boston Housing Partnership.

Why Should Property Owners Participate in the ROC Program?

ROC helps landlords to list their vacant rental units and expedite the leasing process. We provide property owners with access to quality tenants and offer:

- ▶ on-time subsidy payments paid directly to you each month.
- ▶ access to the Landlord Resource Room at MBHP.
- ▶ help in meeting federal requirements and free yearly inspections.
- ▶ on-going counseling and support for tenants assigned to ROC counselors.

**Call 1-800-272-0990 x482 for more
information or to list vacant units
with our free rental listing service!**



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- ✓ **The Landlord Resource Room:** Located at the Metropolitan Boston Housing Partnership, 569 Columbus Ave. in Boston, the Landlord Resource Room is free and open to the public on weekdays from 9:00 a.m. to 5:00 p.m. and offers:
 - Information on landlord-tenant law, energy saving techniques, lead paint removal, tenant selection and community resources for property owners.
 - Area landlord workshop and training session schedules.
 - Owner Outreach Specialists on-hand to answer questions and help you access available resources.
- ✓ **Low-rate Insurance Program:** MBHP has created a special insurance program for Section 8 property owners with lower rates and more protection. MBHP Section 8 owners automatically qualify and can expect a savings of 33%-50%! Call (617) 859-0400 x.424 for more information.
- ✓ **Acquisition, Rehab and Refinance Loans:** At MBHP, we want to help owners maximize their property values. That's why we established partnerships with Citizens Bank and FleetBoston Financial to create loans for refinance, acquisition and rehab for 5-20 unit and 1-4 unit investment properties. For more information, call (617) 859-0400 x.404.
- ✓ **Special Benefits for Rental Assistance Owners:** Through our Rental Assistance Program, MBHP provides property owners with access to thousands of prospective tenants with subsidies and offers participating landlords:
 - On-time rent payments from MBHP and our clients.
 - Free yearly inspections.
 - Help in meeting federal program requirements.
 - Owner outreach hotline, 1-800-272-0900 x.482, for 24-hour reporting of problems and requests for assistance or information.
 - Monthly newsletter highlighting resources for property owners.
- ✓ **Property Owner Workshops:** MBHP offers free workshops series on tenant law, energy saving and other interesting topics. All workshops are open to the public. For a schedule of upcoming sessions, call 1-800-272-0990 x.482.
- ✓ **Free Apartment Listing Service:** To list your available units, call MBHP's Owner Outreach Hotline: 1-800-272-0990 x.482 or email roc@mbhp.org.



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JOBLink

JOBLink is the Massachusetts “Welfare to Work” Section 8 rental subsidy program. It is designed to provide families transitioning from welfare to work, as well as those who have completed the transition, with the critical missing piece to their sustained self-sufficiency: housing assistance.

Eligibility

JOBLink clients must be:

- ✓ A current or former (within the last 24 months) TAFDC (“welfare”) recipient;
- AND**
- ✓ Employed at least 75 hours per month and/or a participant in good standing in a qualifying job-readiness or post-employment program leading to employment within four months.

In addition, all applicants must meet at least one of the following critical housing needs:

1. **Homelessness:** You and your family reside in a shelter or transitional housing program.
2. **Rent Burdened:** You and your family pay more than 40% of your monthly income for rent.
3. **Commute to Work:** You need to relocate closer to work because your commute to work is more than 60 minutes.
4. **Inadequate Childcare:** You need to relocate closer to work because of inadequate childcare near your home or place of employment.

Eligible JOBLink participants are excellent candidates for the Section 8 Family Self Sufficiency (FSS) program. MBHP’s FSS program assists families with career counseling and provides assistance in locating and accessing childcare, transportation, and education. Eligible families establish an escrow account. As your rent share increases, the additional money you pay is set aside for you. Upon completion of the FSS contract, you will receive the money in the escrow account. The money is yours to keep and can be used for any purpose, including the purchase of a home or education.



Moving to Work (MTW) is a federally funded program designed to help working, formerly homeless families secure permanent housing and end their dependency on welfare.

Families participating in MTW receive a fixed rental subsidy of \$400 each month, regardless of the size of their apartment. Unlike a traditional Section 8 voucher, there are no rent caps or payment standards.

Why should I rent to an MTW family?

The Moving to Work program offers several advantages to participating landlords and management companies:

- On-time monthly subsidy payments mailed directly to the owner

For more information or to list your apartment,
contact Toya at (617) 859-0400 x.222
or email stinson@mbhp.org