

Harbor Point



Harbor Point Development Summary
Center for Urban Development Studies;
Cambridge, MA; 1996

Harbor Point
Project Reference File; Urban Land Institute
Washington, DC: Vol 22, No 17; October, 1992

Harbor Point: Leasing Brochure
Harbor Point Leasing Center;
Boston, MA; 2000

Harbor Point Community Task Force, Inc. Summary of Activities
Harbor Point Community Task Force
Dorchester, MA; August, 2000

Harbor Views: Harbor Point Community Newsletter
Harbor Point Leasing Center;
Boston, MA; August, 2000

Harbor Point Sample Resident Survey
Harbor Point Leasing Center;
Boston, MA; 2000

HARBOR POINT

PROJECT SUMMARY

Location:

Mt. Vernon Street, Dorchester, MA.

Description:

A 1283 unit mixed income community of new and substantially rehabilitated units.

Developer:

Peninsula Partners, a limited partnership composed of:
Corcoran, Mullins, Jennison, Inc.,
Managing General Partner, One Heritage Drive, Quincy, MA.
Cruz Construction Company, General Partner
Keen Development Corporation, General Partner.

Managing Agent:

CMJ Management Company, One Heritage Drive, Quincy, MA.

Owners:

Harbor Point Apartments Company --a partnership between Columbia Point
Task Force and Peninsula Partners.

Contractor:

Vernon Construction Company: A joint venture of CMJ Construction Company and
Peabody Construction Company.

Architects:

Goody, Clancy & Associates, Boston, MA.
Mintz Associates, Boston, MA.
Russell & Scott Architects (Inspecting Architect), Cambridge, MA.

Subsidy Funding:

Section 8 Substantial Rehabilitation Rent Subsidy; HUD Chapter 707 Rent
Subsidy; Commonwealth of Massachusetts; State Housing Assistance for Rental
Production (SHARP) Commonwealth of Massachusetts (Loan).

Construction & Permanent Financing:

Massachusetts Housing Finance Agency
Tax Exempt Bond Financing
FHA Co-Insurance Program
HUD Urban Initiatives Loan (Modernization)

HUD Urban Development Action Grant (UDAG)

Chapter 884, Commonwealth of Massachusetts

Syndication:

Tucker Anthony and R.L. Day, Boston, MA.

Development Cost:

\$220 million

History:

Columbia Point was a 1500 unit federally funded public housing project built in 1953 on a peninsula of land isolated from the rest of Boston. By the mid-1960's because of density, design, crime and neglect, it had become one of the most blighted public projects in the country with only 359 units legally occupied. The Columbia Point Community Task Force formed in 1968 became interested in the concept of a privately owned mixed-income development. The city's redevelopment and housing authority agreed. In 1983 Corcoran, Mullins, Jennison Inc. was selected through a competitive process as the managing general partner of a private team to undertake the revitalization.

Land Area:

51+ acres

Density:

25 units per acre

Types of Buildings:

Townhouses, 3 story garden apartments, Mid-rise elevator building (5-7 stories)

Types of Units:

371 one bedroom
653 two bedroom
183 three bedroom
60 four bedroom
12 five bedroom
4 six bedroom

Economic Mix:

31% low, 69% market.

Rent Includes: Heat, hot water, air conditioning for apartments, all units include refrigerator, oven, range, disposal, dishwasher, wall to wall carpets.

Amenities:

Two pools, tennis courts, exercise facilities, jogging and bicycle path,

neighborhood play areas, waterfront park, basketball court, shuttle service to public transportation.

Resident Services:

Housing Opportunities Unlimited (of Quincy, Massachusetts) on site staff provides outreach, referral, advocacy and coordinates day care, health services, senior citizen and community services programs which are provided on-site by other social service agencies.

Construction Start:

December 1986

Construction Completion:

April 1990

Relocation:

All residents at the time of the lease of the land from Boston Housing Authority were guaranteed rehousing in the newly constructed apartments. Construction was scheduled so that most residents could stay on site and be relocated directly into new apartments.

DEVELOPMENT PLAN

Development timetable:

Memorandum of Agreement signed by Boston Housing Authority, Boston Redevelopment Authority, Columbia Point Community Task Force.

April, 1981

HUD "recognizes and endorses" agreement

September, 1982

Request for Proposal issue by BHA, BRA, and CPCTF

September, 1982

Development team selected BHA, BRA, and CPCTF

October 1983

Private Management of Columbia Point begins

October, 1984

Final Mortgage Commitment

November, 1986

Demolition Begins by BHA

November, 1986

Land Lease signed between Boston Housing Authority and Harbor Point Apartment Company

December, 1986

Construction begins

December, 1988

First Units Occupied

Spring, 1988

Construction Complete

Spring, 1990

economic mix of low income households at BHA family developments.

All households remaining in occupancy at Columbia Point shall be guaranteed the right to live in newly constructed or substantially rehabilitated units of a size appropriate to family needs, as quickly as possible, and wherever possible in one move.

The rights of low income residents shall not be lessened or changed during the redevelopment process or afterwards.

The Columbia Point Community Task Force, representing project residents, shall have a genuine, strong, and active role in the redevelopment planning process and in decisions of the future ownership entity.

Columbia Point residents shall be afforded a fair share of the construction and permanent job opportunities created by the redevelopment process.

A trust fund shall be established to provide reasonable additional security for the low income component of the project, as well as a public benefit fund dedicated to the preservation and upgrading of low income housing in Greater Boston.

Both the private and the public parties regard these provisions as critical to the success of the redevelopment effort.

THE HARBOR POINT APARTMENTS COMPANY

The Harbor Point Apartments Company (HPAC) is the entity which owns the development and controls and implements the development plan. (The land, currently controlled by the city and the BHA, will be leased to the private development team.) It makes all final decisions about community design, construction, provision of social services, property management, and affirmative action/employment opportunities.

The HPAC partnership consists of two general partners, the CPCTF and the Peninsula Partners.

The inclusion of the Columbia Point Community Task Force as a general partner with the

private team will guarantee tenant involvement and input throughout the life of the development. To be effective in this role the Columbia Point Community Task Force, Inc. retains its own legal and architectural consultants who advise them on all aspects of development.

One of the major goals of the redevelopment plan submitted by HPAC states that the Columbia Point residents play an active role in the partnership and benefit from the merger socially, physically and economically. In addition, residents will be included as joint owners in the new development.

GOALS OF THE DEVELOPMENT PLAN

Other goals of the project include:

Changing the physical and social image of the project.

Improving the community's connection to the surrounding area and waterfront.

Improving neighborhood security with a clear order and control of public and private open spaces.

Upgrading living units across the site by increasing unit size, providing better storage space and designing high quality details which will be the same for all rental types, whether low, moderate, or high incomes.

Programming of race and income mix to insure that the community is mixed throughout the site.

Providing housing for the elderly in a single, centralized complex, as well as handicapped units throughout the site.

Providing adequate social services and recreational amenities for a community of this scale which is outside of the city core.

Providing commercial activity at a convenience level for the community.

Providing employment for residents and others in an affirmative action program throughout the life of the project.

The redevelopment process at Columbia Point is a complicated one because of the numerous individuals, public agencies and private firms involved. Funding sources also add to the complexity of the project because each funding agency has its own application procedures.

THE REDEVELOPMENT PROCESS

The development process consists of five stages:

Stage I involves selection of the development team.

Stage II secures financial commitments and government approvals necessary for the first phase of construction. Meanwhile, the HPAC works closely with agencies including the Massachusetts Department of Public Work (MDPW), Massachusetts Housing and Finance Agency (MHFA), BRA, BHA, neighborhood groups, and participating institutions to fine tune the development plans.

The development plans have to be approved by the BHA, BRA, CPCTF, and other public agencies, and preliminary funding commitments and subsidies have to be obtained. Funding sources include a \$95 million construction loan from MHFA and a \$12 million Urban Development Action Grant (UDAG) from HUD. Final design of both public improvements and housing construction are also to be completed.

A final site plan, floor plan, elevations, outline specifications, cost estimates, financial pro forma and detailed time schedule for completion of the initial construction stage have to be prepared for review and approval by the BRA and BHA.

The BHA and BRA are to complete disposition agreements with the developer for land to be included in the first stage of the redevelopment. The disposition agreement(s) have to contain the requirement that the developer assure the continuing presence of four hundred low income units as well as other agreed upon requirements.

Stage III involves the production of construction documents for all buildings and site

work.

A four year construction period is to be undertaken in **Stage IV**.

Stage V involves the establishment of a permanent management group.

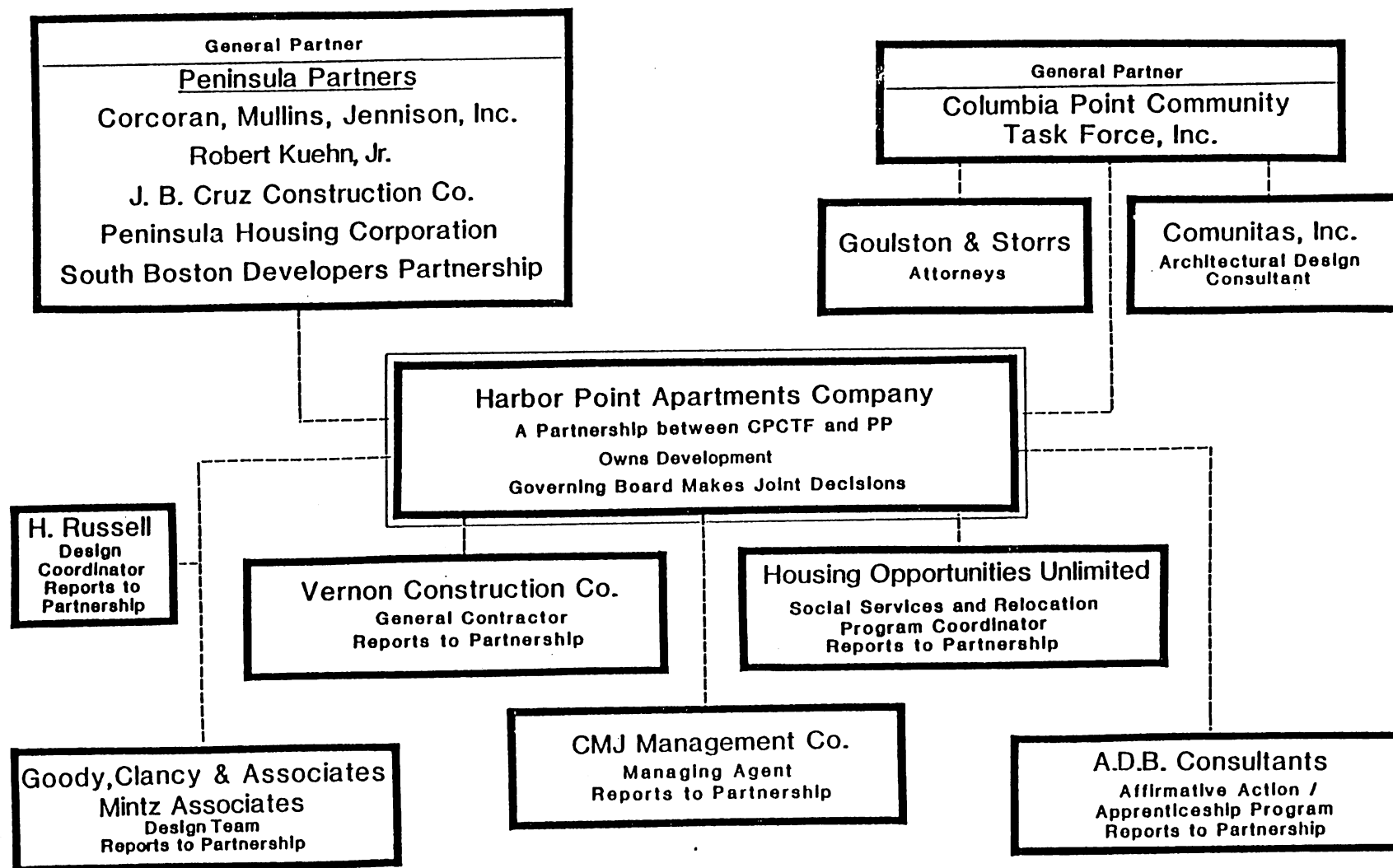
PROPOSED DEVELOPMENT PLAN

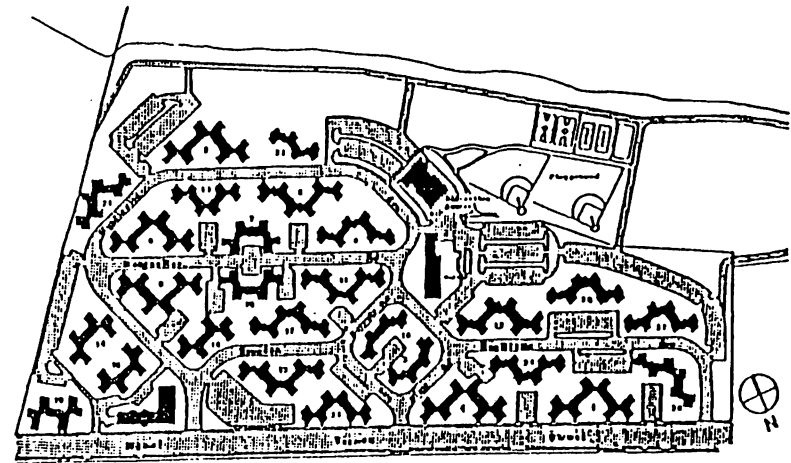
The new Harbor Point community is reorganized to take advantage of spectacular views of the city and the harbor. There is a main street along a public park or community mall which is a tree-lined street that ends at the harbor.

The community image changed by rehabbing its old structures and demolishing or replacing its old buildings with townhouses. The rehabilitated housing has the look of a quiet, friendly, and secure neighborhood. The apartments are larger and more convenient. And finally, the entire community enjoys trees and flowers with community spaces and private yards.

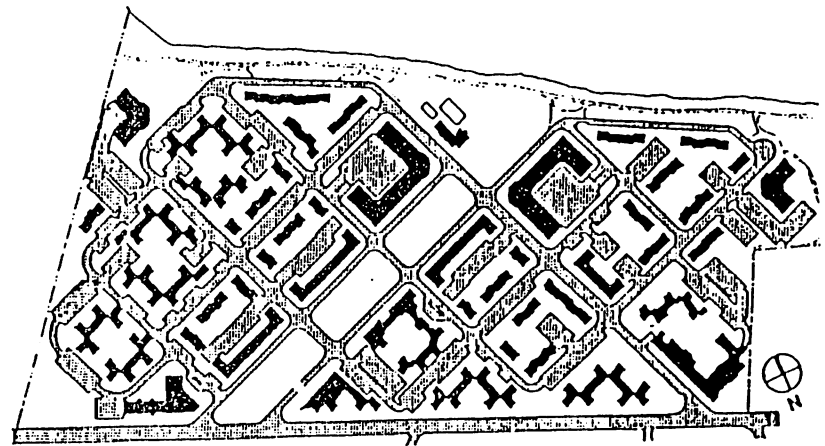
HARBOR POINT DEVELOPMENT TEAM : ORGANIZATION DIAGRAM

GRUPO PROMOTOR DE HARBOR POINT : DIAGRAMA ORGANIZATIVO





Existing Site Plan
Plano del Conjunto Existente

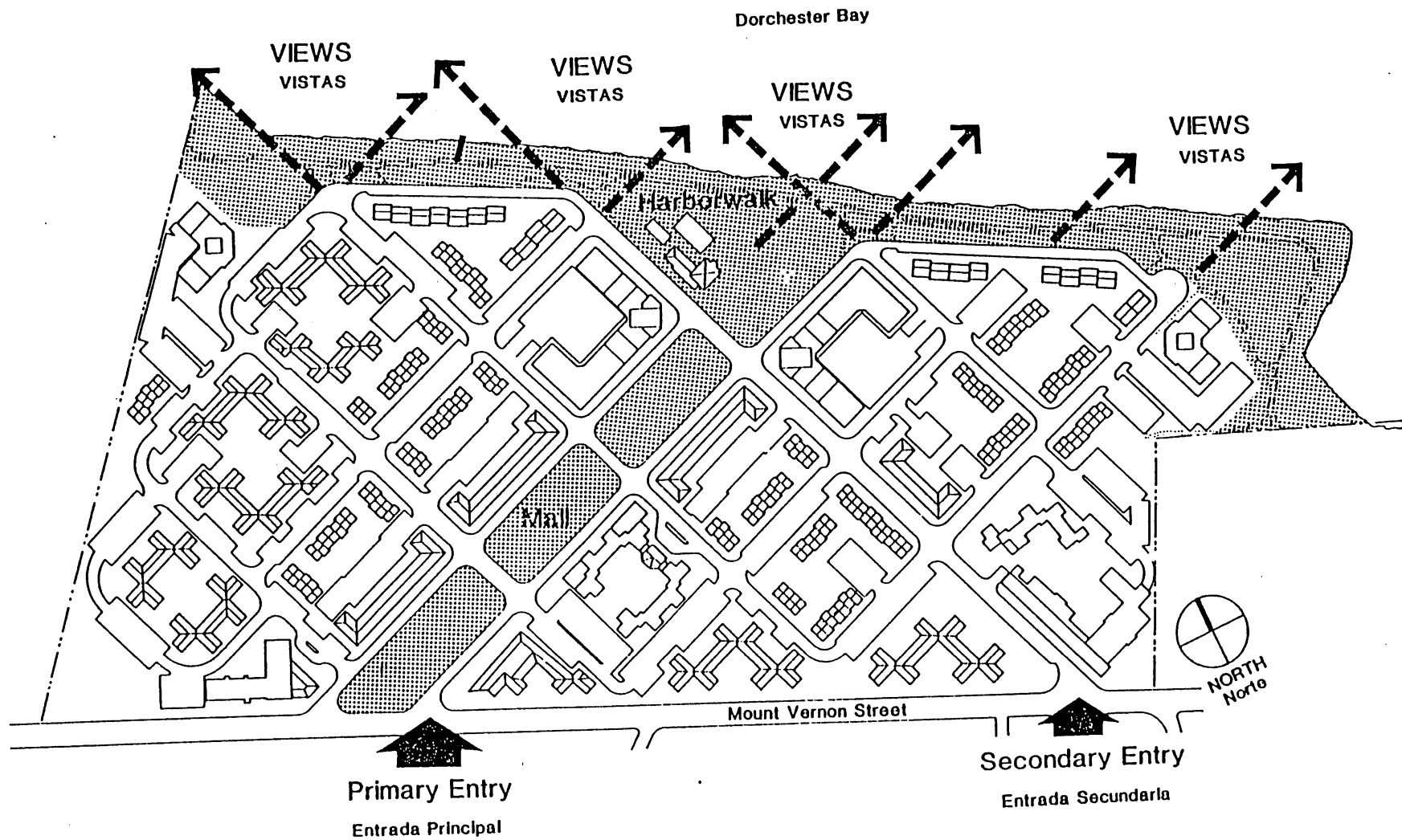
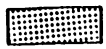


Proposed Site Plan
Plano del Conjunto Propuesto

SITE DESIGN CONCEPT

CONCEPTO DE DISEÑO

Park
Parque



CHOOSE FROM A VARIETY OF APARTMENT STYLES



MALL BUILDINGS.

Featuring brick exteriors, first level units with direct outdoor access; upper floor units with flats and duplex units, most with balconies.

MID RISE BUILDING.

Featuring one and two bedrooms with landscaped courtyards, brick exterior, recessed balconies in some units, and underground parking garage.



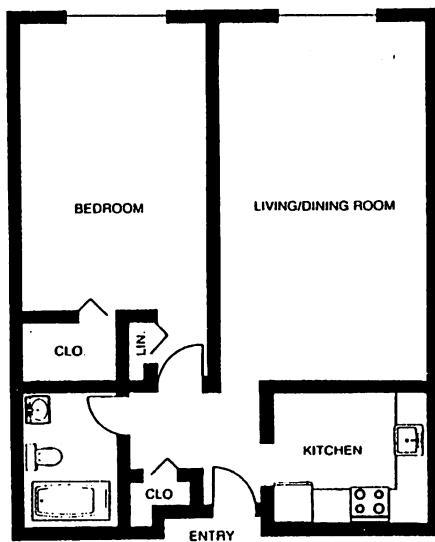
TOWNHOUSES.

Featuring two and three bedrooms, wood clapboard exteriors, covered wood porches, and bay windows, separate street entry (in some waterfront locations, entrances will be shared.), private yards, and washer/dryer connections.

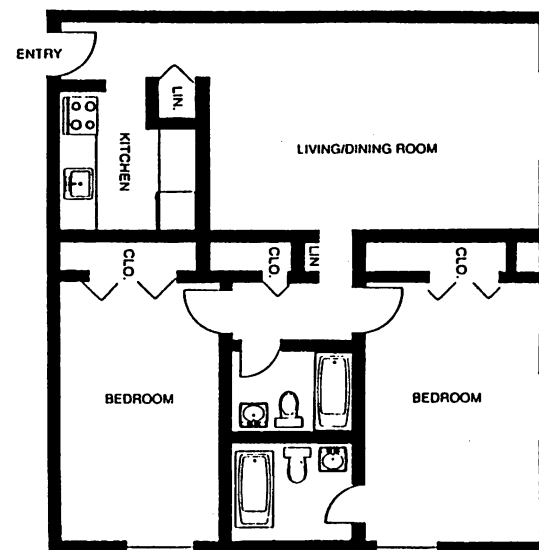
GARDEN APARTMENTS.

Featuring one to three bedroom flats, duplex, and triplex designs with pitched roofs, decks, patios and tot lot areas.

MALL APT - E
ONE BEDROOM



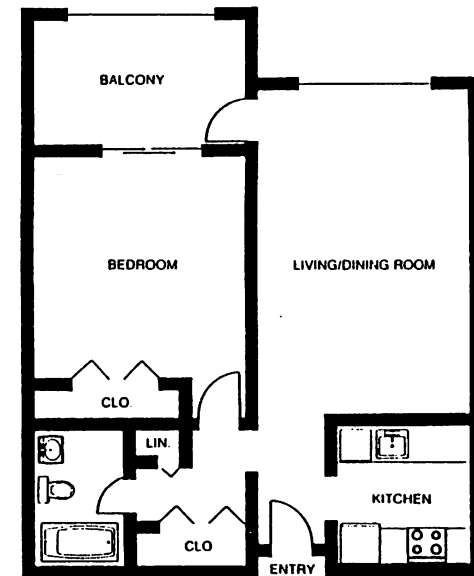
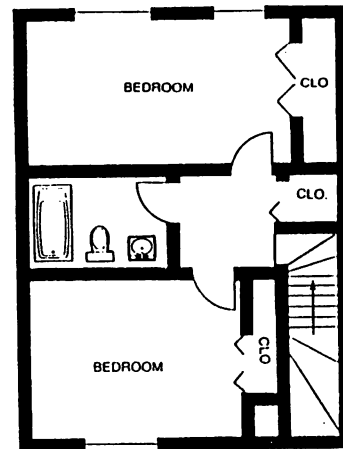
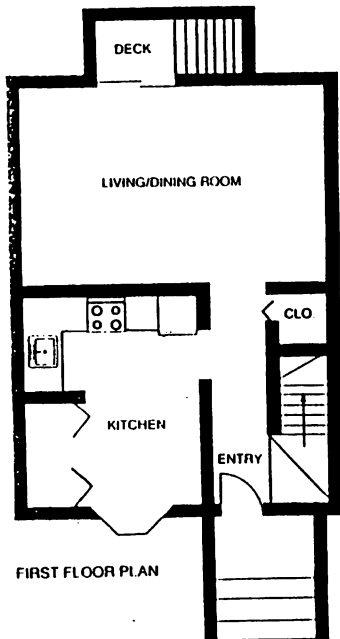
MALL APT - D
2 BEDROOMS, 2 BATHS



GARDEN APT - VV
2 BEDROOMS, DUPLEX

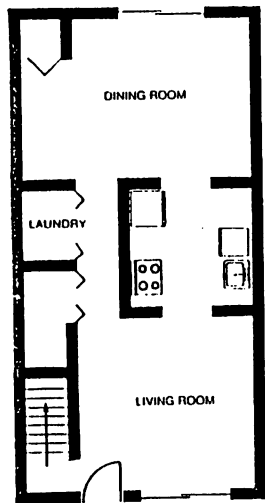


MIDRISE APT - EE
ONE BEDROOM, BALCONY

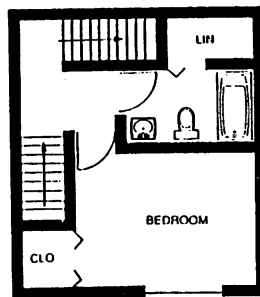




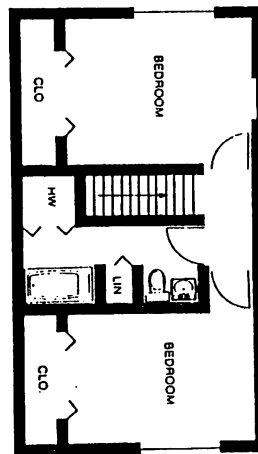
TOWNHOUSE - W
3 BEDROOMS, 2 BATHS
TRIPLEX



FIRST FLOOR PLAN

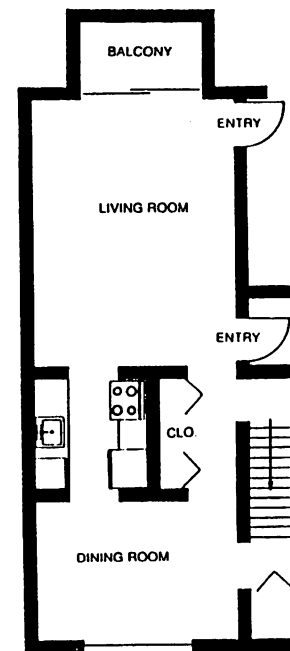


SECOND FLOOR PLAN

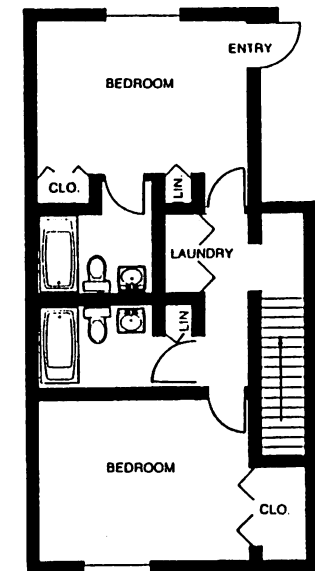


THIRD FLOOR PLAN

TOWNHOUSE - B
2 BEDROOMS, 2 BATHS
DUPLEX



FIRST FLOOR PLAN



SECOND FLOOR PLAN

REF
NAC
67655
V.1

VOLUME 22

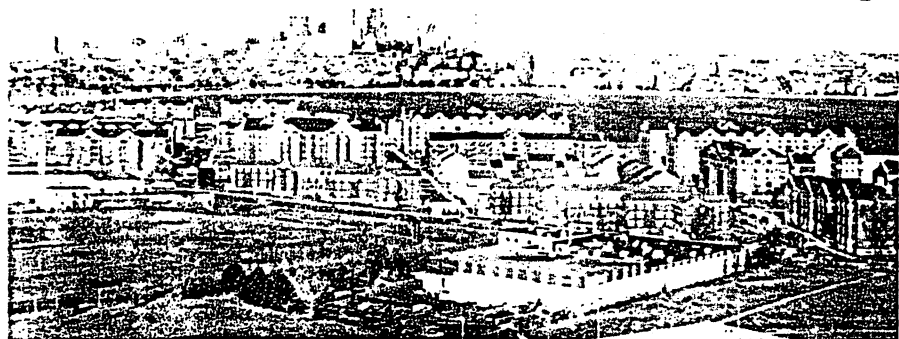
NUMBER 17

THE URBAN LAND INSTITUTE PROJECT REFERENCE FILE

HARVARD UNIVERSITY

JAN 05 1993

Frances Loeb Library
Graduate School of Design



© George Ritzky

Harbor Point is located on the Boston Harbor with excellent views of the Boston skyline. This was the first federal housing project to be transferred to a private developer for mixed-income housing.

GENERAL DESCRIPTION

Harbor Point, a 1,238-unit mixed-income rental community on Boston's waterfront, was redeveloped from Columbia Point, a 1,500-unit public housing project built in the early 1950s. The community is now owned and operated jointly by the Harbor Point Community Task Force (HPCTF) and Peninsula Partners, whose managing general partner is Corcoran, Mullins, Jennison, Inc. (CMJ). HPCTF is a nonprofit organization with an 11-member board elected by Harbor Point residents.

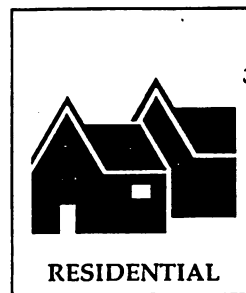
The Columbia Point public housing project opened in 1954. By the 1960s, the project was deteriorating physically and serious social problems existed. In 1984, when Peninsula Partners took over the management of Columbia Point, only 350—predominantly minority—families remained. Columbia Point was considered so dangerous that ambulance crews and fire fighters would not enter without police escorts. Residents were ashamed to admit where they lived, frustrated by earlier attempts at renovation, and fearful of losing what housing

they had to the increasing land values on the peninsula. In 1978, the residents of Columbia Point joined with architects, private developers, and housing officials to begin the long process to transform the area into a strong community.

Amenities now include parks, upscale recreational facilities, neighborhood play areas, free parking, and shuttle service to nearby public transit. Resident services, provided on site by private firms, include intervention programs, tutoring, job and education referrals, outreach programs, health center, youth center, daycare services, and services for the elderly. These services are supported in part by the Harbor Point operating budget. The partnership also maintains and repairs streets and is responsible for snow removal. Security provided by private officers with the power to make arrests has made this one of the safest neighborhoods in Boston.

SITE

Harbor Point is located on the Columbia Point peninsula, which is also home to several large institutions, including the Boston campus



HARBOR POINT BOSTON, MASSACHUSETTS

PROJECT TYPE

A 45 acre community created by redeveloping the largest federal public housing project in New England. The community is jointly owned and operated by a private development team and the community's residents. One-third of the 1,283 units are reserved for low-income families.

SPECIAL FEATURES

- Joint venture between private developer and tenant organization
- On-site private social service programs
- Waterfront park and upscale amenities
- Mixture of market-rate and affordable housing

OWNER/DEVELOPER

A partnership of:

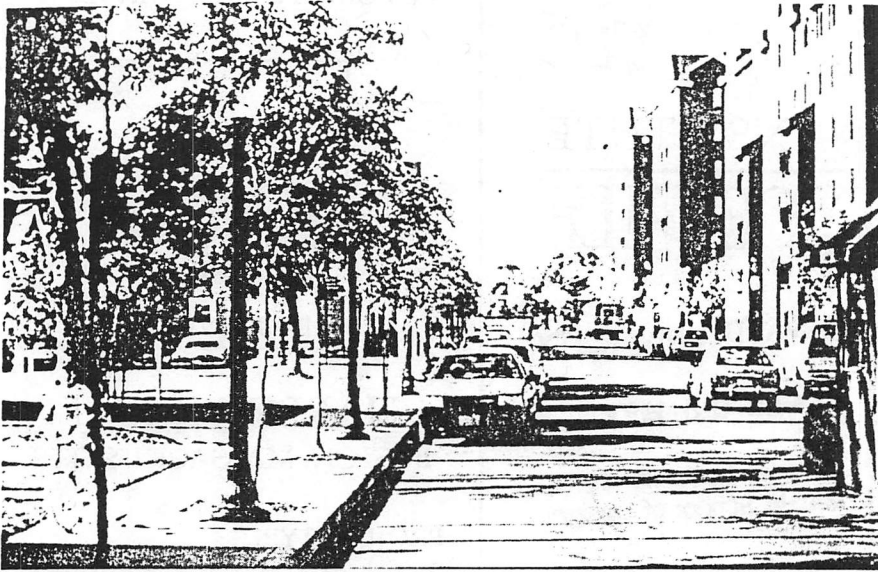
Corcoran, Mullins, Jennison, Inc.
143 Wood Road
Braintree, Massachusetts 02184
617-356-3100

Harbor Point Community
Task Force
Dorchester, Massachusetts
617-288-9766

Cruz Construction Company
Boston, Massachusetts
617-445-8117

Keen Development Corporation
Cambridge, Massachusetts
617-661-9100

OCTOBER-DECEMBER 1992



Harbor Point, only ten minutes by car from downtown, is organized around a new grid of streets that lie at a 45-degree angle to the waterfront.

of the University of Massachusetts, the *Boston Globe*, the Kennedy Library, and the Bank of Boston. The peninsula workers and residents are separated from each other by an incomplete street network and a fortress mentality that originated when the area was developed.

Harbor Point, the only residential area on the Columbia Point peninsula, is located on 45 acres adjacent to a six-acre waterfront park. The site was first used as a landfill and then as a prisoner-of-war camp in World War II. The Bayside Expo Center is located immediately west of Harbor Point, and two public schools are located to the south. A largely vacant area lies to the east. A waste water pumping station, built in 1883, is the only structure in this otherwise vacant area. The Kennedy Library is located farther to the east.

DEVELOPMENT PROCESS

The redevelopment of Columbia Point largely began with the residents' dissatisfaction. The Columbia Point Community Task Force (CPCTF) exerted considerable pressure on the Boston Housing Authority and City Hall. In 1981, CPCTF signed a memorandum of agreement outlining conditions for redevelopment of the project. Joseph E. Corcoran, a local developer who had grown up in the adjacent Dorchester area, teamed up with Joan Goody, an architect and planner, to support CPCTF's work. Corcoran's

experience and commitment to mixed-income developments led to the selection of his firm, Corcoran, Mullins, Jennison, Inc., as the general managing partner of the private development team. Joan Goody's firm, Goody, Clancy, & Associates, Inc., was hired as site planner and one of the two project architects.

The newly named Harbor Point Community Task Force, the development partnership, and the architects worked to design a neighborhood that would be attractive and safe and would emphasize the waterfront. During the long and difficult process, the media, many residents,

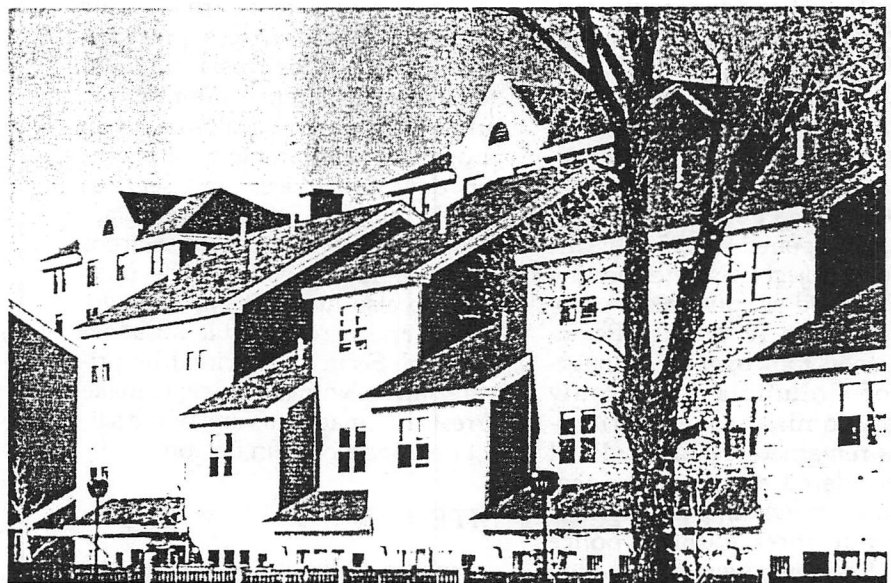
and adjoining neighborhoods were all skeptical about the possibility of success. Columbia Point was so deteriorated that it was hard to believe that market-rate apartments could ever be rented there.

The redevelopment team worked closely with key public agencies to develop strategies to quickly move the project through the permitting process. The project required 35 separate approvals. Contentious issues included everything from the amount of retail to the size of the bricks on the new buildings. The permit to fill part of the Dorchester Bay to enlarge the park area on the east end and the delineation of the line between the park and Harbor Point also required lengthy negotiations.

PLANNING/DESIGN

The development team, particularly the HPCTF, was intent on destroying the Columbia Point image. The yellow brick exteriors, flat roofs, uniform heights, and building faces were all reworked. The goal was to make the buildings and streets more closely follow the design of the surrounding Boston neighborhoods—and thus remove the stigma of public housing.

Beyond these considerations, the old site design provided no sense of the water's edge or views of the Boston skyline. The decision to renovate or demolish the original buildings was driven by the need to open



One-third of the original buildings were retained and 43 buildings—ranging from two-story townhomes to seven-story apartment buildings—were constructed.

up the site and to form a more logical street system. The new buildings are a mix of three-story townhomes, and new five-, six-, and seven-story apartment buildings.

Several considerations were essential to design. For example, residents wanted play areas within sight of their homes. Townhouses with individual entrances for the family units not only provided residents with a sense of ownership but also with a sense of increased security by limiting the number of families using a single entrance. Locating parking spaces close to each unit was important to residents (who had experienced considerable auto vandalism) and to increasing the level of activity on the streets.

MANAGEMENT

CMJ took over management of Columbia Point early on to gain the trust of the remaining residents. A governing board, composed of two CMJ representatives and two HPCTF representatives, was estab-



The Harbor Point clubhouse, with two outdoor pools and a fitness center, is located next to a six-acre waterfront park. Tennis courts are located in the mall area.

lished to guide the planning, construction, and day-to-day operations of Harbor Point. The board enforces the community rules developed by

the HPCTF. Rule enforcement is tough because residents want to assure that the conditions that led to Columbia Point's decline will not

PROJECT DATA

LAND USE INFORMATION

Site Area: 1,952,047 square feet (44.8 acres)

Gross Building Area (GBA) before Renovation: 1,100,000 square feet

Gross Building Area (GBA) after Renovation: 1,703,975 square feet

Residential: 1,652,751 square feet

Retail: 5,093 square feet

Health center: 12,000 square feet

Community building/clubhouse: 34,131 square feet

Residential Units before Renovation: 1,500

Residential Units after Renovation: 1,283

New low-rise units: 214

New mid-rise units: 760

Residential rehabilitation: 309

Gross Density: 28.6 units per acre

Total Parking Spaces before Renovation: 1,150

Total Parking Spaces after Renovation: 1,150

LAND USE PLAN

	Acres	Percent of Site
Buildings	10	22%
Driveways and parking	15	33
Landscaped and recreational areas	20	44
Total	45	100%

Note:

¹ Average monthly rents for 1992—do not include rents for the 400 low-income units, which are calculated at 30 percent of residents' income.

RESIDENTIAL INFORMATION

	Floor Area (Square Feet)	Number of Units		Range of Rental Prices ¹
		Market	Low Income	
1 Bedroom	625-670	308	63	\$800-930
2 Bedroom	815-980	531	122	\$930-1,050
3 Bedroom	1,250-1,320	42	141	\$1,100
4 Bedroom	1,650	2	57	\$1,200
5 Bedroom	1,770-1,880	0	13	NA
6 Bedroom	1,950	0	4	NA

ECONOMIC INFORMATION

Development Costs:

Demolition	\$ 5,850,000
Building construction	106,850,000
Site work/landscaping	12,740,000
Earthwork/piles	7,900,000
General conditions/bonds	9,535,000
Surveys, permits, testing	3,155,000
Architecture, engineering	5,350,000
Construction interest	29,655,000
Taxes/insurance	1,490,000
Financing fees	2,065,000
Legal/title	2,050,000
Relocation/social services	3,495,000
Marketing	2,340,000
Operating reserve account	57,525,000
Total	\$250,000,000

Financing:

MHFA coinsured loan	\$121,000,000
MHFA supplemental loan	30,000,000
Urban Initiatives loan	9,000,000
UDAG loan	12,000,000
State Chapter 884 grant	3,000,000
Investor equity	75,000,000



The residents of the largely burned-out and boarded up Columbia Point project were not only physically isolated from Boston by their remote location, but also were socially isolated from each other by crime and drugs.

occur again. The HPCTF board continues to be very involved in policy issues and has hired as staff two HPCTF members who are available for daily decision making.

The rental application process at Harbor Point is identical to most apartment complexes. The eviction process, however, is quite different. A "residents at risk" committee of the HPCTF meets with tenants who are in danger of being evicted. These residents are offered support from the resident service staff and conditions for their continued residence at Harbor Point are clearly spelled out. Although this effort is difficult and time-consuming, it has been successful in helping many families to avoid eviction.

Management and resident services at Harbor Point are separate functions. The partnership felt it was important to keep the management focused on the profitable operation of the development. Resident services are critical: for Harbor Point to be successful, residents must be able to change their lives, not just their physical environment.

FINANCING

A complex package of public and private loans and grants was assembled to revitalize Harbor Point. Most of the funding came from the Massachusetts Housing Finance Authority (MHFA) in the form of coinsured and supplemental loans. Additional funding came from a Boston Housing Authority loan, a UDAG loan from the U.S. Department of Housing and Urban Development, and a state grant. Private equity of \$75 million was raised through the sale of tax credits to 36 corporations. Chevron Corporation invested one-half of this amount. The Boston Housing Authority

leased the land for 99 years on a cash flow participation basis. State and federal rental subsidies are provided for low-income residents.

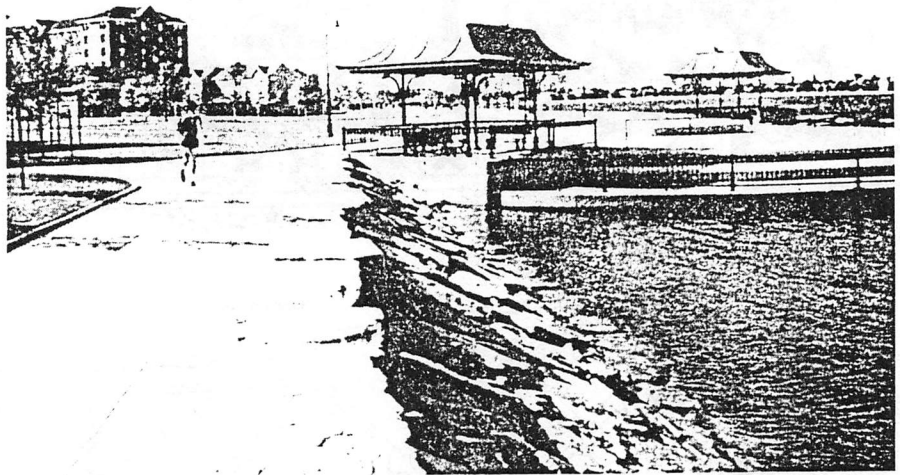
Financing for the entire development was arranged prior to the beginning of construction, rather than in several phases as is commonly done for projects of this size. The development partnership felt it was essential that the completion of the entire project be guaranteed to assure its success.

MARKETING

The marketing staff was closely involved from the beginning. Several design and construction decisions were made to facilitate the marketing effort. For example, the fitness center was added after a marketing study identified its importance. The overall marketing strategy drove the phasing of redevelopment from east to west. This strategy has emphasized the positive aspects of the location by directing prospective renters along the waterfront, through the university, and to the eastern side of the development.

The most difficult part of the marketing effort was to overcome Columbia Point's reputation—the early apartment advertisements did not even include an address. Once prospective renters visit the community, the amenities, design, and high-quality management sell the neighborhood. The marketing staff addresses safety concerns by using police recommendations and by emphasizing the current tenants' strong interest in maintaining community safety.

It was important to the project partners that the low-income residents not be easily identified. Therefore, the marketing program had to



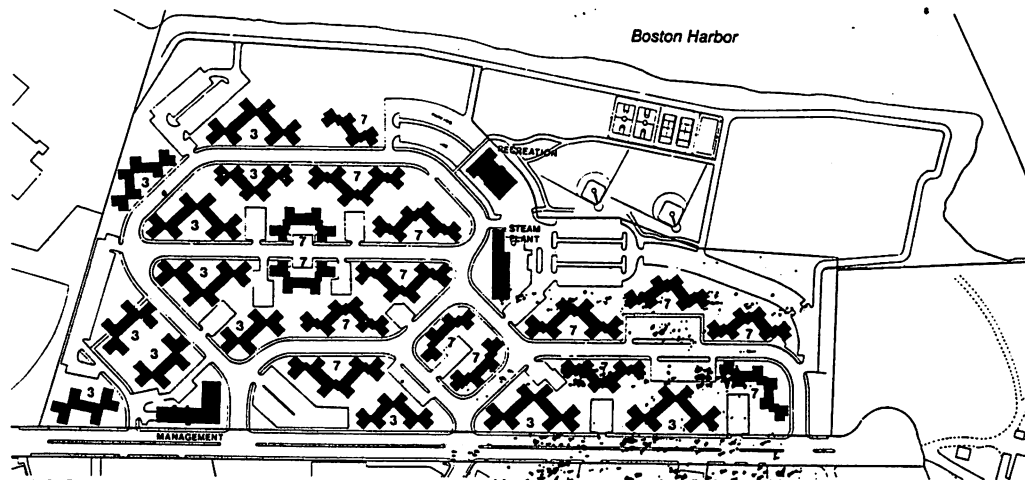
The waterfront park, which serves the general public and Harbor Point residents, is part of a regional system of parks bordering the Boston Harbor.

attract middle- to upper-income minority renters and white low-income renters. In this, the program was largely successful—approximately 35 percent of the market-rate households are minorities.

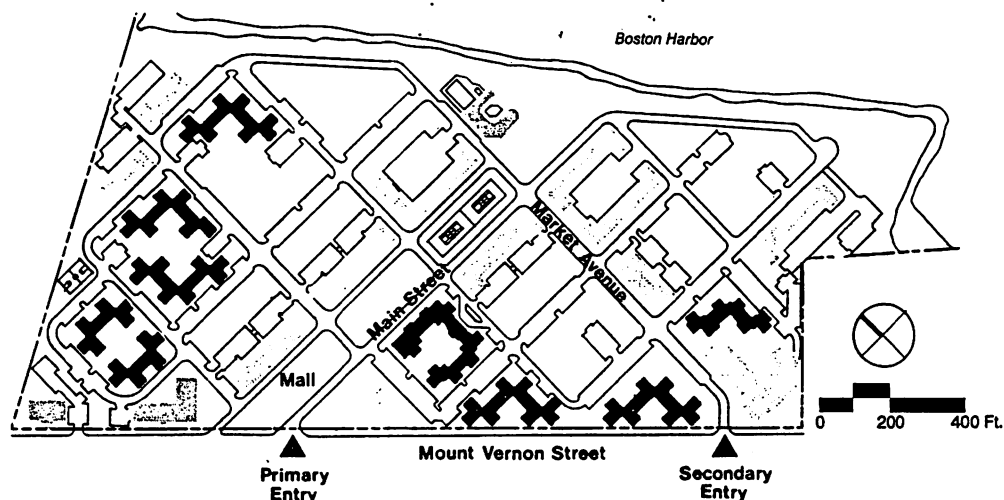
Marketing efforts have been reinforced by the meeting rooms and other facilities that are rented to local businesses, civic groups, and individuals. The use of these facilities and other activities offered at Harbor Point are changing the image of the entire peninsula. Another indicator of the program's success is that Harbor Point's average market-rate household income is \$43,000, approximately the same as the Boston metropolitan area's average household income. By working together, the project's marketing program, its management, and its resident services have achieved an occupancy rate of over 90 percent.

EXPERIENCE GAINED

- The mixed-income housing model worked when applied to a very large-scale, urban, and troubled project, as it had in more suburban, smaller-scale projects.
- White families will be attracted to market-rate housing in racially mixed, mixed-income developments if the community has superior design amenities and management.
- Both low-income and market-rate tenants live in the same types of units and have access to the same amenities and resident services. The tenant mix includes low-income whites and upper-income minorities. This overall strategy makes "low-income" labeling impossible.
- Honest and complete involvement of the tenants on a day-to-day basis has been achieved by establishing a true legal partnership. Tenants control 50 percent of all decisions, which guarantees active involvement of the HPCTF and its board in policy decisions.
- Social services are crucial. One measure of the success of the development process is that, of the 350 public housing families living in Columbia Point at the beginning of the redevelopment, approximately 325 continue to live in the Harbor Point neighborhood.



Old Site Plan (Columbia Point)



New Site Plan (Harbor Point)

Key:

- New Townhouses (3-Story)
- New Residential Buildings (5-, 6-, or 7-Story)
- Rehabilitated Residential Buildings
- Nonresidential Buildings (Low-Rise)

DEVELOPMENT SCHEDULE

Task Force Began Work with Architect: 1978
RFP Issued: September 1982
Developer Selected: October 1983
Private Management of Columbia Point Began: October 1984
Land Lease Signed: December 1986
Construction Started: January 1987
Leasing Started: June 1988
Project Completed: April 1990

ARCHITECT/PLANNER

Goody, Clancy & Associates, Inc.
 Boston, Massachusetts
 617-262-2760

Mintz Associates
 Boston, Massachusetts
 617-523-3709

SOCIAL SERVICES

David I. Connelly
 Housing Opportunities
 Unlimited, Inc.
 Dorchester, Massachusetts
 617-288-4569

DIRECTIONS

From Logan International Airport: Take tunnel to downtown Boston. Follow signs to Route 93 south. Exit at Columbia Road (Exit 15), turning left at bottom of ramp. At rotary, go halfway around to Day Boulevard. Take an immediate sharp right on Day Boulevard Connector Road. Travel one block to Mount Vernon Street and turn left. Harbor Point's main entrance is one-half mile ahead on the left.
Driving time: Approximately 20 minutes.

PRF STAFF

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Staff Vice President, Publications
 D. Scott Middleton,
Editor, Project Reference File
 Kimberly M. Fisher, *Report Author*

Nancy H. Stewart, *Managing Editor*
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PROJECT REFERENCE FILE is published quarterly and is intended as a resource tool for use by its subscribers in improving the quality of future projects. Data contained herein were made available by the development team and constitute a report on, not an endorsement of, the project by ULI-the Urban Land Institute.

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 625 Indiana Avenue, N.W., Washington, D.C. 20004-2930

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METRIC CONVERSIONS

meters = feet x 0.305

kilometers = miles x 1.609

square meters = sq. ft. x 0.093

hectares = acres x 0.405

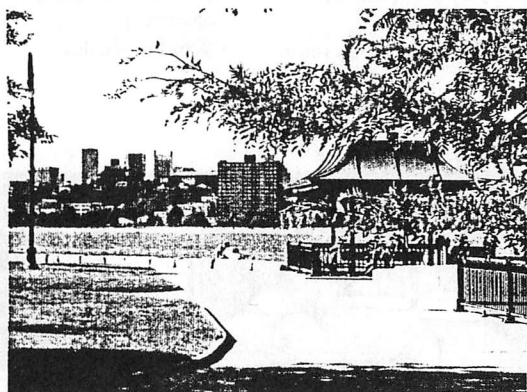
(1 hectare = 10,000 square meters)

☆ 1996 Award for Best Overall Development and Best Residential Development
FIABCI, French International Real Estate Federation

☆ 1994 Pillars of the Industry Awards
Property Management Company of the Year
National Association of Homebuilders, Washington, DC

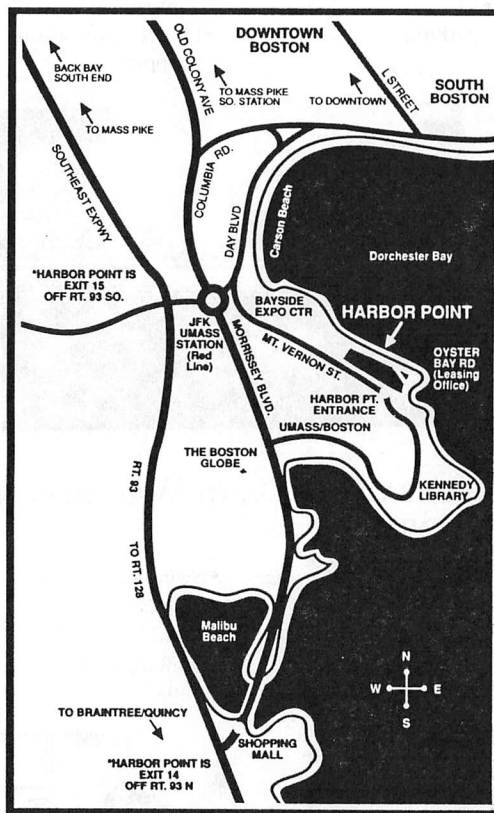
☆ 1993 Rudy Bruner Award for Urban Excellence
The Bruner Foundation, NY, NY

☆ 1992 ULI Award for Excellence
Urban Land Institute, Washington, DC



CMJ Management Company, an affiliate of Corcoran, Mullins, Jennison, Inc., General Managing Partner of Harbor Point, is responsible for the management of the property. It brings to Harbor Point a successful history of managing large, diverse communities throughout New England, South Carolina, Maryland, Virginia, Pennsylvania, New York, and New Jersey. This experience enables CMJ to employ the proven systems and professional personnel to effectively carry out the complex office, maintenance, social, and management functions. CMJ's expert capabilities and sensitivity to resident needs ensure that the integrity of the Harbor Point concept is maintained at the highest level.

*Harbor Point is conveniently located. . .
only 5 minutes from downtown,
within walking distance to
the Red Line T stop.*



HARBOR POINT LEASING CENTER

24 Oyster Bay Road, Boston, MA 02125
(617) 825-2033 Fax (617) 282-7533

www.cjapts.com

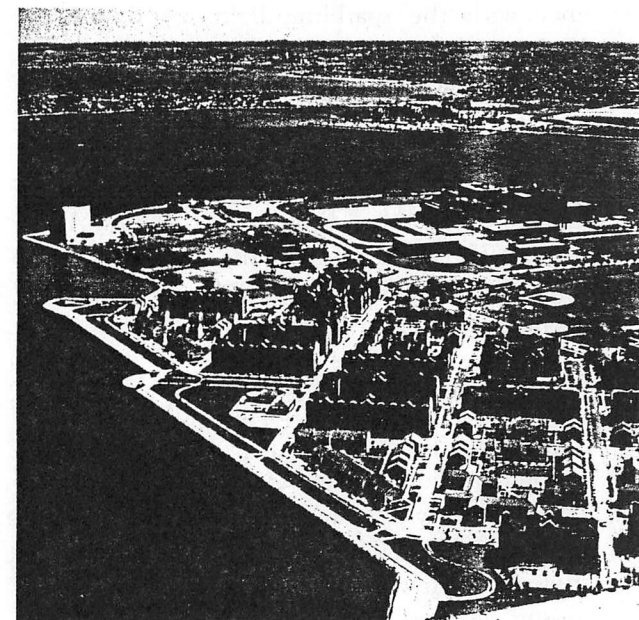


MHFA Financed
Units available on an open occupancy basis




HARBOR • POINT

*Boston's Choice Waterfront
Apartment Community*



*Your View Is Important To Us.
That's The Point!*

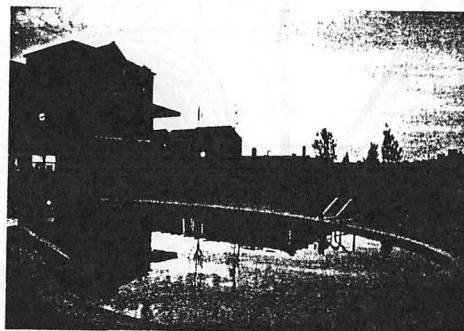
Your search for an attractive apartment in Boston ends when you discover Harbor Point. This 50-acre residential site along Boston's waterfront offers one to three bedroom apartments and townhouses.

Whether you are looking for urban ambience with the sparkling lights of Boston Harbor and skyline as backdrop, or an apartment with plenty of room and play space for a growing family, Harbor Point is the answer. Apartments are designed to take advantage of the unique waterfront setting overlooking downtown Boston and the Harbor Islands. A tree lined boulevard running the length of the residential community is the focal point, opening up spectacular water views.

Charming architectural detailing and wood framed or brick facades are part of the townhouses, garden apartments, midrise and central mall buildings found at Harbor Point. A variety of styles are available including one to three bedroom floorplans in flats, duplexes, triplexes, or townhomes. There is plenty of on-site free parking available. Many of the apartments bring home a traditional New England flavor with front and rear entrances, private yards, and open green spaces.

COMMON AREA FEATURES

- Attractive lobbies
- Beautifully landscaped surroundings
- Communal green space
- Free on and off-street parking
- Optional garage parking
- Community building with assembly hall
- Common laundry care centers
- Convenient on site shopping



RECREATIONAL AND WATERFRONT AMENITIES

- Clubhouse with lounge and kitchen
- State-of-the-art fitness center
- Saunas
- Swimming pools
- Tennis courts
- Waterfront park
- Walking and biking trails



LIVING AREA FEATURES

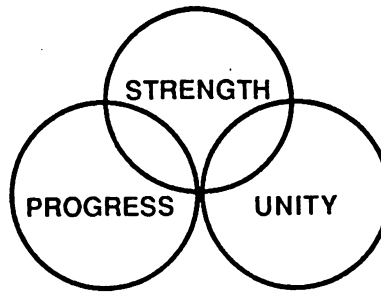
- Balconies
- Bay windows
- Cable TV hookup
- Ceramic tile bathrooms
- Chandelier lamps in dining area
- Closed circuit television
- Dishwasher/disposal
- Electronic smoke detectors
- Frost free refrigerator
- Full view peephole at each entry
- Glass sliders with traverse rods
- Oak kitchen cabinets
- Patios
- Self-cleaning oven
- Thermostat controlled air conditioning and heat
- Wall-to-wall carpeting
- Washer/dryer connections (*select apartments*)
- Window shades



ENERGY EFFICIENT FEATURES

- Double-glazed thermal brake windows
- R-19 exterior wall insulation
- Insulated steel entry doors with compression weather proofing

HARBOR POINT COMMUNITY TASK FORCE, INC.



North Point Drive
Dorchester, MA 02125

(617) 288-9766
(617) 288-5701
FAX 288-9827

The Harbor Point Community Task Force is a resident elected, non-profit organization, representing all residents in the Harbor Point Apartments community. Incorporating in 1978 to achieve the revitalization of their neighborhood, (the former Columbia Point housing project), the Task Force became interested in the concept of a privately owned, mixed income development. In 1983 the developer, Corcoran, Mullins, Jennison, Inc., was chosen for the redevelopment process. Working hand in hand with the developer, the Task Force was successful, not only in changing the site's physical structure, but in making themselves 50% owner of the development.

The Task Force oversees all aspects of the development, including maintenance, management, security, and social affairs. Harbor Point is a unique neighborhood with many people committed to making this diverse community the world-wide model for mixed income developments. As the body representing the interests of tenants in the Harbor Point Community, the Task Force shares the responsibility for all tenant matters, including the provision of appropriate human and social services for existing and new residents.

At Harbor Point it is believed that resident involvement is the key to a healthy community. If the community does not respond to the needs of its residents, it can be considered neither healthy nor a community. Harbor Point residents have a strong history of participation in collaborative efforts, particularly in dealing with all of the ills associated with urban living. They work tirelessly to keep Harbor Point attractive, safe and a great place to live for all. The Task Force Mission Statement is as follows:

- Ensuring our residents and children are productive and healthy citizens.
- Becoming the world-wide model for successful mixed-income communities.
- Making Harbor Point the safest neighborhood in Boston.
- Monitoring operations and effectively participating in the management of Harbor Point.
- Creating opportunities for resident involvement in community programs and activities.

HARBOR VIEWS

HARBOR · POINT
COMMUNITY NEWSLETTER
AUGUST 2000

HARBOR POINT APARTMENTS COMMUNITY STAFF

MANAGEMENT OFFICE HOURS

Monday 9 am – 6 pm;

Tues. – Fri. 9 am – 5 pm

Property Administrator	Miles Byrne
Property Administrator	Marvin Kahn
Director of Administration	
Administrative Assistant	Jeanette Maurino
Maintenance Secretary	Luz Rosa
Rent Receivables	Terecita Colon
Secretary	Sandra Hamilton

LEASING

Mon. – Sat., 10:30 am – 6:00 pm

Leasing Director	Levent Tekin
Leasing Consultant	Eric Gendron
Approval Analyst	Debbie Tatum
Leasing Administrator	Jan LaBelle

MAINTENANCE

Maintenance Superintendent	Joe Whalen
Maintenance Supervisor	John Kuchtic
Maintenance Supervisor	Domingo Rivera
Maintenance Supervisor	Brian Rabouin
Cleaning Supervisor	Austin Waite

IMPORTANT NUMBERS

Management Office	436-0771
Leasing Office	825-2033
Harbor Point Police	282-3555
Harbor Point Task Force	288-5701
Housing Opportunities Unltd.	288-4569
Fitness Center	288-3790
Geiger-Gibson Health Center	288-1140
Walter Denney Youth Center	822-3701
Harbor Point Food Mart	282-0460
MBTA Information	222-3200
St. Christopher's Catholic Church	436-7273
Person Control	232-2120
Kit Clark Senior Services	825-5000
Boston City Hospital	534-5000
Emergency	911



Congratulations to Ms. Earline Calhoun for winning the \$15.00 prize from the monthly drawing of all surveys that were processed in June. Ms. Calhoun, please stop by the Management Office to collect your winnings.



CMJ Maintenance employees leave self-addressed questionnaires in every apartment upon the completion of every work order request. These questionnaires help the Management Office understand how we might provide you with better service. As a result, we cannot stress more strongly that your completed surveys are an important tool in the management of Harbor Point Apartments. Without them, we would not fully appreciate the quality of our service, the professional manner in which our employees respond to you, and the level by which you are satisfied with our repairs. Our goal is to make you completely satisfied with the management of Harbor Point Apartments. So please, keep filling out the questionnaires that are left in your apartment and be sure to check this column each month to see if you are the winner of the \$15.00 monthly drawing.



FITNESS CENTER HOURS

For your convenience, the Fitness Center is open Monday-Friday from 6:00 a.m. to 8:00 a.m. On Monday-Wednesday, it is open 2:00 p.m. to 10:00 p.m. On Thursday-Friday the Fitness Center is open from 2:00 p.m. to 9:00 p.m. And on Saturday and Sunday, the Fitness Center is open from 10:00 a.m. to 5:00 p.m.

It should be noted that all residents must complete an orientation before using the facility. Orientations are scheduled at the Fitness Center front desk in person and will not be scheduled over the phone. The following rules apply for all residents wishing to use the Fitness Center.

1. You must wear exercise attire when using the Fitness Center (jeans are not allowed). Sneakers are to be carried into the facility, not worn on the street, and changed into in the locker room. This will keep the facility clean.
2. Store all valuables (bags, clothes, etc.) inside lockers and secure with a lock. All locks must be removed after every visit.
3. Smoking is not permitted in any area of the facility. Eating and drinking is allowed in the lounge area only.
4. Please use the Nautilus machines in proper order unless no one is waiting. Spend no more than 30 minutes on each machine.
5. The guest fee is \$5.00. All guests must be 18 years of age and be accompanied by a member at all times.
6. You must bring your membership card at all times and you must sign in at the front desk.

DID YOU SAY TENNIS ANYONE?

The tennis courts are open and tennis court regulations are posted on the gate and will be enforced by the staff at the Fitness Center. The hours are as follows:

Monday through Saturday 8:00 a.m. - 8:00 p.m.
Sunday 10:00 a.m. - 8:00 p.m.
Check with the Fitness Center for more information.

FAMILIES FIRST

BY ELECTRA PURIFIED

The job of parenting is often difficult. The hours are long and the sacrifices are many but the rewards are forever. Families First seeks to examine common concerns about parenting with hopes that many of the parents in the Harbor Point Community who read this monthly offering will find support and encouragement as they face the same types of parenting challenges.

It would be ideal if prospective parents took time to learn lessons about child rearing before actually becoming parents. Typically this never happens. Hence, young parents recognize the need to seek out help and support once they begin raising children.

How many prospective parents know when to get their children the medical shots they need? What age are their children to enroll in pre-school, Head Start or Kindergarten? How can parents best show their children love but also set a structured environment that includes good nutrition, cognitive development, and good behavioral standards? The answers to these questions do not come naturally. All parents need some help in negotiating the best paths for their children so that they can excel in this world. The following are some helpful tips from parents ages 30-63 years of age from the Harper-Vance book club. It is our hope that young parents continue to ask questions and to explore the many successful ways to raise children.

Mary Alice, is thirty and has three boys ages 12 to 6 months. She encourages her children to speak up for themselves but only in a positive and courteous way. Karlene Thorneship, is thirty-five and has six children ages 17 to 4. She helps her children by being a good listener and then offering a strong shoulder. She encourages her children to explore their surroundings and then to discuss with her their unique

continued next page

PLANNING ON MOVING OUT?

In the upcoming months, a number of families are scheduled to leave this community and new families will move in. Many leave because they have finished their schooling in Boston, some are purchasing homes, while others are transferring jobs outside of the metropolitan area. We at CMJ Management wish all of you good fortune and are truly thankful for the opportunity to have served your housing needs.

If you plan to move out when your lease expires, please remember to do the following:

1. Contact the Leasing Office in writing 30 days before your lease expires.
2. Remember to change over your utilities and to complete a change of mailing address form. Copies of change of address forms can be picked up in the Leasing Office.
3. Turn all keys, laundry cards and gate cards into the Management Office (or the rent box after regular hours).
4. Make sure all of your belongings are moved out.
5. Please leave a forwarding address so that your security deposit can be mailed to you thirty days from your date of departure.
6. Be certain to move out on or before your last day. Painters and cleaners will be scheduled for the day after your move so that your apartment can be readied for the next family.

LOOKING FOR LOW COST MOVERS?

Harbor Views suggests that if you are planning on moving out in the coming months, you must schedule now if to rent a moving van or to enlist professional movers. The highest rental turnover month in Boston is August. Already truck rental agencies and moving companies are filling up their available slots. Don't be left waiting when it is your time to relocate.

If you need to shop around for the lowest moving company prices in the Boston area, Harbor Views recommends that you include Hill & Sons Moving (617-445-4237) or Lawyers Moving (1-800-564-3241) when you comparative shop. Both companies are Boston based and are known to be the most affordable amongst the reliable moving companies.

HAVE YOU SUBMITTED YOUR NOTICE TO VACATE?

If you have informed the Leasing office of your intent to move out this month please be advised that Painters will be scheduled to work in your unit at 7:00 a.m. the following morning to ready your vacant unit for the next resident.

If the Management Office does not receive your apartment keys on the day of your scheduled move-out, (signifying the end of your lease) you will be charged for every day that the keys have not been returned.

Please remember, the day your keys are returned is the day the Management Company can legally begin to ready your unit for the next family. If your lease expires on August 31, 2000 and you do not return your keys until September 5, you will be charged the daily rate based on the new contract rent for your apartment. So please, remember to place your keys in a Harbor Point move-out envelope and drop them off in the rent box outside the management office on or before the date you designated.

Please help us (and save yourself charges) by moving out as planned. If you have informed us of your move-out date, you can rest assured that Contract Painters, Professional Cleaners and Rug Installers will be scheduled the very next morning to prepare your unit for the incoming occupant.

If your plans have changed, please contact the Leasing Office immediately at 825-2033 to discuss your situation.

LEASING NOTES

Levent Tekin, the Director of the Leasing Office, would like to remind existing residents that they would receive \$200 for every referral that signs a new lease at Harbor Point Apartments. Please call the Leasing Office at 825-2033 for further information.

Jan LaBelle reports that there are several rental parking spaces remaining for those who desire sheltered (underground) or secured (above ground) garage parking. Please call her at 825-2033 for more information.

WHY DO I NEED RENTERS INSURANCE?

The Management Office would like to remind all residents that renters insurance protects you and your belongings from unforeseen problems such as water damage from frozen pipes, fire and smoke hazard or something as common as a leak from the upstairs apartment. Harbor Point Apartments carries property damage insurance to cover only repairs to the leased premises and its fixtures (carpet, appliances, walls, windows, etc.). This insurance does not cover your own furniture or personal belongings.

If you are looking for competitive pricing on apartment insurance, Harbor Views suggests that you call Maureen from White and Quinn Insurance (876-2512) or Ray at Old Harbor Insurance Agency (268-2299).

NATIONAL NIGHT OUT, A HUGE SUCCESS

Harbor Point Apartments enjoyed another successful National Night Out on Tuesday August 1, 2000 in coordinated efforts with the Boston Police, Harbor Point Public Safety and Housing Opportunities Unlimited. The rain was no impediment as music, food, contests and games were the main attractions to kick off this annual community wide anti-crime celebration.



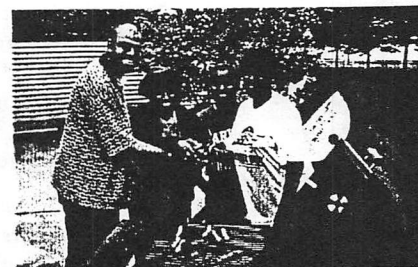
The rain did not dampen the spirit of these National Night out Dancers

Public Safety Chief Coreen Thomas used a special engraver to identify all bicycles while Ray Jordan, a resident representing Bikes Not Bombs, gave away fifty bike helmets to children along with expert advice on how to ride safely.



Chief Thomas engraves a bike helmet as part of the bike safety program

A special thanks to Steve Fulton, Etta Johnson, Ray Jordan, Coreen Thomas, Joyce Crump, Don Frye, Lisa Trevani, Theresa Williams and Jessie Jackson for a job well done in coordinating this successful event.



Steve Fulton, Jesse Jackson, Theresa Williams & Etta Johnson served up a great time for everyone at National Night Out.



Homey the clown entertains the children at National Night Out festivities



Danielle & Shamika Gren on their way to the Walter Denny Summer Camp

FAMILIES FIRST BY ELECTRA PURIFIED, *continued from front page*

perspective of the world. Aronedia Gomez, is fifty-four with seven grandchildren ages 16 to 2 months. She advises young parents adjust their schedules so that they spend more time with their children at home. She encourages her children to explore their world and thinks it is important to travel as a family. Doniatia Johnson, is sixty-three and has seven children, ten grandchildren and three great-grandchildren. She encourages parents to read constantly to their children. By reading, the children are better able to understand the world outside their personal experiences. She also encourages parents to interact in their children's play. She would help build forts, playhouses and cardboard homes in order for her children to pretend to visit the places they read about.

HARBOR POINT POOL POOL HOURS

The pool has expanded the daytime hours until the end of the summer. The new schedule is as follows:

Adult Pool (18 or over)

Hours will be 11 a.m. - 7:30 p.m. every day.

Family Pool (Families and children under 18)

There is printed schedule of times and programs that are offered.

You will need to speak with the Fitness Center Director **Don Frye** for complete listings.

HARBOR POINT POOL RULES AND REGULATIONS

Safety Rules

No diving, spitting or spouting water, no ducking or splashing others, no riding on other persons backs or shoulders, no throwing objects allowed in pool, persons with any kind of communicable disease not allowed in pool or pool area, no open sores, cuts, scratches un-healed wounds or the like allowed in pool. Fighting, rough lay and boisterous behavior will not be tolerated ... such behavior can result in partial or permanent expulsion.

General Rules

1. Proper attire must be worn at the pool ... no cutoffs, or street clothes allowed.

2. The pool area is set aside for swimming or sunning and proper attire must be worn in each case.

3. Those persons wishing to sun and swim are requested to swim before putting on any lotions.

4. If you have any kind of lotions on, you will add to the slick caused by lotions and body oils.

5. All person must take a shower before using the pool.

6. There is absolutely no smoking allowed in the pool area.

7. Radios must be of the private headset category as not to disturb others.

8. No food, cookies, chips etc. allowed in the pool area.

You are welcome to bring your water in plastic containers only.

10. There are equal chairs in each pool area ... please do not remove any chairs from either area. You are welcome to bring your own chair if you wish.



ST. CHRISTOPHER'S CHURCH

Check it Out.... Our Web address is <http://www.saintchristopher.org>
Weekly up-dates are provided of news, events and recent photos.

Church Hours

Daily Masses (English) are offered each weekday at 12:05.
Sunday Masses are at 10:00 (Spanish) and 12:00 Noon (English).



The students enjoy a Geography lesson at the Notre Dame Montessori School. The children are learning where we live and where our roots are through studying the continents and the differences between maps and globes.

GREEN THUMB VOLUNTEERS

The Green Thumb Volunteers wish to thank all its members for agreeing to water the flowers each day and to remind children to respect the grass, flowers and trees that beautify our community. The following individuals have joined the Volunteers in planting flowers and keeping them watered throughout the summer months:



Superintendent Joe Whalen applauds the great work of the Harbor Point Green Thumb Committee.

Lillian Valera, Maureen Senuta, Guillermina Carrion, Ana Fuentes, Maureen Walsh, Milagros DeLa Rosa, Loretta Martin, Leandra Ellis, Blonnie Williams, Vivian Marin, Lisa Donovan, Maria Rojas, Robert Vasquez, Roberto Ortiz, Miriam Williams, Senovia Dominguez, Jo Hocke, Amelia Orozco, Anna Torres, Christa Barahona, Juan Tennyson, Joel & Elsie Soto, Sharon Colley, Trina Davulis, Catherine Davis, Mercedes Rivera, Nicole Kozlowski, Bonnie McWilliams, Rozena Jones, Maishon Bradford, Sharon Shepard, Elides Mercado, Victoria Lee, Carol Jenkins-Sapp, Carmen Santiago, Angela Green, Regina Pereira, Elsie Butler, Scott Stuart, Wilford Pineault, Daisy Smith, Esmeralda Washington, Dinorah Cabrera, Carol Curran, Tim Dobson, Greg Johnson and Joyce Hodge.

HARBOR POINT POOL Rules and Regulations Continued

11. The kidney pool or leisure pool is for adults ... 18 years AND OVER ONLY. Any child 6 years or under must be accompanied by a parent and must remain in the kiddie pool section unless they have passed the deep-water test. All swimmers 7 years and older come to the pool without parents, please. All residents should come to the pool in bathing suits, sneakers and towels, as we do not have changing facilities.

12. The large or family pool is scheduled so that the youth, adults and other groups or classes have their uninterrupted times.

13. Family swim times are set aside for family members to interact in this setting; this group must be accompanied by one or more parent swimming.

14. Please check schedule for your swim times or class times and plan to be there 5 minutes early.

Obey the rules and the lifeguards who are here for your safety and to enforce the rules.

SAFETY TIPS FROM CHIEF COREEN THOMAS

Take precautions for your safety
With children out and about enjoying the summer break from school, this is good time to remind all drivers to slow down when you drive through the property. The speed limits are clearly posted at 14 miles per hour.

I would also like to remind residents that with the carefree feelings that are associated with summer, there is a tendency to forget the basics about public safety. For good measure, I would like to remind all residents of the following safety precautions:

1. Always double lock your apartment door
2. Do not buzz into your building anyone without first checking to see who is there.
3. When walking alone, try to wait for others who are walking in your direction. If you are alone and stuck at the T stop, you can call Harbor Point Public Safety and they will come and pick you up.
4. Walk in groups of two or more
5. Report all suspicious activity. Try to observe specific identifying features such as clothing, height, age and weight so that Harbor Point Public Safety can respond appropriately

As with all concerns relating to public safety, if you are not satisfied with our service or have specific complaints regarding my department, I look forward to hearing from you. Please feel free to call me at 282-3555.

GEIGER-GIBSON HEALTH CENTER

Health Services

The Geiger Gibson Health Center is a full service medical facility that provides health care to our community seven days a week. There is no need to travel to a large Boston medical facility when most of your health care concerns can be resolved at the Geiger Gibson Health Center. They also accept most insurance plans.

ODDS & ENDS

Congratulations are in order for **Elizabeth Brunelli**, whose grandson Nichols ("Nick") Brunelli, is competing for the US Olympic swim team. Nick is a resident of Franklin, MA and has received a four-year scholarship to attend the University of Arizona in the Fall. Harbor Views will be rooting for him to make it to Sidney, Australia.

Congratulations are also in order for **Electra Purified-Sandefer** whose children, **Anthony** and **Earnest Sandefer**, received Outstanding Educational Improvement awards from the President's Education Awards Program.

The Management Office would like all residents to know that requests for new keys, paid or unpaid, will be held for only 30 days from the date of the request. After 30 days, the keys will be returned to the maintenance shop. It should also be noted that requests for letters of verification of income or residency, or status will also only be kept for 30 days.

Harbor Views bids a fond farewell two longtime community employees **Catherine D'Velaskis** of the Task Force and **Margarite McLean** of the Walter Denny Youth Center. **Catherine** and **Margarite** have served this community so well for so long and with such dedication that it is hard to imagine that they are gone. Good luck in your respective new careers.

SINGLE PARENTS GROUP

If you are a single parent with children under age of six, you don't have to be alone. Come join the single parents group at the Geiger-Gibson health Center and join forces with other parents in understanding how best to provide for your child.

For more information, please call Deborah at 288-1140 ex. 293.

LAUNDRY MACHINES

NORLANTIC REPRESENTATIVE JOE KINSELLA

Norlantic provides washing machines in every laundry room. These machines operate on a **pre-paid** card system. In order to use the machines, "smart cards" must be purchased from special **VTM card machines** that are located at the **Convenience Store** and the **Harbor Point Café** on Harbor Point Blvd. Every time you use a machine, your card will be debited. These cards carry an initial cost of **\$5.00**, which is refundable with your security deposit at the time of move-out.

Please remember, these machines are serviced by **Norlantic Laundry Services, Inc.** and not by Harbor Point Management personnel. Should you have any problems with these machines and need to request service, please contact **Joe Kinsella** at his office (617) 929-1087.

NO DOGS, NO CATS, NO DOGS, NO CATS..

The Management Office would like to remind all residents that no pets are allowed on Harbor Point property. If you have a cat or a dog in your apartment, you run the risk of being evicted. Also, if it is determined that you had a dog or cat in your apartment when you move out, you will be charged for replacing the carpet which may cost you up to two thousand dollars.

While everyone in the Management Office loves and respects cats and dogs, the problems that are associated with the care of these animals are not conducive to the proper management of a development the size and density of Harbor Point Apartments.

Please don't put yourself if the position of getting attached to an animal that depends on you for its subsistence when, if caught, you will be required to find the animal a new home or be asked to move out.

SATELLITE DISH/VIDEO AND/OR AUDIO PROGRAMMING DEVICES

Under the new federal telecommunications law, apartment owners must allow residents to install Video and/or Audio Programming Devices if they meet the following requirements:

1. *Video and/or Audio Programming Devices cannot be more than one meter in diameter.*

2. *No such reception device may be placed except in premises that are within the leasehold and are under the exclusive use and control of the Lessee.*

3. *Definition of premises: Includes private balconies, balcony railings, terraces, patios, yards or gardens, but does not include common area balconies, outside walls, roofs, stairways, or window sills.*

4. *Cannot be installed on a neighbor's balcony, etc.*

5. *Lessee must present to the owner/management company a certificate of insurance for a liability policy, which specifies all references to the reception device. Such insurance policy should name Corcoran Jennison Management Company, (CMJ Management Company) and the legal name of the property as co-insured.*

6. *The lessee shall pay for expenses of installation, maintenance and repair of the device.*

7. *No such installation shall cause any damage to the structure of the leasehold. Such prohibited damages include, but are not limited to: holes drilled into the façade, exterior walls, roofs or balcony railings. All reception devices must be wholly and completely situated within the area constituted for leasehold.*

8. *The Lessee will not be allowed to leave windows/doors open for such installations and will be responsible for any and all damages resulting from windows/ doors being left open.*

If you are considering installing any video and/or audio programming devices for use in your apartment, please contact the management office before proceeding with installation and confirm that you understand and agreed to the above-referenced requirements. Thank you for your cooperation in this matter.

NEW GATE ACCESS CARDS

New Gate Access Cards Effective August 15, 2000

As an insert to this newsletter, you will find the official application to receive a new Gate Control Card for your car. The new card employs electronic proximity technology that will enable you to open the gate by holding the card within a foot's proximity of the gate entry card reader. This new technology will also enable management to void the card if it is ever lost, stolen or if residents move out and do not return the card.

New Gate Control Cards will cost \$10.00.

If at any point the card is returned, the resident will have their \$10.00 refunded as part of the security deposit procedures.

If you are a registered occupant of Harbor Point Apartments and own a car, please fill out the front top page of the application form and present it with (1) a valid driver's license, (2) a valid car registration, (3) proof of residency and (4) \$10. You will receive a new parking sticker and a gate entry proximity card.

WHAT IS AN EMERGENCY WORK ORDER?

It is CMJ Management Company's policy that any calls made to the answering service after normal business hours, weekends or holidays, should be for **emergencies only**. When calling the answering service, please be sure to leave your name, phone number and address so that the maintenance person on call can respond to your emergency.

The following is a list of what CMJ Management Company considers emergency calls:

- No Hot Water
- No Heat
- No Electricity
- Fire
- Security Door Locks (entry & Apartment)
- Toilet not working (1 toilet apartments)
- Medical Emergencies
- Refrigerator not working causing food loss
- Water leaks causing harm to residents or personal property
- Lock outs
- Gas Leaks
- Broken Window
- Flood

Please be advised that any calls made to the answering service after hours that are not emergencies, will be responded to during normal business hours.

NO GAS GRILLS..NO GAS GRILLS..NO

As we begin to enjoy the summer season, it is a perfect time to remind every resident that propane gas grills are not permitted on the property. In the coming weeks, Maintenance and Management Employees will be making visual inspections of all patios and decks to identify the presence of propane grills. Your lease agreement forbids the use of propane gas grills and this rule will be strictly enforced. We ask instead that you use coal grills when you cook outside.

HOU and the Citizen School students want to know how you feel about your community and its services. Please take a moment of your time to complete this survey. Your answers are very important.

QUESTION	YES	NO	NO OPINION
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I have _____ children under 18 in my household.

Are you satisfied with the Youth Services at Harbor Point?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Comment: _____

Are you satisfied with the Security Services at Harbor Point?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Comment: _____

Are you satisfied with the Day Care Programs at Harbor Point?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Comment: _____

Are you satisfied with the After-School Programs at Harbor Point?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Comment: _____

Are you satisfied with the Fitness Center at Harbor Point?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Comment: _____

Are you satisfied with living at Harbor Point?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Comment: _____

I would make life better at the Harbor Point community by:

- ☐ Adding more police.
- ☐ Expanding Youth Center hours.
- ☐ Increasing Youth Center programs and activity places.
- ☐ Having less expensive Day Care/After-School programs.
- ☐ Hiring more Bi-lingual service providers.
- ☐ Hosting frequent community meetings.
- ☐ Opening a Computer center.

☐ Other: _____

Please deposit completed survey in a **THANK YOU BOX**. A **THANK YOU BOX** can be found in the Management Office, Harbor Point Café, Leasing Office, Fitness Center and HOU Office. Thank you for your time.

HOU y los estudiantes de la escuela Citizen les gustaria saber que piensa usted de su comunidad y sus servicios. Por favor tome un momento para llenar este cuestionario. Su respuesta es muy importante.

PREGUNTA

SI NO NO OPINA

Yo tengo _____ niños menor de 18 anos.

¿Esta usted satisfecho a con los servicios juveniles en Harbor Point?

☐☐☐

Comentarios:

¿Esta usted satisfecho a con los servicios de seguridad en Harbor Point?

☐☐☐

Comentarios:

¿Esta usted satisfecho a con el programa de cuido de niños en Harbor Point?

☐☐☐

Comentarios:

¿Esta usted satisfecho a con el programa para niños despues de la escuela en Harbor Point?

☐☐☐

Comentarios:

¿Esta usted satisfecho a con el centro de ejercicio en Harbor Point?

☐☐☐

Comentarios:

¿Esta usted satisfecho a viviendo en Harbor Point?

☐☐☐

Comentarios:

La vida en Harbor Point seria mayor si:

- ☐ Añadieran mas seguridad.
- ☐ Expandieran las horas de el centro juvenil.
- ☐ Añadieran mas programas y activides en el centro juvenil.
- ☐ El cuido de niños y el programa despues de la escuela fuera mas economico.
- ☐ Hubiera mas servicio bilingue.
- ☐ Hubieran mas juntas a nivel de comunidad.
- ☐ Abrieran un centro de computadoras.
- ☐ Otras cosas:

Por favor de entregar cuestionario en **Caja de Gracias** que estara localizada en la oficina de Management, Housing, HOU, Centro de Ejercicio y el Café de Harbor Point. Gracias por su tiempo.