

Founders Celebration to mark 10th anniversary

MBHP is on the move—in more ways than one! Coming off of our most successful Founders Celebration ever in 2016, MBHP is entering a new era as we celebrate the 10th anniversary of our Founders Celebration on the heels of our move into our new home in Roxbury.

The Tenth Annual Founders Celebration will be held on the evening of November 1, 5:30 – 7:30 pm at John Hancock Financial, 601 Congress Street, Boston. The co-chairs of this year’s event are Darryl Settles, Managing Partner of Catalyst Ventures Development and John Keith, CEO of The Keith Corporation. “John and I are privileged to co-chair the Founders Celebration on its tenth anniversary,” said Darryl Settles. “Having recently joined MBHP’s board, I am in awe of what this year’s honorees have achieved so that their neighbors can live in dignity.”

The Founders Celebration was established in 2008 to honor the accomplishments of individuals and organizations best representing MBHP co-founder, William S. Edgerly’s concept of government, nonprofit, and for-profit partnerships to develop, promote, and preserve affordable housing in Greater Boston. New Lease for Homeless Families, Inc. is the recipient of the 2017 Founders Award.

New Lease for Homeless Families, Inc. is an innovative collaboration between affordable housing developers, social service providers, and government entities that works to reduce homelessness by targeting affordable homes to families in Massachusetts’ emergency shelter system.

“Like MBHP, New Lease was founded to bring partners together across sectors, in order to create better opportunities



L–R: Chrystal Kornegay, Undersecretary, Department of Housing and Community Development; Chris Norris, Executive Director, Metropolitan Boston Housing Partnership; John Hynes, CEO, Boston Global Investors; Clayton Deutsch, CEO, Boston Private; Sandra Fenwick, CEO, Boston Children’s Hospital; Governor Charlie Baker; Cynthia Lacasse, MBHP Board Co-Chair; Miceal Chamberlain, Massachusetts President, Bank of America; First Lady Lauren Baker; Jay Ash, Secretary of Housing and Economic Development



2016 Founders Award recipients Governor Charlie Baker and Boston Mayor Marty Walsh with MBHP Executive Director Chris Norris.

for people who need homes they can afford,” says Tom Plihcik, New Lease Executive Director. Plihcik will accept the award at this year’s event along with New Lease Board members Howard E. Cohen of Beacon Communities LLC; Lawrence H. Curtis of WinnDevelopment; and Richard J. Henken of The Schochet Companies.

The Lowell Richards Award was established in 2012 to recognize one individual for outstanding leadership

and contributions across sectors. The award honors Lowell Richards in recognition of his twenty-nine year dedication to MBHP’s mission. Recipients of this year’s Lowell Richards Award are Steven J. Rioff, Co-Chair of the MBHP Board and Langley Keyes, Professor Emeritus at Massachusetts Institute of Technology and MBHP Board member.

“Steven and Lang laid the groundwork for MBHP,” said Chris Norris, MBHP Executive Director. “Over decades of service, they have provided the substance that has bound and sustained MBHP’s commitment to ensure that families and individuals throughout Greater Boston have a place to call home.”

For information about sponsoring or attending the Tenth Annual Founders Celebration, contact Mary Jo Kane at 617-425-6705 or maryjo.kane@mbhp.org or visit our website at MBHP.org> Support Us>Founders Celebration.



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.

MBHP's programs

MBHP empowers families and individuals to move along the continuum from homelessness to housing stability. Serving more than 25,000 households annually, we work seamlessly to bridge the gaps among government, nonprofits, and corporations to continually increase our impact. With more than 30 years' experience piloting and implementing housing programs, we have solidified our position as an industry-leading expert on navigating the affordable housing field.

Our broad array of programs and services, as well as our extensive network of property owners and fellow service providers, allow us to address a wide range of housing-related issues, from preventing evictions and homelessness, to helping people find suitable homes, to making rent more affordable.

For more information on the many programs and services we administer, visit online us at www.mbhp.org or call our Housing Consumer Education Center at 617.425.6700.

MBHP in your community: Hyde Park and Salem



Georgetowne Homes, Hyde Park

At Georgetowne Homes in Boston's Hyde Park neighborhood, MBHP provides a Case Management Specialist (CMS) on site once a week to leverage MBHP specific resources as well as partner agency services and resources to assist Beacon Communities, LLC's Resident Services Coordinators in meeting the needs of Georgetowne Home tenants.

"Our co-locating staff is a vital component in our ability to serve the neediest communities," said Maura Pensak, Director of Housing Supports at MBHP. "By increasing the depth and breadth of programs and services offered throughout our region, we can empower families to build a firm foundation for their futures."

"Having access to an MBHP case manager on the property will be extremely beneficial to our residents," Georgetowne Homes said in a statement. "We are confident that this new partnership within the Georgetowne Homes community will be a great success as MBHP has already played an instrumental role in providing resources to assist our residents in the preservation of tenancies."

Georgetowne is the newest example of MBHP co-locations. Since July, 2016, MBHP has provided services to 809 households at our co-location sites. These co-locations allow us to leverage the expertise of our partners to effectively assist families and individuals with finding affordable housing, accessing emergency funding to prevent homelessness, and referrals to resources for benefits, education and job training—without them having to travel to our Boston office.

MBHP also recently finalized a partnership with POAH Communities to establish a housing stability program at Salem Heights Apartments in Salem MA.

POAH had identified a need for our intensive case management services for residents who are elderly or struggling with physical, psychological or development disabilities, addiction or chronic homelessness.

MBHP will establish a housing stability program that will support residents to establish and maintain stable tenancy; increase economic self-sufficiency and enhance the quality of life in the community.

Our other co-location sites, operated in partnership with community organizations, include Codman Square NDC in Roxbury, CONNECT in Chelsea, Interfaith Social Services in Quincy, Somerville Homeless Coalition, and WATCH CDC in Waltham. We also have sites in three community colleges—Bunker Hill Community College, Quincy College, and Roxbury Community College.

DONOR SPOTLIGHT: Rockland Trust

Founded more than a century ago, Rockland Trust Company, a full-service bank headquartered in Hanover, Massachusetts, is keenly aware that its success is directly related to the strength of the communities it serves. Rockland Trust has a long standing commitment to use its resources to strengthen local economies and help small businesses, individuals, and families succeed. In 2016 alone Rockland Trust and its two affiliated foundations donated more than \$1 million to education, health and human services, youth, affordable housing, and community development programs.

The relationship between Rockland Trust and MBHP was strengthened earlier this year when Richard Muraida, Senior Vice President/Greater Boston Regional Lending Manager at Rockland Trust, joined the MBHP Board of Directors. “MBHP is an organization I’ve known and admired for many years for its significant commitment to strengthening communities,” said Muraida.



Richard Muraida, Senior Vice President/Greater Boston Regional Lending Manager at Rockland Trust & MBHP Board member

Rockland Trust’s affiliated foundation, the Rockland Trust-Peoples Federal Foundation, Inc., has made a \$10,000 contribution to MBHP’s Building on Mission campaign to support our upcoming move to Roxbury Crossing.

“We are very pleased to support MBHP and its mission,” said Muraida. “The new building in Roxbury Crossing is more than just a home for MBHP. It is part of a larger community plan that will restore economic vitality to the neighborhood. MBHP’s mission strongly aligns with Rockland Trust’s dedication to community support, and we’re looking forward to playing a large role in the Building on Mission project.”

The \$10,000 contribution to the Building on Mission capital campaign will help MBHP build closer connections with multiple neighborhood-based organizations across the region and provide accessible, safe, and comfortable space for the 25,000 households that benefit from MBHP’s programs each year. “In addition to supporting economic growth and sustainability, MBHP plays a pivotal role in our community by providing assistance to families at risk and encourages self-reliance,” added Muraida. “We are honored to play a role in the efforts of MBHP to transform and reinvigorate the Roxbury Crossing neighborhood.”

RAFT served 10% more families this year

Bolstered with evidence that maintaining housing stability is effective, the Commonwealth of Massachusetts last year increased support for a homelessness prevention program resulting in 10% more families receiving support from MBHP in 2017 than they did in the previous year. This program, known as RAFT, or Residential Assistance for Families in Transition, provides families experiencing a housing crisis with financial assistance

to help them avoid losing their home or to move into a new one.

Inez Santiago’s family was one of those served. Inez was unable to pay her rent on time when her hours were cut at work. Thankfully, she was able to reach MBHP in her community of Chelsea through one of our co-location sites and successfully applied for RAFT funds. MBHP staff was able to stop the eviction, pay off her rental arrears, and

provide a short-term monthly stipend to help with rent. Ultimately, RAFT formed a bridge between a temporary pay cut and the restoration of financial security for Inez and her family.

MBHP has served 1,449 RAFT families and while up to \$4000 is available to eligible families, the average payment made was \$2,620. Families receiving RAFT assistance came from 29 of the 31 communities served by MBHP.

Thank you to our recent grant funders

MBHP is grateful to the following grantors who have recently contributed toward our programs and services.
Adobe • Blue Hills Bank • Bushrod H. Campbell and Adah F. Hall Charity Fund • Cambridge Community Foundation
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Tufts Health Plan Foundation • United Way of Massachusetts Bay and Merrimack Valley

New MBHP home coming soon



The date for MBHP's move to its new home is coming fast, as staff and program participants eagerly await the transition from South Station to Roxbury Crossing. With significant progress made with both construction and fundraising, MBHP will be firmly ensconced in its new home at the intersection of Roxbury and Mission Hill later this year. To date, \$1.3 million has been pledged toward our \$2 million goal.

The business community has been very supportive of our capital campaign fundraising efforts. The property management community has been very generous, led by Beacon Communities, LLC, Peabody Properties, Inc., and WinnCompanies. Boston Private, Eastern Bank, and Rockland Trust are representative of the support coming from the banking world. We're also appreciative of other corporate supporters, including Avison Young, Consigli, Deloitte, John Hancock, and NEI General Contracting.

MBHP staff looks forward to welcoming the families and individuals we serve to our new home very soon.

MBHP honors property owners



State Senator Joseph Boncore (L) and Jeffrey M. Winik, First Justice, Boston Housing Court (R) flank the MBHP property owner honorees.

More than 75 people gathered at the MBHP offices on April 6 for the 15th Annual Property Owners Appreciation Evening as we honored property owners for going "above and beyond" to help MBHP clients achieve housing stability.

The Honorable Jeffrey M. Winik, First Justice, Boston Housing Court was the featured speaker.

MBHP was also honored to host State Senator Joseph Boncore, Senate Chairman of the Joint Committee on Housing who addressed those in attendance.

MBHP honored the following property owners for their work in assisting our clients.

Boston Housing Authority

The BHA and MBHP have been collaborating on BHA's Fast Track program since 2011. Working very closely with families displaced from Boston and living in motels, the program helps them expedite the application process for obtaining affordable living units. Over the life of the program, the BHA and MBHP have assisted more than 200 families in moving from motels to permanent housing.

Steven MaInnis

When a longtime MBHP Continuum of Care tenant started experiencing mental health issues that threatened her tenancy several months ago, Steven worked closely with MBHP to find creative solutions to gain access to the apartment to make repairs while respecting the privacy of the tenant.

Castagna Lacet

Knowing MBHP's reputation for bridging barriers between property owners and tenants, Castagna worked closely with MBHP to alleviate obstacles to help a family move from shelter to tenancy.

Mohammad Islam

Mohammad maintains a special commitment to families that have experienced the hardest times of getting acceptance into other apartments with funding programs or vouchers. Since November 2016, he has provided housing to more than five families who had been homeless and in emergency shelters.

Judy Forbes

After seeing the impact of MBHP's Center for Hoarding Intervention on a tenant whose lease had become threatened, Judy approached MBHP about an elderly couple in a similar situation. By working with MBHP and with Judy's support, the couple was able to remain in their home.

MBHP advocates to preserve key federal housing programs

Twice this spring, MBHP staff traveled to Washington, DC, and highlighted for our congressional delegation the importance of rental assistance and other federal funding to the thousands of families who rely on this support for stable housing. Housing is the foundation that helps make it possible to hold a job, complete education programs, and build assets.

“Massachusetts is honored to have a thoughtful, dedicated, and responsive congressional delegation,” said MBHP’s executive director, Chris Norris. “They understand that these programs save lives and that an investment in permanent housing that is affordable yields significant dividends not just for families but for the community at large.” Norris and Steve Farrell, director of policy, visited the offices of every member of Congress representing MBHP’s service area, advocating for the critical role federal funds play supporting many of the 25,000 families we serve each year.



Chris Norris and Steve Farrell join other Massachusetts affordable housing leaders after a discussion about federal housing budget priorities with Congressman Bill Keating.

MBHP was in D.C. when the President’s 2018 budget proposal was released and joined other members from the Regional Housing Network of Massachusetts decrying the draconian cuts to key programs administered by the Department of Housing and Urban Development. This is just another way MBHP fulfills its mission of connecting families who have extremely low incomes with homes they can afford.



Chris Norris and Senator Edward Markey during a recent trip to Washington, D.C.

From homelessness to homeownership

The story of Ginette Chachat’s journey from homelessness to homeownership is one filled with pride, determination and a relentless fighting spirit.

A single mother of four boys, Ginette moved to Massachusetts from Florida in 2012. She was a long-time employee of Marriott Corporation in Orlando so transferring to a position in the Boston area was simple. She managed to juggle her work and family responsibilities after settling into an apartment in Everett.

However, a series of events in 2016, including eviction, started Ginette on a path toward homelessness.

After spending a few days in a shelter in Worcester, and seeing her sons cry themselves to sleep, Ginette realized that she could not subject her sons to being that far from where their school and friends were. The Worcester shelter referred Ginette to MBHP,



MBHP Case Manager Lacynda Lawson (left) with her client, Ginette Chachat.

where she was eligible for the Home-Base stabilization program.

The goal of HomeBase is to assist families who are facing homelessness to find alternative solutions to entering shelter and/or motels. Additionally, it seeks to reduce the number of families already in shelters and motels by providing financial assistance, resources, and services to quickly re-house these families.

Case Manager Lacynda Lawton of MBHP worked closely with Ginette and helped find her an apartment in Revere. Still working at Marriott, Ginette managed to save enough for a down payment on a house for her and her sons, which she closed on in early May.

“Ginette’s story epitomizes what MBHP’s stabilization program is about,” said Lacynda. “She needed our guidance and the financial support provided by the program in order to get her back on track. Home ownership was always our goal in working with Ginette.”

Ginette added, “Just as obstacles in life can come your way at any unexpected moment, you never know where the help you need may come from. MBHP was my angel that guided me to home ownership. I will be forever grateful.”

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Boston Marathon team breaks record—Again!

For 11 years, a dedicated team of marathon runners has joined the race to end homelessness by raising funds for MBHP. This year, Team MBHP participated in the 121st running of the Boston Marathon and through their hard work and the generous support of their donors, raised more than \$68,000 to help connect residents of Boston to safe and affordable homes. The amount represents a new record for Team MBHP, besting last year's previous record of \$41,817.

Since 2007, runners have raised more than \$370,000 through the Boston Marathon Program to support MBHP.

This year's team included Kevin Koch, Diana Lane Jensen, Todd Robinson, and two MBHP staff members: Program Manager for Hoarding Intervention, Jesse Edsell-Vetter, and Director

of Communications, Development and Policy Steve Farrell. The \$17,289 raised by Jesse was also a new individual fundraising record, breaking the previous record of \$15,934 held by Rus Lodi. Thank you to all of the runners, donors and sponsors for a tremendous year!



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