

# RECEIVERSHIP TRAINING SEMINAR WEDNESDAY, JUNE 7, 2017 FROM 3PM - 6PM

A COLLABORATION BETWEEN THE WESTERN DIVISION HOUSING COURT AND THE CITY OF SPRINGFIELD



## DO YOU WANT TO KNOW MORE ABOUT BEING A RECEIVER IN WESTERN MASSACHUSETTS?

Are you a contractor or property manager?

Are you an attorney who wants to learn more about representing receivers?

Are you interested in learning how a receivership program can help your  
community fight blight and re-occupy abandoned properties?

**WHEN:** Wednesday, June 7, 2017 from 3:00pm - 6:00pm

**WHERE:** UMass Center at Springfield Classroom 014  
Tower Square, 1500 Main St.  
Springfield, MA

RSVP by June 1st to Caitlin Castillo at [cmorris-castillo@springfieldcityhall.com](mailto:cmorris-castillo@springfieldcityhall.com)

## Facts About Receivership



The Western Division Housing Court maintains the primary list of qualified receivers. The application period generally runs from June 1st through July 31st.

In order for your application to be considered you must attend this training. Questions about the application process can be directed to:

Michael Doherty  
1st Assistant Clerk Magistrate  
Western Housing Court  
413-748-7838

1. Receivership is an important tool to stabilize neighborhoods and fight blight;
2. Receivership allows a petitioner to ask the court to appoint someone to take over a property that is in violation of the State Sanitary Code where it is clear that the owner is either unwilling or unable to bring the property into code compliance;
3. The City of Springfield has had more than 300 properties have a receiver appointed in the last nine (9) years; the properties have been located in all of the neighborhoods of the city and have ranged from very large multi-unit buildings to single family homes;
4. Receivership is allowed and has been used for vacant buildings that have become a blight on the neighborhoods
5. By and large receivers invest their own funds in the rehabilitation of the properties; it is rare that public dollars are used;
6. The receivers' obtain a lien that is superior to all other liens EXCEPT municipal taxes; all back taxes are paid as part of the receivership and the properties is returned to habitable condition, often with a higher fair market value than prior to the receivership, thereby increasing the taxes going forward;
7. The properties are rehabbed with the oversight of the court, and are subjected to very frequent inspections during the receivership process;
8. Receivership has even been used in select cases to demolish properties where there is no insurance available, the owner does not have the resources to demolish it, and the cost of the demolition is less than the value of the vacant lot;
9. In occupied properties, receivers restore safe, sanitary housing conditions for the benefit of occupants and the neighborhood;
10. Receivers have helped us fight crime in neighborhoods; by way of example, in one instance the receiver discovered an operational meth lab in an out building of a receivership property. In other cases receivers have allowed the SPD to use apartments for crime reduction activities.
11. In most cases receivers de-lead properties as part of the receivership. This makes the properties safe for children to reside in, eliminating the public health issues associated with children living in properties with lead paint;
12. Receivership has been successfully used to rehabilitate houses in our historic neighborhoods without the use of public dollars. This preserves the historic nature of our housing stock, and prevents the loss of historic buildings through abandonment and neglect.