



PHILIP J. RODERICK JR.

Ma. Housing Finance Agency

Philip Roderick, the senior mortgage officer for the Ma. Housing Finance Agency since April 1970, was recently elevated to chief of operations. The position carries the responsibility for coordinating the activities of the mortgage, design review and construction and management departments.

Born in Newport, R.I. on the final day of 1931, Phil became a lifelong resident of Fall River where he resides with his wife Beverly, 17 year old Ann, 16 year old Philip and Eileen, 9. A Realtor, he has over 20 years experience in the industry.

Just two years after he graduated from high school he became a partner in the Welch & Roderick Realtor firm (1953). He handled single family house sales, apartment buildings, sales and development of commercial and industrial sites, promotion of subdivisions, management of multi family housing and appraising.

In the mid 1960's Phil began developing apartments through programs administered by the Dept. of HUD and assembled the site and marketed President Village, the first large complex built in Fall River in a century. Near the end of the decade he concentrated on the development and management of low and moderate income housing.

As senior mortgage officer he selected sites, evaluated and negotiated applications for mortgage loans, determined the feasibility of proposals submitted by developers and incorporated subsidy programs in each development to achieve the MHFA goal of mixed income housing.

"The agency will be very, very busy next year in closing loans," he says. "We are now in a position to close a number of commitments. It's been a very active year for the MHFA. We're involved all over the state, from the Berkshires to Brewster, from Falmouth to Haverhill. We have placed loans for apartments in every city in Ma. and a good number of towns. The developments range from less than 20 units to the 1200 unit complex in Worcester being built by Carabetta."

The MHFA is involved in all types of apartment construction and is also making a lot of loans for rehabilitation work.

Phil encourages builders to find out about the agency's program. "They owe it to themselves to at least read over our material." He is seeking more participation and wants applications from as many different programs as possible.

The MHFA is the only state agency in the country that is continuing to function. Others were just getting started when the freeze was placed on housing construction.

Calling himself a "former golfer" because he doesn't find enough time for the sport, Phil enjoys skeet trap shooting, salt water and fresh water fly fishing.

He is a member of the Greater Fall River Board of Realtors, was its president in 1964-65, and has served as vice president, secretary treasurer and chairman of the promotion and public relations committee. He is a founding member of the MLS and served as chairman. For the Ma. Assn. of Realtors, he has been the regional vice president and chairman of promotion and public relations.

Currently he is a public service member of the GBREB and a member of the Builders Assn. of Greater Boston. In Fall River he is an active member of the Chamber of Commerce and United Fund.