

Decent housing is the foundation of any strong community. Yet changes now unfolding at all levels of government will significantly impact how we go about the business of developing and managing affordable housing in the Commonwealth. It's time to shift gears – to consider new ways to put limited resources to work to support local build new public/private partnerships, and stabilize neighborhoods. Over the past 20 years, we have made tremendous progress developing housing programs that respond to changing market conditions. This one-day workshop community leaders, local officials, bankers, and developers and managers of affordable housing to build on that foundation and create new strategies for the future.

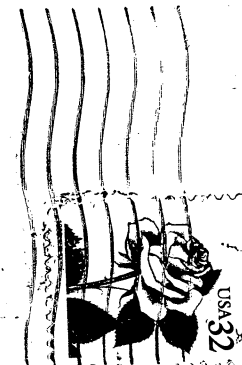
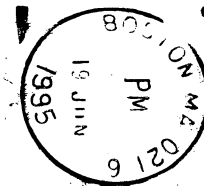
About the MHP Fund

1995 marks the 10th anniversary of the Massachusetts Housing Partnership Fund. We are a self-supporting public agency financed by banks doing business in the Commonwealth. Through our financing and technical assistance programs, we provide communities with the tools they need to create affordable housing and to foster private investment in their neighborhoods. We are proud of our track record of success. Since 1985, the MHP Fund has helped organize housing partnerships in more than 200 cities and towns, assisted thousands of families in buying their first homes, and financed the rehabilitation of hundreds of housing units in distressed urban neighborhoods.



Massachusetts Housing
Partnership Fund
Two Oliver Street
Boston, MA 02109

Timothy Toomey
State House Room 254
Boston, MA 02133



Shifting Gears

A One-Day Workshop
Developing and Managing
Affordable Housing
in the Next Decade
July 13, 1995
John F. Kennedy Library
Boston, MA

Workshop Agenda

at the John F. Kennedy Library
July 13, 1995

9:00 a.m. Registration

9:30 a.m. Welcome and Opening Remarks
Clark L. Zièglèr, MHP Fund Executive Director
Vincent P. McCarthy, MHP Fund Chairman
Secretary Mary L. Padula, Executive Office of Communities and Development

9:45 a.m. Preserving What We Own:
New Strategies for Asset Management
An expert panel will address the challenges facing owners and managers of affordable housing in this new era of diminished subsidies and market pressure.

Facilitator:
James Stockard, Vice President
Stockard & Engler & Brigham

Panelists:
Martha Abrahms-Bell, CPM, Vice President
Abrahms Management Company
Barbara Cleary, President
Affirmative Investments Inc.
Fernando J. Domenech Jr., President
Domenech, Hicks & Krockmalnic Inc.
Architects
F. Austin Miller, Principal
Hayes Miller & Breitbart,
Real Estate Consultants
Judy Weber, Director of Property Management
The Community Builders Inc.

10:30 a.m. Case Study
Led by the asset management panelists, participants will divide into small groups to discuss a case study on management of an affordable housing development facing loss of resources and new competition in the market.

11:45 a.m. Lunch/Speaker
Building a Viable Citywide Strategy
John Davis, Director of Housing
Burlington, Vermont

12:45 p.m. Developing in a Tough New Environment
This expert panel will address what it takes to develop affordable housing in a market-driven environment after the "reinvention of HUD" and the withdrawal of federal financial support.

Facilitator:
Robert Engler, President
Stockard & Engler & Brigham

Panelists:
Mossik Hacobian, Executive Director
Urban Edge Housing Development Corporation
Robert Kuehn, President
Keen Development Corporation
Eric Lubershanè, Executive Vice-President
Dolben Appraisal & Consulting Co. Inc.
Isabel Newman, Senior Lender
Massachusetts Housing Investment Corporation
Stephen M. Nolan, Esq.
Hill & Barlow, A Professional Corporation

1:30 p.m. Case Studies
Participants will break into two discussion groups. A case study on developing multifamily rental housing will be the focus of one group; the second group will examine affordable homeownership.

2:30 p.m. Reception and Museum Tour
Following the workshop, participants are welcome to stay for refreshments and a free tour of the museum.

Workshop Directions

to the John F. Kennedy Library
Boston, MA

The Kennedy Library
is located on Columbia Point
in Boston off I-93.
The library is handicapped accessible.
Parking is free.

From the South:
Rte. 3/I-93 (S.E. Expressway) to Dorchester.
Take Exit 14 to Morrissey Blvd. Follow signs to UMass and JFK Library.

From the North:
Rte. I-93 or Rte. I-95 south to Boston and onto S.E. Expressway (Rte. 3/I-93). Take Exit 15. Follow signs to UMass and JFK Library.

From the West:
Mass. Pike (Rte. I-90) to "Expressway South" (Rte. 3/I-93 south) to Exit 15. Follow signs to UMass and JFK Library.

Public Transportation:
Take any Red Line train to JFK/UMass stop.
At station take free shuttle bus to library.
Buses run every 20 minutes between 8 a.m. and 5 p.m.

Workshop Registration

for MHP Fund's "Shifting Gears"
July 13, 1995

The cost of the MHP Fund workshop is \$35.00.

To register for Shifting Gears at the JFK Library, complete this card and mail it no later than July 3, 1995, with your check made payable to the Massachusetts Housing Partnership Fund, 2 Oliver Street, Boston, MA 02109. Call us at 617/338-7868 for more information.

Name _____

Organization _____

Daytime Phone _____

Address _____

City/Town/Zip _____

Workshop Agenda

at the John F. Kennedy Library
July 13, 1995

9:00 a.m. Registration

9:30 a.m. Welcome and Opening Remarks

Clark L. Ziegler, MHP Fund Executive Director
Vincent P. McCarthy, MHP Fund Chairman
Secretary Mary L. Padula, Executive Office
of Communities and Development

9:45 a.m. Preserving What We Own:

New Strategies for Asset Management
An expert panel will address the challenges
facing owners and managers of affordable
housing in this new era of diminished
subsidies and market pressure.

Facilitator:

James Stockard, Vice President
Stockard & Engler & Brigham

Panelists:

Martha Abrahms-Bell, CPM, Vice President
Abrahms Management Company

Barbara Cleary, President

Affirmative Investments Inc.

Fernando J. Domenech Jr., President
Domenech, Hicks & Krockmalnic Inc.

Architects

F. Austin Miller, Principal

Hayes Miller & Breitbart,

Real Estate Consultants

Judy Weber, Director of Property Management
The Community Builders Inc.

10:30 a.m. Case Study

Led by the asset management panelists,
participants will divide into small groups to
discuss a case study on management of an
affordable housing development facing loss
of resources and new competition in the
market.

11:45 a.m. Lunch/Speaker

Building a Viable Citywide Strategy
John Davis, Director of Housing
Burlington, Vermont

**12:45 p.m. Developing in a
Tough New Environment**

This expert panel will address what it takes to
develop affordable housing in a market-driven
environment after the "reinvention of HUD"
and the withdrawal of federal financial
support.

Facilitator:

Robert Engler, President
Stockard & Engler & Brigham

Panelists:

Mossik Hacobian, Executive Director

Urban Edge Housing Development Corporation

Robert Kuehn, President

Keen Development Corporation

Eric Lubershane, Executive Vice-President

Dolben Appraisal & Consulting Co. Inc.

Isabel Newman, Senior Lender

Massachusetts Housing Investment Corporation

Stephen M. Nolan, Esq.

Hill & Barlow, A Professional Corporation

1:30 p.m. Case Studies

Participants will break into two discussion
groups. A case study on developing multifamily
rental housing will be the focus of one group;
the second group will examine affordable
homeownership.

2:30 p.m. Reception and Museum Tour

Following the workshop, participants are
welcome to stay for refreshments and a free
tour of the museum.

Workshop Directions

to the John F. Kennedy Library
Boston, MA

The Kennedy Library

is located on Columbia Point
in Boston off I-93.

The library is handicapped accessible.
Parking is free.

From the South:

Rte. 3/I-93 (S.E. Expressway) to Dorchester.
Take Exit 14 to Morrissey Blvd. Follow signs
to UMass and JFK Library.

From the North:

Rte. I-93 or Rte. I-95 south to Boston and
onto S.E. Expressway (Rte. 3/I-93). Take Exit
15. Follow signs to UMass and JFK Library.

From the West:

Mass. Pike (Rte. I-90) to "Expressway South"
(Rte. 3/I-93 south) to Exit 15. Follow signs to
UMass and JFK Library.

Public Transportation:

Take any Red Line train to JFK/UMass stop.
At station take free shuttle bus to library.
Buses run every 20 minutes between 8 a.m.
and 5 p.m.

Workshop Registration

for MHP Fund's "Shifting Gears"
July 13, 1995

**The cost of the MHP Fund workshop
is \$35.00.**

To register for **Shifting Gears** at the
JFK Library, complete this card and mail it
no later than July 3, 1995, with your
check made payable to the Massachusetts
Housing Partnership Fund, 2 Oliver Street,
Boston, MA 02109. Call us at 617/338-7868
for more information.

Name _____

Organization _____

Daytime Phone _____

Address _____

City/Town/Zip _____



RECEIVED BY
OFFICE OF CITY CLERK
1995 JUN 22 PM 12:22

3.

CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4280

FAX (617) 349-4287

Timothy J. Toomey, Jr.
City Councillor

MEMORANDUM

TO: The Honorable, The City Council

FROM: Councillor Timothy J. Toomey, Jr. *TJT*

DATE: June 22, 1995

SUBJECT: Developing & Managing Affordable Housing in the Next
Decade Workshop

Attached please find for your review and information a registration form and workshop agenda for the Massachusetts Housing Partnership Fund July 13, 1995 workshop to be held at the John F. Kennedy Library.

I hope you find this information useful.

s

enclosure

3.

S 231

Comm. & Reports from City Officers

**Comm. from Councillor Timothy J. Toomey,
Jr. regarding Developing and Managing
Affordable Housing in the Next Decade
Workshop.**

In City Council,

June 26, 1995

Placed on file