

METROPOLITAN BOSTON HOUSING PARTNERSHIP

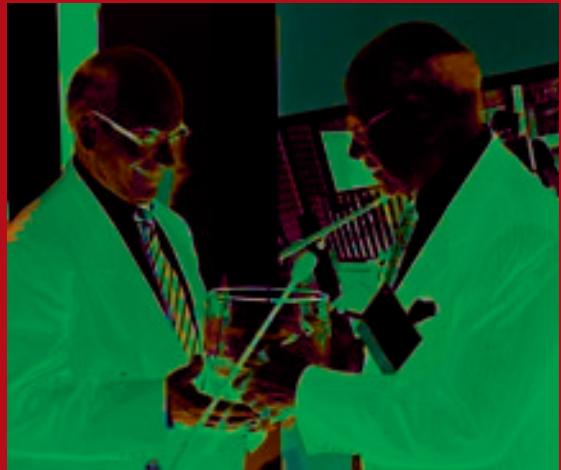
Building on Our Strengths



2011 ANNUAL REPORT

Third Annual Founders Event

In November 2010, MBHP honored Marvin Siflinger and Eleanor White of Housing Partners, Inc. at our Third Annual Founders Event. Marvin and Eleanor have worked in affordable housing, community development and public administration since the 60s. Before founding Housing Partners, Inc. in 1995, Marvin worked with the Department of Housing and Urban Development (HUD) and the Massachusetts Housing Finance Agency (MHFA). Eleanor also held positions at HUD and MHFA until joining Marvin as President of Housing Partners, Inc. The reception was hosted by State Street Corporation.



Marvin Siflinger (left), Chairman of Housing Partners, Inc. and Robert Beal, President of the Beal Companies and Co-Chair of the event



MBHP Executive Director Chris Norris, MBHP Board Co-Chair Lowell Richards, Housing Partners, Inc. President Eleanor White, Corcoran Jennison Companies President and Event Co-Chair Marty Jones and MBHP Board Co-Chair Steven Rioff

Dear Friends,

Despite a difficult economic climate, MBHP has had a very eventful and productive year. We have continued to grow in both size and scope, adding valuable support programs to our expanding list of services. Nearly all of today's programs have been built upon our foundational strength of providing housing subsidies to families and individuals, allowing us to serve them more effectively.

That MBHP stands among the vanguard of affordable housing organizations in the Greater Boston area is largely due to three factors: our continued expertise in housing policy (particularly as it relates to the real issues faced by those we work with every day), our ability to forge meaningful partnerships, and our steadfast belief in innovation.

As we wrapped up the Homelessness Prevention and Rapid Re-Housing Program (HPRP) this year, state agencies brought MBHP to the planning table in the hopes of recreating our highly successful re-housing strategies for a new statewide program. Our experience in the field led to MBHP being used in an educational capacity, taking advantage of our expertise to help set policy and assist in developing what would become the state's HomeBASE program.

One of MBHP's greatest assets is our partnerships, beginning with our collaboration with the state's Department of Housing and Community Development (DHCD) in administering rental assistance vouchers to residents. Whether working with city agencies such as the Boston Public Health Commission (Healthy Homes), private institutions such as the Boston Foundation (Family Self-Sufficiency Program), or with various local non-profit organizations such as HomeStart (Homelessness Prevention and Rapid Re-Housing Program), MBHP is able to provide a full spectrum of services. If a peer organization creates an excellent service model, we partner with that organization instead of trying to replicate. This non-duplicative, collaborative approach remains one of the backbones of MBHP's success. Inside these pages you will find examples of these partnerships in action.

While still relying on collaborations, MBHP also prides itself on innovation—on forging new paths to better serve vulnerable individuals and families in Greater Boston. A shining example of this is MBHP's Hoarding and Sanitation Initiative, a program targeting individuals in jeopardy of losing their housing due to hoarding behaviors. Despite it being one of the primary causes of evictions in Massachusetts, there had been little done to focus and treat this mental health disorder until MBHP took it upon itself to do something. Our highly trained Hoarding Initiative staff spent much of the year working with diagnosed individuals on correcting hoarding behaviors and educating agencies in the disorder to preserve tenancy in Greater Boston. Arthur's story on the back cover of this report highlights how MBHP's expertise helps to stabilize lives.

Within this annual report you will find information on MBHP's programs in Fiscal Year 2011, and the personal stories behind those programs. Please take a minute or two to explore MBHP's achievements over the past year, understanding that without your continued support and dedication, none of it could have been possible.

Sincerely,

Christopher T. Norris
Executive Director

Lowell Richards
Co-Chairman
of the Board

Steven Rioff
Co-Chairman
of the Board

MBHP's Mission Statement

Our mission is to ensure that the region's low- and moderate-income individuals and families have choice and mobility in finding and retaining decent, affordable housing; all of our programs and initiatives are designed to encourage housing stability, increase economic self-sufficiency, and enhance the quality of the lives of those we serve. To achieve our mission and to promote efficient service delivery, we work collaboratively with a broad array of service providers and neighborhood-based organizations. We believe that everyone deserves a place to call home.

Rental Assistance

Rental Assistance is the foundation of MBHP's work. Under contract with the Department of Housing and Community Development, MBHP administers the federal Housing Choice Voucher Program (Section 8), the Massachusetts Rental Voucher Program, and the Shelter Plus Care program (also under contract with the City of Boston's Department of Neighborhood Development).

Just having the opportunity to recoup, recharge, and get stabilized, that has been tremendous.



Moving to Work

Moving to Work is a three-year subsidy program which integrates welfare reform with affordable housing assistance. Focusing on low-income working families in shelter, this small work-linked program rewards employment, encourages self-sufficiency and promotes housing choice.

Targeted Housing

Our Targeted Housing programs focus on people with low-income who have special needs including those living with HIV/AIDS, grandparents raising young children, veterans, domestic violence survivors, and people who were formerly homeless with disabilities.

Community Choice Voucher Program

The Community Choice Voucher Program provides assistance to minority families wishing to relocate.

Persevering Through Hard Times

Before being introduced to MBHP, Michelle and Martin didn't have much. In fact, all they and their two boys had were the clothes on their backs. Thankfully, one thing they had in spades was perseverance.

Battling homelessness and dire job prospects (Martin became unable to work due to a disability), each day was a struggle until Michelle completed a job training program and became eligible for MBHP's **Moving to Work program**. The program provided Michelle and Martin with much-needed rental support, enabling their family to move out of shelter and into their own housing.

Three years later, things are looking up. They now have a safe apartment to call home, promising career opportunities with Michelle rising up the ranks at a local hospital, and the kids are firmly entrenched in school. "Now we have a place to lay our heads at night, and I'm talking about comfy beds, not just a floor with a sheet on it," says Michelle, "For the first time in a long time I am able to keep up with the bills."

But Martin and Michelle don't feel completely out of the woods yet. "Even though we have come so far in such a short period of time, without the assistance of this program our family would not be able to survive and stand on its own just yet," says Martin.

The road to self-sufficiency is a long one, but they feel grateful to have now arrived at a place where they can at least take a deep breath and appreciate how far they've come. "Being in a tough situation like that is so stressful," says Martin, "We were so exhausted. Just having the opportunity to recoup, recharge, and get stabilized, that has been tremendous."

Now the focus has switched to moving forward. Michelle wants to return to school to be eligible for higher paying positions. Martin dreams of buying a home at some point, and they plan on sending their two boys to college in the future.

RENTAL ASSISTANCE BY THE NUMBERS

7,687 Rental Assistance subsidies administered * **75%** are designated Section 8 vouchers

61% of Rental Assistance subsidies are administered in Boston * **61%** assist elderly individuals

64% assist people with disabilities * Close to **6,500** children are directly affected by Rental Assistance programs

Rental Assistance



FSS gave me the goals I needed. One day I will put my son through college.

An Opportunity to Start Over

Ten years ago, Sonia had hit rock bottom. A single mother of a toddler, she found herself homeless, without a job and without any local family supports. She and her son were couch-surfing at friends' houses and with people from her church, but she knew it wasn't sustainable. Thankfully, she was eligible for a Section 8 voucher, but it took more than a year to finally find an apartment.

With her housing secure, Sonia was able to begin a career in banking, becoming a loan officer and mortgage broker for a large local bank. Despite her career advancement, her dreams of getting a college degree and home ownership still seemed distant until she was introduced to MBHP's **Family Self-Sufficiency Program (FSS)**. Sonia immediately signed up.

"I really didn't have to think about it. It was a no-brainer," says Sonia, "It's nice to know that my money is going somewhere, that I have a savings somewhere."

The Section 8 rental assistance was providing Sonia the housing stability to hold down a job and she was beginning to learn different aspects of banking, but her career advancement was being hindered by her past. According to her bank's policies, she wasn't eligible for a promotion until credit issues were cleared up. Sonia had incurred significant debt due to her lean years of homelessness and solo child-rearing. Soon after she accessed her escrow account to pay down debt, she was promoted.

In the fall of 2011, Sonia's fortunes took another giant step as she was awarded a four-year scholarship to UMass Boston thanks to the generosity of an MBHP board member and other donors. Her life has now become quite busy, juggling full-time work in banking while being a full-time student and taking care of her son. But she isn't complaining.

"FSS gave me the goals I needed. One day my credit will be completely fixed. One day I will be able to buy a car and a house. One day I will put my son through college."

FSS

Family Self-Sufficiency Program

FSS helps participants in MBHP's Section 8 rental assistance program empower themselves to move toward economic self-sufficiency and housing stability. They begin by entering a five-year contract plan to work toward educational and career goals, and as their earnings increase, a portion of their rental payment is put into an escrow savings account. When participants graduate after five years, those savings become available and are often used for higher education, home ownership, or for paying significant bills and debt reduction. The Boston Foundation has recently partnered with MBHP to focus on increasing FSS participation for eligible families living in the Fairmount Corridor (parts of Roxbury, Dorchester, Mattapan and Hyde Park).

FSS BY THE NUMBERS

264 participants currently enrolled  **22%** increase in program participation since July 1, 2010

106 new families enrolled since July 1, 2010  Graduate averages have increased annually for the past **five** years

\$31,859 average increase in earned income  **\$17,549** average final escrow disbursement

Housing Supports

MBHP's Housing Supports programs offer comprehensive and innovative strategies to seek and preserve tenancies and strengthen communities. As a leader in the "Housing First" movement, MBHP provides a continuum of services intended to ensure that individuals and families who are homeless or at risk of becoming homeless will be able to find and sustain safe housing.

This is the first time I'm going this route, of asking for help. Maybe with age comes a little more wisdom.



HCEC

Housing Consumer Education Center

The HCEC offers an array of integrated services intended to educate and assist tenants, property owners and the public. Individuals and families seeking assistance at the HCEC can find information, referrals, brief counseling and workshops. The HCEC and its resources are free and open to the public.

SIPS

Specialized Intensive Programs and Services

SIPS case management specialists are highly trained in assisting residents with complex housing barriers and service needs. SIPS programs include:

- Intensive Case Management
- Supported Housing
- Housing Search
- Hoarding and Sanitation Initiative

Foreclosure Prevention and Tenancy Preservation Initiative

This initiative assists both tenants and property owners who are affected by foreclosure. Counselors provide education and mediation for tenants and intervention and prevention strategies, including in-depth assistance with modification application proposals and other work-out strategies, for owners.

Asking for Help

Hilario has always been a proud man. Unfortunately, too much pride can sometimes become a barrier to positive change. For much of his adult life, Hilario has struggled with substance abuse and occasionally run afoul of the law. His employment and housing stability suffered as a result, but he never once asked for help. That is, until recently.

In dire need of housing after funding for a local shelter program dried up, Hilario took some advice and walked into MBHP's **Housing Consumer Education Center (HCEC)**. He was met by Kate Jordan, HCEC Coordinator, who worked with Hilario to find housing and help restore some balance to his life. After some personal and health setbacks, Hilario successfully found stable housing and qualified for the Massachusetts Rental Voucher Program (MRVP) project-based voucher program.

"This is the first time I'm going this route, of asking for help," says Hilario, "Before, I was always too proud. This time around it's different. I'm trying to accept the help now, to ask for help. Maybe with age comes a little more wisdom."

While Hilario deflects much of the credit for his situation to Kate, she has a different take. "We've been so consistent working together because Hilario always wanted to meet," says Kate. "He was the one who was persistent. There were lots of barriers put in our way, but Hilario kept coming back and asking for more help. He really stayed active, and that's so important."

Now that his housing situation is secure, Hilario has had the time and resources to put into improving other aspects of his life. "Having housing is the main thing. Now I have a place to call my own, a place to sit down and come up with a game plan for my future. It's a step in the right direction. It shows a little progress. Now I can smile for a minute, even if it's a momentary smile, before the bills come," laughs Hilario.

Hilario is currently enrolled at UMass Boston, taking classes with the goal of becoming a substance abuse counselor. In his free time, Hilario volunteers at local substance abuse outreach centers. "I want to turn my unfortunate past into an asset, rather than a hindrance," says Hilario.

That desire to give back, to help others going through very familiar issues, is definitely worthy of pride.

Housing Supports



It's Lindsey. The strength in my heart comes from her.

Moving to a Stable Environment

Like all parents, Joanna wanted her daughter Lindsey to grow up in a safe, nurturing environment. After spending time at a shelter out of state, she and Lindsey returned to Massachusetts and were able to stay at her mother's apartment, but space was tight and it wasn't a long-term solution. "It was pretty scary," says Joanna, "There were many sleepless nights. I was getting sick, worrying if I could provide for her."

Eventually, Joanna got connected with MBHP and was successfully enrolled in the **Homelessness Prevention and Rapid Re-Housing Program (HPRP)**. She found an apartment close to her mother and soon things started falling into place.

With her housing stabilized, Joanna has been able to find steady work and, slowly but surely, Joanna and her daughter's lives have been returning to normal. "I had no idea that programs like this even existed because I never needed anything before," says Joanna, "I was never down and out. [Programs like HPRP] make your lives better, so you can be the person that you were before."

Joanna dreams of owning her own home one day, of saving money for Lindsey's future. But for right now, the fact that she is raising her girl in a healthy environment means everything. "All you want for your kids is a safe place for them to grow up. You don't want them to have to live in a motel, or a place where they could get hurt."

Joanna is quick to heap praise on MBHP and the work of her compassionate caseworker, but the hardest steps she did on her own.

"It's Lindsey," Joanna says, "The strength in my heart comes from her."

HOUSING SUPPORTS BY THE NUMBERS

Responded to **14,800** housing inquires, including:  in-person brief counseling to **703** families and individuals, re-housing assistance to **350** families in shelter, motels and unstable housing,  fair housing assistance to **86** households, intensive case management to **176** households,  individualized housing search to **167** households, foreclosure prevention counseling to **125** homeowners,  and short-term consultations on more than **10,000** inquires.

Homelessness Prevention and Rapid Re-Housing

MBHP has implemented numerous re-housing initiatives, including the federally-funded Homelessness Prevention and Rapid Re-Housing Program (HPRP), and continues to be in the vanguard of designing and implementing creative strategies to respond to the growing number of homeless individuals and families. Partners include: the Massachusetts Department of Housing and Community Development, the City of Boston Department of Neighborhood Development, numerous Community Development Corporations, as well as other municipalities and providers such as HomeStart, Heading Home and Victory Programs.

Fair Housing

MBHP is committed to the concept of equal opportunity and access to housing for all, providing assistance and training to tenants, property owners, staff and partnering agencies on their rights and responsibilities under state and federal fair housing laws.

MBHP often serves as a consultant and advisor on fair housing to both private and public institutions. This past year, MBHP took a lead advisory role in several fair housing initiatives including a project, initiated by the City of Newton, that evaluated the policies, practices, procedures and services of the City of Newton and the Newton Housing Authority in order to help move toward full access for persons with disabilities and their families.

Fair Housing Manager Barbara Chandler also helped produce and was featured in "Fair Housing Conversations," a four-part series airing on Brookline Access Television (BATV) which dealt with a host of fair housing issues.

Property Owner and Inspectional Services

Our Property Owner and Inspectional Services department works with property owners and managers to ensure that apartments meet government safety and health guidelines. We also provide information on rights and responsibilities, and resources including workshops and support sessions, market analysis to determine reasonable rent, and free online apartment listings.



Breathing Easy

Tréjon is your typical active teenager. Having asthma never stopped him from playing football and basketball for his middle school, but it certainly made things more difficult. Since his mother Regina enrolled in the **Healthy Homes Initiative**, breathing has become a whole lot easier.

The Healthy Homes Initiative, which was made possible through a HUD grant that partners the Boston Public Health Commission with MBHP and other agencies, works with families and property owners on eliminating potential household hazards, including common asthma triggers. MBHP inspectors have been trained to recognize environmental conditions within the home that could have a negative effect on the health of the occupants.

When MBHP inspectors came to Regina and Tréjon's home they provided tips to help reduce the number of triggers, such as dust mites, smoke, and certain household cleaners. "I definitely learned a lot from the inspectors," says Regina.

Keeping a house free of asthma triggers is a daunting task, but Regina was determined to make the necessary changes to their home. Carpets were pulled, special mattress covers were provided, and certain cleaning products and air fresheners were thrown out. "There's an awful lot of do's and don'ts to remember," says Regina, "You've got to stay on it. It's hard, but it's worth it."

With many of the triggers reduced or removed entirely, Tréjon's asthma became less of a problem. "He's definitely not having as many attacks, and he doesn't have to use the inhaler much anymore" says Regina. Tréjon himself can feel the positive effects of the Healthy Homes Initiative. "My asthma has kind of started to slow down," says Tréjon, "It's not as bad as it was." Thanks to a combination of MBHP's Healthy Homes education and Regina's diligence, Tréjon's asthma is now firmly under control—right in time for basketball season.

He's definitely not having as many attacks, and he doesn't have to use the inhaler much anymore.

Partnering with BHA

This past year, MBHP partnered with the Boston Housing Authority (BHA) on several initiatives, one of which was the conversion of former public housing residences into project-based Section 8 apartments. The Healthy Homes Initiative was another BHA collaboration (spearheaded by the Boston Public Health Commission) that worked with families and property owners on eliminating potential household hazards.

PROPERTY OWNER AND INSPECTIONAL SERVICES BY THE NUMBERS

Worked with more than **4,300** property owners/managers * Efficiency strategies reduced inspections by **15%**

Held **21** property owner meetings, workshops and events with **521** total attendees * Conducted **19,977** inspections

Real Estate Services

While much of MBHP's focus is on rental assistance, creating opportunities for affordable home-ownership remains an important facet of our work. MBHP's Real Estate Services assist individuals and families with a variety of programs.



I knew the program back when we were trying to get the state to expand it. Now... I'm glad I could use the program myself.

Advocating for Accessibility

When Chris entered the **Home Modification Loan Program (HMLP)**, he brought a unique perspective. Years ago, Chris was one of the advocates lobbying the state to improve and expand the program. Recently, when Chris bought his first home and was looking to make it fully accessible, the Home Modification Loan Program was a perfect fit.

"I knew the program back when we were trying to get the state to expand it," says Chris "But now that I finally found the right house, I'm glad I could use the program myself."

For Chris, who was born with cerebral palsy, there wasn't a big learning curve in designing his house for accessibility. He's been working in design for more than ten years and his employer, the Institute for Human Centered Design, actually made all the designs for the house.

There were some very unique modifications done to increase accessibility and comfort. The results are extraordinary. "Whatever design you do has to not only work, but it has to look good. If it doesn't do both, it's not worth doing," says Chris, "We have a saying at work. 'Why would you design something if it doesn't improve the human condition?' That's our basic philosophy."

MBHP's role was to inspect and oversee the construction and to make sure the loan was processed smoothly. The amount of work that needed to be done to make the house completely accessible was extensive, so being eligible for a low or no interest loan for at least part of the work was incredibly helpful. Additionally, a key feature of the HMLP dictates that the loan doesn't need to be repaid unless Chris decides to sell.

Recently, Chris was offered an opportunity to continue his accessibility advocacy. He was selected by President Obama to serve on the US Access Board. Seems there will be less time to spend in his new home. Yet despite the extra workload, Chris remains tireless in his dedication. "You really don't say no when the President comes calling," jokes Chris.

HMLP

Home Modification Loan Program

The Home Modification Loan Program provides low and no interest loans to home owners with disabilities. These loans (which are capped at \$30,000) are used for home modifications which provide greater access for individuals with disabilities so that they may remain independent and in their homes. Some typical modifications include installation of ramps and lifts, widening of doorways, and alteration of kitchens and bathrooms.

Homes for Good

Homes for Good is a program geared toward low to moderate income first-time home buyers. MBHP assists in marketing the re-selling of affordable state-developed residencies to potential buyers who are eligible. MBHP supports the clients throughout the entire buying process, providing guidance and resources until the finalization of the deal.

REAL ESTATE SERVICES BY THE NUMBERS

Made **21** home modification loans totaling **\$399,017** * Average loan amount was around **\$19,000**

The vast majority of our Real Estate Services clients pay **0%** interest on loans.

Administration

CONSOLIDATED STATEMENT OF ACTIVITIES

REVENUE AND SUPPORT	Fiscal Year Ending 6/30/11	Fiscal Year Ending 6/30/10
Foundation grants	485,441	372,938
Corporate grants	149,211	187,304
Individual donations	58,100	48,417
Program service fees and reimbursements	108,584,942	104,917,033
Investment income	13,814	21,764
TOTAL REVENUE AND SUPPORT	109,291,508	105,547,456
EXPENSES		
Program services	108,089,474	105,861,423
General administrative	560,799	185,326
Fund-raising	232,229	203,363
TOTAL EXPENSES	108,882,502	106,250,112
Excess/(deficit) of revenue over expenses	409,006	(702,656)
Net assets, beginning of year	5,156,447	5,859,103
Excess/(deficit) of revenue over expenses	409,006	(702,656)
Net assets, end of year	5,565,453	5,156,447

BOARD OF DIRECTORS

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Last year Maria Rosa was one of the Fiscal Year 2011 graduates from MBHP's Family Self-Sufficiency program. Shown (left to right) are President & CEO of Boston Private Bank & Trust Mark D. Thompson, MBHP Executive Director Chris Norris, FSS Outreach Coordinator Justine Cabrera, Maria Rosa, FSS Advisor David Kelley, and MBHP Board member Esther Schlorholtz.



Each year, MBHP hosts an appreciation event for its 4,300 property owners. In March of 2011, Braintree Village, Chelsea Neighborhood Developers and Zulema Romero-Mendivil were all recognized for their outstanding property management. Pictured (left to right) are MBHP Board Co-Chair Steven Rioff, MBHP staffer Scott Gessner, Braintree Village's Tara Cullen, Massachusetts State Senator Sonia Chang-Diaz, Braintree Village's Cynthia Howe and Emily Forman, and MBHP Executive Director Chris Norris.



Twice a year, MBHP presents awards to deserving staff for their dedication and performance. In the summer, Matt Gibney and Jennifer Moore (seated) were recognized for performance and partnership respectively, and at the annual holiday party, Erik Sunsted (standing left), Sheldon Foster (standing right), and Scott Gessner (not pictured), all received Embracing the Mission awards.

Supporting MBHP

In these challenging economic times, MBHP is at the forefront of responding to the changing housing needs of individuals, families and communities with innovative, personalized rental assistance programs and support services. Many of our programs and services help today's working families who have been hit hard by the nation's economic crisis and who find themselves dealing with the delinquency of a mortgage or lease. But we can't do it alone—we need your help to sustain our work. We rely on contributions from philanthropic individuals, corporations and foundations to address immediate, everyday challenges and to provide resources to those most at risk of homelessness.



A Gift that Adds Up

There are many different ways to contribute. For some, giving an annual year-end donation feels most comfortable. Joan Friedman's approach is different, but just as valuable. Joan has set up a monthly payment schedule which provides a small but steady stream of funding for MBHP. "The amount that I can do is limited, but I thought 'I definitely can do something monthly and it will add up,'" says Joan. "It's really not going to hurt me if I don't have it, and so I'd rather have it go toward something important." For a non-profit organization, continuous monthly donations are invaluable as they provide the necessary cash flow to sustain various programs at different times of the year.

One thing that really resonates with Joan is homelessness prevention. "I've been fortunate all my life to always have a home," says Joan, "Even though I don't think I'm currently at risk of being homeless, I have enough imagination to have a sense of how it could happen to anybody and, in fact, it does happen to a lot of people."

Working as a senior software engineer at Pegasystems, Joan has found another way to help MBHP. Last year she approached her employer about providing matching funds to supplement her gift, which they happily did. Pegasystems employees also donate backpacks and sleep-tight kits for children of MBHP clients.

For Joan, instilling a culture of giving in her family is incredibly important. Her young daughter now voluntarily puts away a portion of her monthly allowance for charitable purposes. Just like her mom.

Thank You Team MBHP!

MBHP's 2011 Marathon Team raised more than \$24,000 for our programs and services in the 2011 running of Boston's famous marathon. John Hancock Financial Services generously awarded three non-qualified runner entries for the race and MBHP selected three runners whose experience in both running and fund-raising made them most likely to succeed.

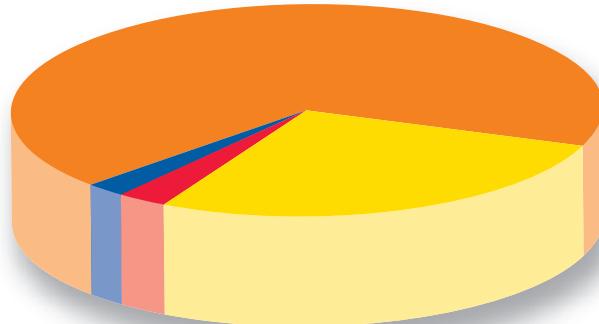
MBHP Program Representative Ben Applegate, WinnManagement Executive Property Manager Hector Cruz, and Watertown Community Housing Senior Housing Project Manager Steve Laferriere—with the support of team manager and trainer, MBHP Case Management Specialist Jesse Edsell-Vetter—dedicated uncounted hours of training and fund-raising to running the marathon for MBHP.



MBHP's 2011 Marathon Team (left to right): Runners Hector Cruz, Steve Laferriere and Ben Applegate, and manager/trainer Jessie Edsell-Vetter.

FISCAL YEAR 2011 CONTRIBUTIONS: \$692,752

- FOUNDATION AND CORPORATION GRANTS: \$473,047 (68%)
- FOUNDERS EVENT: \$185,487 (27%)
- 2011 MARATHON TEAM: \$21,365 (3%)
- OTHER INDIVIDUAL DONATIONS: \$12,853 (2%)



Ways to Support MBHP's Work to End Homelessness

Your contribution—no matter the amount—will provide the funding needed to continue to provide our clients with the critical specialized services and resources they need.

ONLINE DONATIONS: To make an immediate donation to support our services, click the “donate” button on our home page at www.mbhpg.org and make a safe, secure donation through JustGive.

ONGOING MONTHLY GIFT: Continuous payment gifts are made through your credit or debit card and authorize you to donate an agreed sum for a fixed period of time.

MATCHING GIFTS: Many employers sponsor matching gift programs and will match charitable contributions made by their employees. Check with your human resource office for additional information.

TRIBUTE AND MEMORIAL GIFTS: A tribute or memorial gift is a thoughtful way to honor family or friends for a birthday or special occasion, or to honor the memory of a loved one.

STOCK GIFTS: A gift of appreciated securities that you have held for more than one year is a tax-effective way to give. MBHP receives the fair market value of the stock at the time of your gift.

MAKING A LEGACY GIFT: By including a charitable gift in your will or estate plan, you can help to continue MBHP's work well into the future. No matter your income level, your gift will make a difference. A simple directive in your will can bring welcome support to MBHP that will make a difference in many lives. Even a small amount will have a big impact over time.

YOU CAN START TODAY. IT'S EASY!

- ✓ Make sure you have an up-to-date will (or living trust) that reflects your charitable objectives.
- ✓ Contact a financial advisor, planner, lawyer or accountant and ask for help in establishing a charitable gift.
- ✓ Make MBHP a beneficiary of your life insurance, pension plan or IRA.

For more information on ways to give, contact the Development Office at (617) 425-6705.

THE IMPACT OF YOUR DONATION

Our privately-funded programs and services made an impact on hundreds of lives in Fiscal Year 2011:

- ✿ MBHP's Specialized Intensive Programs and Services (SIPS) provided intensive home-based case management to **176** households (including assistance to **44** households with hoarding issues) and individualized housing search assistance to **167** households.
- ✿ MBHP's Foreclosure Prevention and Tenancy Preservation Initiative provided foreclosure prevention services to **125** households and were successful in helping **98%** of these households avoid foreclosure.
- ✿ MBHP's Fair Housing Program provided advocacy support and technical assistance to **86** households with a fair housing concern.
- ✿ MBHP's Emergency Assistance Fund helped **77** households, of which **20** were elderly or disabled. The average payment of **\$1,200** was often the essential link in helping households avoid homelessness.

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MBHP's Hoarding and Sanitation Initiative

The goal of the Hoarding and Sanitation Initiative, one of our Specialized Intensive Programs and Services (SIPS), is to reduce evictions and prevent homelessness caused by hoarding and squalor through comprehensive direct service, advanced education, and by advocating for systemic change. See *pages 5 and 6* for more information about SIPS and other Housing Supports programs.

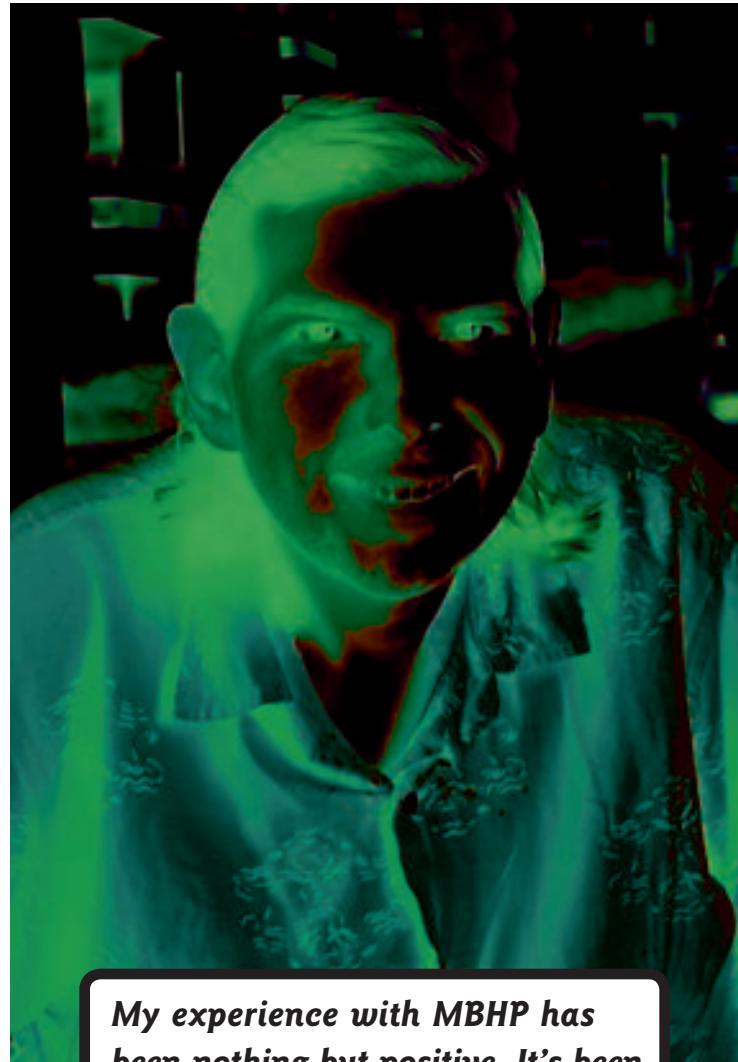
A Hopeful Future

Arthur's world was not always a hopeful place. Due to a difficult family situation and mental health challenges, Arthur's home had become so cluttered and squalid that it was almost unlivable. Worse yet, he had lost hope in his ability to make changes. "The apartment looked like a bomb went off," admits Arthur, "I have always had the [cleaning] skills, but I was under such a dark cloud, I didn't care." The state of the apartment left Arthur at risk for eviction and loss of his housing subsidy.

When he was referred to MBHP, he found light at the end of the tunnel. With the help of MBHP's staff, Arthur was able to access mental health services, address his complicated family situation and bring his unit into compliance. Says Arthur, "My experience with MBHP has been nothing but positive. It's been incredible. I've been in the system for 20 plus years, but it wasn't until recently that I've been blessed by working with top-notch people."

Arthur now has a cleaning schedule, which he rigorously follows, and a wealth of supportive services. The results have been an unqualified success. "Arthur was really great to work with," says MBHP's Jesse Edsell-Vetter, "It's been quite an amazing turnaround. His apartment is now clean and organized. His level of responsibility is really impressive."

Days are looking brighter for Arthur. For the first time in a long while, he is optimistic about his future. "Now I feel like I can really move forward with my life."



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