

HARBOR POINT COMMUNITY TASK FORCE, Inc.

2024 – 2025

HOW TO BE INVOLVED IN GOVERNING HARBOR POINT APARTMENTS:

The **governance** of Harbor Point Apartments Company involves a partnership between Peninsula Partners Limited Partnership, and the **Harbor Point Community Task Force** that has prospered since the first units were rented in 1987. Together, both legal entities own and operate Harbor Point Apartments, a 1288 unit mixed-income Community in Dorchester, MA.

The Harbor Point Community Task Force Corporation (HPCTF) is an active non-profit organization that works to improve the lives of Harbor Point's 3,400 residents. The role the HPCTF plays has been decisive in establishing Harbor Point Apartments as the most successful mixed-income rental community in the country.

First incorporated in 1978 to achieve the revitalization of the former Columbia Point housing project, the HPCTF has grown in experience, responsibility, and stature to become a national model of how to achieve sustainability through privately owned and managed mixed-income developments. Today, the HPCTF is a volunteer resident-elected, non-profit organization, designed to represent the needs of every member of the Harbor Point Apartments community.

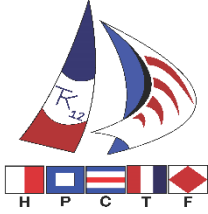
As background, in 1983, Corcoran, Mullins, Jennison, Inc. (CMJ), was chosen by the Boston Housing Authority to redevelop the failed Columbia Point project. Under the structure of a 50/50 Partnership, the HPCTF and Peninsula Partners Limited Partnership (an affiliate of CMJ), successfully redeveloped the site and then put in place a more community-based system for managing and governing the property. That new management model allowed the HPCTF to co-partner in all aspects of running the community, including budgeting, management, maintenance, public safety, resident services, youth programs, and social activities at the Walter Denney Youth Center.

Harbor Point's unique governance structure self-commits each election year to delivering a high quality-of-living to a diverse and vibrant community. For decades, competent and goodwilled Harbor Point residents have come forward to volunteer for the Board to advance collaborative best-practices. Their efforts have made and continue to make Harbor Point a great place to live for all.

On the last Monday in April each year, half of the HPCTF Board of Directors are up for re-election. All legal residents of adult age are encouraged to run for the Board. Prospective candidates for the Board are screened for eligibility standards that demonstrate integrity and example-setting. Elected members are expected to attend Board and Committee meetings. It is also expected they learn the mission and history of Harbor Point, and advocate for the policies, programs and services that are provided to the community. Board members are also asked to be ambassadors for the community. They must be free of conflicts of interest and have high regard for confidentiality.

All Harbor Point residents over the age of 18 are members of the Task Force. We welcome your personal skills, knowledge, and experience. For any questions, please contact Orlando Perilla, Chairman, in the Harbor Point Task Force office at 617-288-5701.

"Your Well being is Our Point"



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Mission Statement

The Harbor Point Community Task Force Inc.

To seek, establish, and delegate services and programs that promote opportunity and prosperity for all who live and work in the Harbor Point Apartments community. To ensure that all management services and social agencies that provide service to Harbor Point Apartments Company are in contractual compliance.

