

ABOUT US



Maloney Properties, Inc. opened for business on May 1, 1981, to provide professional property management services to community-based housing owners who are committed to the interests and well-being of the resident population that the housing serves. Since then, Maloney Properties has emerged as a leading women-owned firm working in communities throughout New England.

Our executive staff works collaboratively with each client to achieve their goals while providing excellence in property and asset management. Our highly qualified team of professionals will work closely with you to understand your objectives and execute a plan to achieve them. In our long term relationships with our clients these goals have grown, changed and shifted over time. What has remained constant is our commitment and our standard for excellence.

Our work in the multifamily housing business is well known and respected. We pride ourselves on the ability to think creatively, create lasting partnerships, and bring excitement to both new and existing projects.

We are proud of our diverse of over 400 employees, 52% of whom are Asian, African-American, and Latino we are able to provide management services that reduce or eliminate cultural and linguistic barriers. Maloney Properties is a certified Women Business Enterprise (WBE). In addition, 20% of the company is minority-owned.

LEADERSHIP

Maloney Properties, Inc. is owned by five principals, Janet Frazier, Michael Frazier, Diana Kelly, Celeste Vezina and Kathy Luce all of whom have over thirty years of experience in the industry and play an active role in the company. The Managing Board of the firm includes four additional principals, Lynn Delidow, Mark Kelly, Sue Johnson and Joseph Salvia, who serve as regional managers and provide supervision and mentoring to emerging leaders.



JANET FRAZIER, President | Chief Executive Officer

Ms. Frazier is the President/CEO of Maloney Properties, Inc. and a founding partner of the firm. Ms. Frazier oversees the operation of the Management Company as well as thousands of units of housing including rental housing developments, condominiums and cooperatively owned properties. Ms. Frazier has served first as Chief Operating Officer in 1981, and then as President/CEO since 2000.

Ms. Frazier is a licensed real estate broker and a member of the Institute of Real Estate Management and the Greater Boston Real Estate Board.

Ms. Frazier serves on the Boards of Directors for the Franklin Square House Foundation and the Metro Housing Boston.



MARK KELLY, CPM, Vice President | Principal in Charge

Mr. Kelly is a Vice President and Regional Manager responsible for a large portfolio of market, mixed use and mixed income housing in Boston. He also has managed the turnaround of two large lodging facilities (a hotel and a hostel) which are currently included in his portfolio. Mr. Kelly serves on the Maloney Properties, Inc. Board of Directors.

Mr. Kelly specializes in marketing large mixed use properties and in repositioning poor performing properties. Mr. Kelly began his career in Property Management in 1990 with a firm acquiring, renovating, marketing and managing condos and their associations. He is a licensed Real Estate Broker.



LYNN M. DELIDOW, Regional Manager

Ms. Delidow currently oversees a large tax credit portfolio including family and elderly housing totaling over 1,300 units.

She holds a Master's in Social Work from Boston University. Ms. Delidow serves on the Maloney Properties, Inc. Board of Directors and Chairs the Employee Training and Development Committee.

Ms. Delidow has overseen multi-million-dollar rehabilitation programs, including those with extensive resident relocation. Her ability to work with managers,

contractors, architects, and others involved in facilities management has led to the successful on time completion of many rent up projects.

Ms. Delidow has successfully worked with our clients to serve residents living in urban settings in a variety of developments. These developments serve diverse resident populations, with multiple subsidy layers, and varied ownership structures. She is a dynamic leader who successfully oversees management teams that consistently exceed our clients' expectations.

The most recent developments added to Ms. Delidow's portfolio are those serving families, veterans and those with special needs. The commitment and attention given to the details, from the rent-up process, integration of resident programming, and hiring staff have led to the creation of cohesive, caring, and thriving communities.



DEBBIE PILTCH, Director of Compliance

Ms. Piltch joined Maloney Properties in 2002 and is a nationally recognized expert in Low Income Housing Tax credits, fair housing and housing operations. She provides a consistent source of program information for on-site and senior staff. She supervises the Compliance Department staff, who work closely with the state monitoring agencies during site audits and prepares all responses to the agencies. Ms. Piltch supervises the Section 504 Coordinator and is responsible to ensure that all requests for reasonable accommodations are handled appropriately.

Prior to joining the firm, Ms. Piltch operated her own consulting business that provided technical assistance and training to government and private entities on their rights and responsibilities in relation to civil rights and housing laws. She has a national reputation in the field of housing and disability discrimination law and is consistently sought after as a consultant by housing organizations and other management companies.

Ms. Piltch has worked extensively with the National Affordable Housing Management Association (NAHMA). She co-authored that organization's training program on occupancy issues, re-wrote its training program on fair housing issues, serves as a trainer for its members on the latter, and was awarded an Honorary NAHP by this organization for her contribution to the housing industry. Ms. Piltch has received numerous awards throughout the housing industry including the Spectrum Lifetime Achievement Award.

Ms. Piltch is a member of the Massachusetts Bar Association.



JONATHAN DIFFENBACH, Affordable Housing Sales & Leasing Director

Mr. Diffenbach joined Maloney Properties in 2008 and currently manages the Brokerage Division. Mr. Diffenbach has an extensive background in real estate marketing, sales and rental programs and is an expert on the BPDA and DND Affordable Housing Programs. He has successfully worked with developers for over 12 years on affordable housing lotteries.



MICHELLE PRUNIER, Assistant Director of Compliance

Ms. Prunier has over 20 years of experience in the property management industry. In that time, she has served as a Property Manager, Asset Manager for MassHousing's HUD PBCA contract, and for the past 15 years as the Assistant Director of Compliance for Maloney Properties, Inc. In her capacity as Assistant Director of Compliance, Ms. Prunier is responsible for the evaluation and monitoring of properties to assure compliance with applicable affordable housing programs.

Ms. Prunier has an extensive knowledge of HUD regulations inclusive of HUD's Handbooks and Notices, LIHTC regulations inclusive of Section 42 of the Internal Revenue Code and State Agency procedural manuals, as well as HUD, LIHTC, MassHousing and MA DHCD compliance. She also keeps current on all changes in national and regional affordable housing directive systems, including regulations, and works closely with the Director of Compliance to develop and implement necessary updates to program-specific policies and procedures. Ms. Prunier assists in the distribution of this information to all staff. In addition, Ms. Prunier actively provides consulting services to Owners and Agents on compliance matters on behalf of Maloney Properties, Inc.

Ms. Prunier is certified by Spectrum and holds the C10P designation. She is also a certified Executive Level National Affordable Housing Professional (NAHP-e) by the National Affordable Housing Management Association (NAHMA), where she is an active member on the Education and Training Committee and represents Maloney Properties, Inc. as an Executive Member. In addition, she has received the Registered Housing Manager (RHM) designation through the National Center of Housing Management (NCHM).



JOHN COSTELLO, Affordable Housing Manager

Mr. Costello joined MPI in 2013 in our property management division. He worked closely with the BPDA, DND and City of Boston Fair Housing Commission in mastering the complex affordable housing lease up process. Mr. Costello has a proven ability to successfully lease up developments within a stringent timeline that result in success. He has overseen several hundred affordable housing rental and for sales lease ups.

Mr. Costello has developed an excellent reputation for his diligence and careful oversight and adherence to various subsidy and affordable housing restrictions with the City of Boston and state agencies.

Mr. Costello is a Licensed Real Estate Agent with the Greater Boston Real Estate Board.

SERVICES & EXPERTISE

REGULATORY COMPLIANCE



Maloney Properties, Inc. (MPI) has extensive experience working with federally and state financed housing. The firm has more than 37 years' experience working with HUD and the Section 8 Program, Section 202, Section 223f as well as the Section 8 voucher program. In addition to working with HUD, MPI has extensive experience working with state agencies, investors and funders. A number of the properties in our portfolio receive the benefit of the Low Income Housing Tax Credit program (LIHTC). As a result, we are well-versed in implementing and maintaining compliance with the LIHTC program to ensure full compliance and eligibility.

We currently manage more than 5,000 units participating in the Low Income Housing Tax Credit program. On an annual basis, we attend training workshops on the mechanics of the program and comply with the regulations, which govern it.

Maloney Properties takes great pride in the reputation we have developed within the industry as having the highest compliance standards. Our in-house compliance team is an integral part of our management package and is incorporated into every part of the regulatory management of our communities. The compliance team reviews every move-in file, provides on-site support and file review prior to regulatory inspections and conducts intensive training for all staff members on topics such as; tax credit compliance, fair housing, EIV, HUD 4350.3, reasonable accommodations, and WISP (security of personal information).

Our compliance department is frequently hired by other management firms, and housing authorities to provide expertise and consultation around compliance and marketing programs.



INFORMATION TECHNOLOGY

Under the direction of Matt Rodriguez, the Information Technology Department at Maloney Properties, Inc. (MPI) is committed to pursuing, installing, and maintaining a system of competitive and innovative technological intelligence. The IT team provides extensive expertise and technical services to the management portfolio at MPI, acting at the forefront of innovation to install reliable and safe operating procedures as well as to pursue advances in software and hardware technology.

Currently, MPI's management team conducts its operations with the help of Yardi Voyager, a fully integrated web-based property management system that streamlines several of the processes integral to the daily functioning of sites, including unit and project-based subsidies, low income housing tax credits, market rate and commercial properties, and other processes such as Waitlist and Maintenance Management. When investigating potential new software and systems, IT works to ensure that they are reliable, accurate and cost-effective. Some examples of such recent innovations include check, document and invoice scanning, and handheld devices for maintenance workers.



AS A FULL SERVICE REAL ESTATE COMPANY, MPI PROVIDES A BROAD SPECTRUM OF SERVICES INCLUDING BUT NOT LIMITED TO TRAINING, MARKETING & LEASING, TAX CREDIT CERTIFICATION, ON-GOING COMPLIANCE & FULL SERVICE PROPERTY MANAGEMENT. BELOW IS A COMPLETE LIST OF OUR PORTFOLIO WHERE WE PROVIDE THESE SERVICES.

Development Name	Total Units	Programs Used
1060 Belmont Street Watertown, MA	18	Tax Credit/ Project Based Section 8/ CBH
11 on the Dot South Boston, MA	4	BPDA Inclusionary Zoning
150 West Broadway South Boston, MA	2	BPDA Inclusionary Zoning
22 Liberty Seaport Boston, MA	2	BPDA Inclusionary Zoning
22 Liberty Fan Pier Condos * Boston, MA	2	BPDA Inclusionary Zoning
245 Sumner Street East Boston, MA	5	BPDA Inclusionary Zoning
26 West Broadway South Boston, MA	4	BPDA Inclusionary Zoning
26 West Broadway * Boston, MA	4	BPDA Inclusionary Zoning
285 Columbus Boston, MA	8	BPDA Inclusionary Zoning
31 Orleans Street East Boston, MA	2	BPDA Inclusionary Zoning
320 Maverick Street East Boston, MA	4	BPDA Inclusionary Zoning
3383 Washington Street Jamaica Plain, MA	3	BPDA Inclusionary Zoning
360 Newbury Boston, MA	5	BPDA Inclusionary Zoning

Development Name	Total Units	Programs Used
39 A Street South Boston, MA	4	BPDA Inclusionary Zoning
40 Berkeley Boston, MA	200	Mobile Section 8 vouchers
45 Port South Boston, MA	6	BPDA Inclusionary Zoning
450 Cambridge Street Allston, MA	5	BPDA Inclusionary Zoning
488 Dorchester Ave South Boston, MA	4	BPDA Inclusionary Zoning
50 Liberty Boston, MA	4	BPDA Inclusionary Zoning
5-11 Woodworth Street Dorchester, MA	1	BPDA Inclusionary Zoning
555 Dudley Street Dorchester, MA	9	Mobile Section 8 vouchers
66 Hudson at One Greenway Boston, MA	95	Tax Credit / Section 8 Vouchers
70 Bremen Street East Boston, MA	5	BPDA Inclusionary Zoning
728 East Broadway South Boston, MA	2	BPDA Inclusionary Zoning
8 Banton Street Dorchester, MA	2	BPDA Inclusionary Zoning
88 Hudson Street Boston, MA	51	DND / DHCD / MassHousing
9 May Street Worcester, MA	46	Tax Credit / HSF / Section 8 / RCAP
99 Tremont Street Allston, MA	8	BPDA Inclusionary Zoning
Aberdeen Allston, MA	5	BPDA Inclusionary Zoning
Acre High School Lowell, MA	22	Tax Credit / MHIC

Development Name	Total Units	Programs Used
Acre Triangle Lowell, MA	10	Section 8 vouchers
Agora Market Street LLC Cambridge, MA	16	Tax Credit
Allele Condominiums * South Boston, MA	4	BPDA Inclusionary Zoning
Amesbury Gardens Lawrence, MA	160	Section 8 / Section 236
Armory Apartments Worcester, MA	4	HUD, DHCD, LIHTC, NSP, DND, MRC, MHP, CBH, RCAP
Armory Condos * Charlestown, MA	6	BPDA Inclusionary Zoning
Arya South Boston, MA	4	BPDA Inclusionary Zoning
Ashford Street Lodging House Allston, MA	12	Project Based Section 8 / Tax Credit
Audubon Park Boston, MA	2	BPDA Inclusionary Zoning
Austin Corridor Worcester, MA	20	Tax Credit
Back Bay Bryant Boston, MA	2	BPDA Inclusionary Zoning
Belgrade Place * West Roxbury, MA	5	BPDA Inclusionary Zoning
Bethany Hill School Apartments Framingham, MA	42	Section 8 / SMOC Credit
Bixby Road 19, LLC Spencer, MA	42	Tax Credit / PB Section 8 Voucher
Brian J. Honan Apartments Allston, MA	50	Section 8 / Tax Credit / HOME
Brighton Allston Apartments Brighton, MA	62	Section 8 / Tax Credit / HOME
Capernaum Place Lawrence, MA	20	McKinney / Lawrence HOME / Tax Credit / AHTF / MHIC

Development Name	Total Units	Programs Used
Carol Avenue Cooperative Allston, MA	33	MRVP/ HOME
Carriage Place Apartments Lowell, MA	24	Tax Credit / HOME
Casas Borinquen Apartments Boston, MA	36	Section 8
Central Boston Elder Services Roxbury, MA	57	Section 8 / Tax Credit / HOME / CDBG / NEF / AHT
Ceylon Field Apartments Dorchester, MA	62	Tax Credit / Section 8 / HOME
Charlame Park Homes Roxbury, MA	92	HUD / Section 8
Charlesbank Apartments Boston, MA	276	N/A
Chinagate Apartments Boston, MA	15	Section 8
Clocktower Harrisville, RI	47	Section 8 / Section 236 / BHRI / AHP
Cochituate Homes Framingham, MA	161	Section 8 / Section 236
Columbia Road Apartments Dorchester, MA	134	Tax Credit / Section 8 / Section 221(d)3
CommGlen LLC Allston, MA	235	Section 8 / Section 236
Community Condo Corp. Allston, MA	9	Section 8
Conifer Hill Commons Phase I & II Danvers, MA	90	Section 8/ HOME/ HSF/ Tax Credit
Dover Lofts Boston, MA	2	BPDA Inclusionary Zoning
Dudley Village North Dorchester, MA	24	Tax Credit / MHIC
Dudley Village South Dorchester, MA	26	Tax Credit

Development Name	Total Units	Programs Used
Edison on First South Boston, MA	4	BPDA Inclusionary Zoning
Edward Sullivan Condos South Boston, MA	5	BPDA Inclusionary Zoning
Feldman Seaside Apartments * Winthrop, MA	40	Tax Credit / PB Section 8 Voucher
Fenno House Quincy, MA	190	Section 8 / Section 236
Fort Street Quincy, MA	34	Tax Credit / Section 8 administer by MBHP / Mixed Income / MHIC
FP3 Boston, MA	8	BPDA Inclusionary Zoning
Franklin Highlands Apartments Dorchester, MA	270	Section 8 / Tax Credit
Freedom Village West Boylston, MA	26	Section 8 / HOME / Tax Credit
Gatehouse 75 * Charlestown, MA	13	Inclusionary Zoning
Geneva Elderly Apartments Dorchester, MA	45	HUD PRAC 202
Gile Hill Hanover, NH	120	Tax Credit
Gorham Street Apartments Lowell, MA	24	Tax Credit
Hano Homes Allston, MA	20	Tax Credit / MRVP / HOME / MHIC
HAP Housing, Inc. * Easthampton, MA	38	Tax Credit
Heritage Apartments East Boston, MA	301	Public Housing / Section 8
Hickory Place* Rutland, MA	60	Tax Credit

Development Name	Total Units	Programs Used
Highgate Apartments Barre, VT	120	Tax Credit / Section 8
Holyoke Farms Holyoke, MA	225	Tax Credit / Section 8 Mobile Vouchers
Hyde Square Commons Jamaica Plain, MA	1	BPDA Inclusionary Zoning
Interfaith Apartments Boston, MA	69	Tax Credit / Section 8
JAS Properties - Close Building Cambridge, MA	61	Section 8
JAS Properties - Linwood Court Cambridge, MA	45	13A / MRVP / Section 8
JAS Scattered Site Properties Cambridge, MA	151	HAP / Section 8 (Cambridge Housing Authority) / HUD HOME / Tax Credit / CAHT / CDBG / HSF
Kateri Tekakwitha Auburn, MA	30	HUD PRAC 202
Lafayette Lofts Boston, MA	3	BPDA Inclusionary Zoning
Lancaster Brighton, MA	18	DND
Lancaster Condominiums Boston, MA	18	BPDA Inclusionary Zoning
Liberty Square Lowell, MA	33	Tax Credit / HOME
Lofts at Atlantic Wharf Boston, MA	5	BPDA Inclusionary Zoning
Long Glen Rental II Allston, MA	34	Tax Credit / HOME
Long-Glen Rental I Allston, MA	59	Tax Credit / HOME / MHIC
Lumen Charlestown, MA	4	BPDA Inclusionary Zoning
Mandarin Oriental* Boston, MA	10	BPDA Inclusionary Zoning

Development Name	Total Units	Programs Used
Marion Village Estates Marion, MA 02738	60	Tax Credit / Section 8 / PBV/ HSF / HOME / AHT
Marshfield Commons North Smithfield, RI	38	Tax Credit / NOP/ AHP/BHRI
Mattapan Center For Life Mattapan, MA	45	HUD PRAC 202
McBride House Boston, MA	17	HUD PRAC 811
Merrimack Street Apartments Lowell, MA	18	Tax Credit
Methunion Manor Cooperative Boston, MA	150	Section 8
Monsignor Neagle Apts. Malden, MA	76	HUD PRAC 202
Moody Street Lowell, MA	4	N/A
Morville House Boston, MA	175	Tax Credit / Section 8 / Section 236
Mount Carmel Apartments Worcester, MA	75	Section 202 / Section 8
Musterfield Place* Framingham, MA	120	LIHTC
Nassau Gardens Cooperative* Norwood, MA	204	Section 236/Cooperative
National Development * Wellesley, MA	103	LIHTC 103
Neponset Field Mattapan, MA	30	HUD PRAC 202/ Section 8
New North Canal, LLC Lowell, MA	265	Tax Credit / Section 8
New Northgate Burlington, VT	336	Tax Credit / Section 8
Northbrook Village Berlin, MA	40	Section 202 / Section 8

Development Name	Total Units	Programs Used
Oak Terrace Boston, MA	88	Tax Credit / Section 8
Olmsted Green Mattapan, MA	22	DND
One Gurney Street Roxbury, MA	40	Tax Credit
Parson Village* Easthampton, MA	38	Tax Credit
Pawtucket CFDC Pawtucket, RI	254	Tax Credit / HOME / NOP
Penniman on the Park Allston, MA	6	BPDA Inclusionary Zoning
Penny Savings Bank Boston, MA	2	BPDA Inclusionary Zoning
Pine Meadow Apartments Middlebury, VT	30	Tax Credit / Section 8
Portside at East Pier East Boston, MA	43	BPDA Inclusionary Zoning
Presidential Gardens Bradford, MA	200	Section 8
Project Place Boston, MA	14	McKinney / MRVP / HOME / HIF / AHTF
Residencia Betances Boston, MA	11	Section 8
Riley House Hyde Park, MA	40	HUD PRAC 202
Robert L. Fortes House Boston, MA	44	Tax Credit / Section 8
Rockland Street Roxbury, MA	40	HUD PRAC 202 / Section 8
Rollins Square Condominium Boston, MA	184	Tax Credit / Section 8 / BHA / HOME
Rose Hill Manor Billerica, MA	41	HUD PRAC 202

Development Name	Total Units	Programs Used
Roxbury Crossing Senior Building Roxbury, MA	40	HUD PRAC 202 / HOME
Rutherford Landing Charlestown, MA	2	BPDA Inclusionary Zoning
Skyline Apartments Braintree, MA	240	MRVP / BHA
South End Apartments Boston, MA	28	Tax Credit/Section 8
Southgate Apartments Worcester, MA	25	Tax Credit / Section 8 / HOME
St. Cecilia's House Boston, MA	123	HUD PRAC 202
St. Francis House * Boston, MA	56	Section 8
St. Helena's House Boston, MA	75	HUD PRAC 202 / Section 8
St. Joseph Hall Watertown, MA	25	Tax Credit/ Project Based Section 8 / CBH
St. Joseph's Apartments Lowell, MA	15	HUD PRAC 202
St. Mary's Apartments, Inc. Waltham, MA	70	HUD PRAC 202
St. Mary's Plaza Lynn, MA	99	HUD PRAC 202
St. Theresa House Lynn, MA	32	HUD PRAC 202
Starboard Charlestown, MA	11	BPDA Inclusionary Zoning
Strada 234 Boston, MA	20	BPDA Inclusionary Zoning
Strada 234 * Boston, MA	20	BPDA Inclusionary Zoning
Sunset Lofts Mission Hill, MA	7	BPDA Inclusionary Zoning

Development Name	Total Units	Programs Used
Symphony Court Boston, MA	2	BPDA Inclusionary Zoning
Telford 180 Allston, MA	5	BPDA Inclusionary Zoning
Tent City Apartments Boston, MA	269	MRVP / Section 8 Vouchers
The Boulevard Boston, MA	5	BPDA Inclusionary Zoning
The Carillon Boston, MA	2	BPDA Inclusionary Zoning
The Radius Brighton, MA	17	BPDA Inclusionary Zoning
The Victor Boston, MA	11	BPDA Inclusionary Zoning
Thread Hyde Park, MA	4	BPDA Inclusionary Zoning
Tilia Jamaica Plain, MA	3	BPDA Inclusionary Zoning
Trac 75 Allston, MA	11	BPDA Inclusionary Zoning
Tremont Village Boston, MA	20	Tax Credit
Triangle Rental Apartments Lowell, MA	26	Tax Credit / Section 8 / HOME
Unity Place Lowell, MA	23	HOME / Tax Credit
Upham's Corner Apartments Dorchester, MA	36	Section 8 / Tax Credit / HOME
Upsala Street Elder Apts. Worcester, MA	50	HUD PRAC 202
Victoria Apartments Boston, MA	190	Section 8 / Tax Credit / HOME
Viridian* Fenway, MA	38	BPDA Inclusionary Zoning

Development Name	Total Units	Programs Used
Viviendas Apartments Boston, MA	181	Section 8 / Tax Credit / HOME
Walter Huntington Apartments Mission Hill, MA	5	BPDA Inclusionary Zoning
Warren Avenue Apartments Boston, MA	30	Tax Credit / Section 8 / Section 236 / HOME
Warren Green Charlestown, MA	2	BPDA Inclusionary Zoning
Waterstone at the Circle Brighton, MA	12	BPDA Inclusionary Zoning
Waverley Woods / Affirmative Investments Belmont, MA	40	Tax Credit
Welcome Home Apartments Haverhill, MA	27	Tax Credit
West End Place Boston, MA	183	Tax Credit / Section 8 / HOME
Wilder Gardens Dorchester, MA	61	Tax Credit / Section 8 / HOME
Winter Gardens Quincy, MA	24	Section 8/ HOME/ Tax Credit
Woonsocket / A Prospering Community Woonsocket, RI	43	Tax Credit / Neighborhood Opportunities Program (NOP)
Woonsocket / Building the Dream Woonsocket, RI	19	Tax Credit / Neighborhood Opportunities Program (NOP)/ PSH
Woonsocket / Reclaiming the Vision Woonsocket, RI	44	Tax Credit
Woonsocket / Securing the Future Community Woonsocket, RI	46	Tax Credit
YWCA/Clarendon Residences Boston, MA	129	HOME/ CEDAC / HIF / CDBG / McKinney Funds
YWCA/Hotel 140 Boston, MA	55	N/A