



mbhp
metropolitan boston | housing partnership

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.

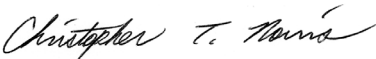
Looking ahead, this time next year nearly 160 MBHP employees will be in our new home at the intersection of Mission Hill and Roxbury Crossing. Building our new offices has been a focal point for much of 2016, efforts which are paying off as seen at www.BuildingonMission.org. With this move, we will occupy 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.

OPERATING BUDGET*

REVENUE	FY16	FY15
Program Services & Reimbursements	\$13,210,170	\$11,187,372
Foundations	823,810	613,785
Corporations	254,487	170,005
Individuals	544,044	89,411
Unrealized Gains	-10,898	25,303
Realized Gains	1,271	1,303
Investment Income	75,866	52,667
TOTAL REVENUE & SUPPORT	\$14,898,750	\$12,139,846
EXPENSE		
Program Services	12,482,341	10,757,047
General Administrative	682,748	770,256
Fundraising	282,577	372,369
TOTAL EXPENSE	\$13,447,666	\$11,899,672
Excess/(Deficit) of Revenue Over Expenses**	1,451,084	240,174
Net Assets, beginning of year	\$9,940,147	\$9,699,974
Excess/(Deficit) of Revenue Over Expenses**	1,451,084	240,173
Net assets, end of year	\$11,391,231	\$9,940,147

*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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MBHP program participant Diana with her case manager Keith Williams.



Specialized Intensive Programs and Services participant Rodney (center) with MBHP case managers, Sylvia Kelly and Rob Butman.

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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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“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.

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 In Memory of David Grossman, to
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 In Memory of Euclide Chandler
 In Memory of Lowell L. Richards III
 In Memory of Mary Doyle
 In Memory of Marjorie Bartley
 In Memory of Maya



MBHP Family Self-Sufficiency Advisor Marshall James, with MBHP FSS participant Jernara.

Havurat Shalom Community
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 For all those without a place to
 call home.
 In Honor of 2016 Boston
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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!

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- 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

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“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.