2016 ANNUAL REPORT
DEAR FRIENDS,

It’s hard to believe that another year has passed and a new one has started. Looking back, 2016 was a remarkable year for MBHP. Our staff assisted more than 25,000 households with housing-related issues, thousands who were homeless and now have housing, or were otherwise facing eviction and able to keep their homes. We connected nearly 10,000 families with homes they can afford, and once again led the statewide charge for affordable housing awareness, advocacy, and funding.

Looking ahead, this time next year nearly 160 MBHP employees will be in our new home at the intersection of Mission Hill and Roxbury Crossing. Building our new offices has been a focal point for much of 2016, efforts which are paying off as seen at www.BuildingonMission.org. With this move, we will occupy a more client-friendly, accessible, and cost-efficient space for our staff to do their amazing work.

Even with the excitement of a new building, our greatest asset is and will remain our dedicated staff; the people who live MBHP’s mission every day. Especially in times of uncertainty, MBHP is steeled in our commitment to find and keep people in homes. Employees that perform best under the toughest circumstances is a quality that cannot be taught. Donors who share that commitment is the single difference between “try” and “do” for people who need help now. As MBHP client Rodney says of his MBHP case managers, “I did the work, but they stuck there with me, through the thick and thin.” Rodney and thousands like him every year put their trust in our staff to uncover every resource to help them succeed against overwhelming challenges.

MBHP’s partners in government, nonprofit organizations, private corporations—and especially our donors—provide the foundation upon which families can succeed. Your generosity allows MBHP staff to be flexible, promote innovation, and foster the emergence of new ideas and leadership.

This report commends our dedicated staff using the words of their clients, and salutes those who make it possible through your support of MBHP. As Rodney might say, thank you for sticking with us!

Sincerely,

Christopher T. Norris
Executive Director

Steven J. Rioff
Board Co-chair

Cynthia Lacasse
Board Co-chair

ON THE COVER
Top: Alma, MBHP program participant through our CONNECT co-location in Chelsea, with her family.
Bottom: Lisa and her daughter were able to avoid homelessness and she was able to finish her master’s degree because of emergency assistance she received through the RAFT program.
## REVENUE

<table>
<thead>
<tr>
<th>Source</th>
<th>FY16</th>
<th>FY15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Services &amp; Reimbursements</td>
<td>$13,210,170</td>
<td>$11,187,372</td>
</tr>
<tr>
<td>Foundations</td>
<td>823,810</td>
<td>613,785</td>
</tr>
<tr>
<td>Corporations</td>
<td>254,487</td>
<td>170,005</td>
</tr>
<tr>
<td>Individuals</td>
<td>544,044</td>
<td>89,411</td>
</tr>
<tr>
<td>Unrealized Gains</td>
<td>-10,898</td>
<td>25,303</td>
</tr>
<tr>
<td>Realized Gains</td>
<td>1,271</td>
<td>1,303</td>
</tr>
<tr>
<td>Investment Income</td>
<td>75,866</td>
<td>52,667</td>
</tr>
<tr>
<td><strong>TOTAL REVENUE &amp; SUPPORT</strong></td>
<td><strong>$14,898,750</strong></td>
<td><strong>$12,139,846</strong></td>
</tr>
</tbody>
</table>

## EXPENSE

<table>
<thead>
<tr>
<th>Category</th>
<th>FY16</th>
<th>FY15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Services</td>
<td>12,482,341</td>
<td>10,757,047</td>
</tr>
<tr>
<td>General Administrative</td>
<td>682,748</td>
<td>770,256</td>
</tr>
<tr>
<td>Fundraising</td>
<td>282,577</td>
<td>372,369</td>
</tr>
<tr>
<td><strong>TOTAL EXPENSE</strong></td>
<td><strong>$13,447,666</strong></td>
<td><strong>$11,899,672</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Source</th>
<th>FY16</th>
<th>FY15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excess/(Deficit) of Revenue Over Expenses**</td>
<td>1,451,084</td>
<td>240,174</td>
</tr>
<tr>
<td>Net Assets, beginning of year</td>
<td><strong>$9,940,147</strong></td>
<td><strong>$9,699,974</strong></td>
</tr>
<tr>
<td>Excess/(Deficit) of Revenue Over Expenses**</td>
<td>1,451,084</td>
<td>240,174</td>
</tr>
<tr>
<td>Net assets, end of year</td>
<td><strong>$11,391,231</strong></td>
<td><strong>$9,940,147</strong></td>
</tr>
</tbody>
</table>

*Does not include funds which are passed on as rental assistance payments or direct client support.

**This includes $812,117 designated to MBHP’s capital campaign, Building on Mission.

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Brantree Housing Authority
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Burlington Housing Authority
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Cambridge Task Force
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Philadelphia Hoarding Task Force
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Skid Row Housing Trust
Sojourner
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Watertown Housing Authority
YWCA

$50,000+
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The Boston Foundation
State Street Foundation, Inc.

$25,000–$49,999
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Massachusetts Department of Housing & Community Development
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“They stuck with me through the thick and the thin.”
—Rodney, Specialized Intensive Programs and Services participant
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Jessica Leaver
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Roxanne Robinson

“I will be the voice for those who aren’t here to be heard.”
—Formerly homeless mother of two, now stable with a voucher, gives testimony on behalf of assistance for other families like hers.
MBHP Family Self-Sufficiency Advisor Marshall James, with MBHP FSS participant Jernara.

Havurat Shalom Community Seminary
Brandon Running Association
Strasbourg Boston’s Sister City
For all those without a place to call home.
In Honor of 2016 Boston Marathon Team MBHP:
Rus Lodi
Siomara Sanchez-Lobo
Maksim Sigal
Lourdes Lopez
Mairead Kean

BD’s Furniture
The Blarney Stone
Boston Beer Company
Boston Building Resources
Boston Private
Boston Public Health Commission
Boston University School of Social Work
Burns & Levinson LLP
Caps for Kids
Citizens Bank
City of Medford
Cradles to Crayons
Doyle’s Café
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Hector Cruz
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J.P. Licks
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Jose’ Mateo Ballet Theatre
Katherine Forde
Kevin Donaher
MassSave
MBHP Staff
Massachusetts Department of Public Health
Nancy Sableski
Oath Craft Pizza
Payton Kane-McCarthy
Ropes & Gray LLP
State Street Corporation
Stop & Shop
MBHP MISSION STATEMENT

MBHP’s 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.

For a complete list of our donors, visit www.mbhp.org and click on Support Us > Our Funders.

Donations listed are for the period of July 1, 2015–June 30, 2016. Although we have made every effort to ensure the accuracy of the list, we apologize for any errors. Please inform us of any errors or omissions by calling Mary Jo Kane, 617-425-6705, or email development@mbhp.org. Thank you again for your generous support of MBHP!
Housing Supports
Housing Consumer Education Center
  • Residential Assistance for Families in Transition (RAFT)
  • Workshops and trainings
  • Housing search
  • Information, referral, and case management

Specialized Intensive Programs and Services (SIPS)
  • Home and Healthy for Good

HomeBASE
Colocations
Fair Housing
Center for Hoarding Intervention
Hoarding Training Institute

Rental Assistance
Housing Choice Voucher Program (Section 8)
Massachusetts Rental Voucher Program (MRVP)
Continuum of Care
Family Economic Stability Program
Veterans Affairs Supportive Housing
Community Choice Voucher Program
Asset Development
Family Self-Sufficiency Program
Secure Jobs
Mass LEAP

Inspectional Services and Property Owner Resources
Inspections
Apartment listings
Leasing assistance
Rent determination
Home Modification Loan Program

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Deputy Director

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125 Lincoln Street, 5th Floor, Boston, MA 02111-2503
Phone: (617)859-0400, Toll Free (800)272-0990, Email: info@mbhp.org, www.mbhp.org
“I feel like somebody is on my side and I can do it.”
—Alma, MBHP program participant through our CONNECT co-location in Chelsea, on support from MBHP case manager Matt Gibson after her family lost everything in a house fire.