## Capital Campaign Giving

<table>
<thead>
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<th>Range</th>
<th>Donors</th>
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In Memoriam Steven J. Rioff

As an active member of Metro Housing, Steven J. Rioff was deeply committed to helping families and individuals access housing resources to provide innovative solutions to housing needs. One of his guiding principles was that every person in Greater Boston and throughout the affordable housing field is a part of the greater whole.

Our Mission

We mobilize wide-ranging partnerships throughout the affordable housing field and across many sectors to advocate for the policies and investments needed to ensure that everyone he came in contact with — that every person in Greater Boston and everyone he came in contact with — that every person in Greater Boston has access to housing.

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Ours are the hundreds of Metro Housing employees, the thousands of families, and the millions of people living in affordable housing who are inspired by his leadership.

Steven J. Rioff, co-chair of our Board of Directors. Steven served on the Metro Housing board from 2008 to 2018, challenging our staff and board to be guided by best practices to advance our mission.

In January, 2018, Metro Housing|Boston was deeply saddened by the passing of Steven J. Rioff, co-chair of our Board of Directors. Steven served on the Metro Housing board from 2008 to 2018, challenging our staff and board to be guided by best practices to advance our mission.

In Memory of 

Steven J. Rioff

Under Steven’s leadership, Metro Housing worked with hundreds of partners throughout the affordable housing field and across many sectors to achieve our mission.

Our mission is to develop, preserve and operate affordable housing and provide support services to residents through strong partnerships and innovative programming.

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A LETTER FROM OUR LEADERSHIP

Dear Friends,

We are pleased to share Metro Housing|Boston’s FY 2017 Impact Report.

This report highlights a dynamic year of change and success, but a year also touched by sadness. Just a few weeks before going to press, Metro Housing’s Board co-chair and founder of Metropolitan Boston Housing, Inc., Steven Rioff, passed away. As we celebrate the impact we have had in our region, we honor Steven’s commitment to Metro Housing and dedicate this report to his memory.

In the following pages, you will see firsthand how Metro Housing has impacted the lives of those who were close to homelessness. You will read about Inez, a mother of four who fell behind in her rent and was about to be evicted until she heard about the RAFT program at our colocation site in Chelsea. Inez was one of 1,474 families that Metro Housing helped stay in their homes and avoid shelter in FY 17.

You will read about Roseann and how our Specialized Intensive Program and Services (SIPS) team helped her avoid homelessness while she was battling cancer. SIPS, which works with the region’s most vulnerable residents, assisted 195 households, preserving housing for 98% of them.

You will read the inspiring story of Valerie, who as a single mom and a voucher program participant gained economic security by enrolling in the Family Self-Sufficiency (FSS) program. Valerie was one of 52 people who graduated last year.

Metro Housing’s Inspections and Property Owner Services continued to strengthen relationships with the more than 4,300 property owners who ensure that renters live in safe, decent homes. Read about the impact that Norman and Nancy Daniel have had on hundreds of tenants by renting to voucher program participants for more than 20 years.

In addition to the thousands of families we worked with, the past year also witnessed Metro Housing reveal a new brand and move in to a new office in Roxbury Crossing - all to better serve our families and partners. We look forward to serving more families in 2018 and will continue to advocate to increase the amount of deeply affordable housing in our region. Please visit metrohousingboston.org to find out how you can help to ensure that everyone in Greater Boston has a place to call home.

Thank you for your support.

Christopher T. Norris
Executive Director

Cynthia Lacasse
Chair of the Board
Metro Housing|Boston’s highly customized services address a wide range of housing related issues to help residents of Greater Boston who are homeless or at risk of losing their home navigate the public and private services available to them. Using our extended network of service providers, Metro Housing connects people with resources to help them in areas such as legal aid, housing search, and back rent.

If people feel that they are at risk of being evicted or facing a situation that may result in homelessness, we encourage them to visit our HCEC to discuss their housing needs with a counselor.

**RESIDENTIAL ASSISTANCE FOR FAMILIES IN TRANSITION (RAFT)**

The state-funded RAFT program is a tool used by the HCEC team to provide eligible households up to $4,000 per 12-month period. RAFT lets families stay in their homes, helps them move out of homelessness into new apartments, keeps utilities on, and stabilizes families.

- In FY 17: 1,474 families received RAFT assistance.
- Average benefit received: $2,614
- Total funds distributed: $3.85 million

**In FY 17, Metro Housing’s HCEC responded to:**

- 12,089 housing inquiries, including
- 7,198 brief counseling walk-ins.

“I would be living on the street. Matt made me feel like he wanted to help. I feel like I won the lottery.” —INEZ

People First. Housing Always.
A CONNECTION PREVENTS EVICTION

Inez was the sole income earner in her family. As the mother of four children and the caretaker of her elderly mother, a reduction in her hours and income as a medical assistant in 2015 set Inez on a path that she feared would lead to homelessness.

As she fell further behind on rent while paying other household and medical bills, Inez’s landlord brought her to housing court to begin eviction proceedings.

This is where most stories like Inez’s do not end well. Instead, Inez was referred to CONNECT and Metro Housing|Boston, partners in a comprehensive effort to improve the financial mobility of families with low income based in Chelsea.

Inez acknowledges how lucky she was on the day she went to Housing Court. “If I hadn’t been referred to CONNECT or Metro Housing, I probably would have been in the streets or a shelter,” she said.

Working on Inez’s behalf, Metro Housing case manager Matt Gibson negotiated with the apartment management company to find out what it would take to keep her family in their apartment. With this knowledge, Inez applied for RAFT, which stopped the eviction, paid off her rental arrears, and provided a stable home while she increased her hours so that she could pay rent on her own.

Inez is grateful for the work Matt did on her behalf. “Matt always made me feel like he wanted to help. Many people in my situation can be judged by others, but I never felt that way with Matt. He made me feel like I won the lottery!”

Metro Housing|Boston offers an array of trainings for tenants, property owners, and service providers to learn more about affordable housing. Most of these trainings are offered free of charge.

SAMPLE TOPICS INCLUDE:
- **Starting Right**—Offers strategies to establish a good working relationship with your landlord and increase your chances of staying long-term.
- **Affordable Housing Basics**—For tenants seeking information about affordable housing options. Learn about criteria, wait lists, and how to apply.
- **Housing Strategies**—The topics in the clinic are housing search, utility resources, and fair housing.

Metro Housing|Boston partners with local agencies and uses their expertise to supply vital housing support services to residents who have low and moderate incomes. Through these collaborations with community organizations residents access multiple services convenient to where they live, in familiar locations that are physically and culturally accessible. With the generous support of Bank of America, Metro Housing had 12 colocation projects in six cities, including Chelsea, Somerville, Waltham, and Quincy.

Metro Housing had 430 referrals for RAFT assistance from those colocation sites during FY 17, an increase from 299 in FY 16.
Metro Housing|Boston’s 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. Our personalized services help residents of Greater Boston bridge gaps in the homelessness prevention and affordable housing system. Working with individuals and families who are homeless or at risk of losing their homes, we empower 25,000 households a year to move along the continuum from homelessness to housing stability.

FAIR HOUSING & CIVIL RIGHTS
Metro Housing|Boston is committed to equal opportunity and access to housing for all by incorporating fair housing principles into its services. We provide trainings to both tenants and property owners regarding their rights and responsibilities under the federal Fair Housing Act of 1988 and the state fair housing law, Chapter 151B. Staff members also provide technical assistance on fair housing and refer clients to other related services in Greater Boston.

HOUSING SEARCH
Metro Housing|Boston staff provide assistance with conducting an apartment search, navigating a sometimes complicated and confusing housing system, and understanding your rights.

As part of our mission to help individuals and families find and retain affordable housing, a listing service is also provided at no charge to both tenants and property owners.

HOARDING PREVENTION
Recognized as a best practice model in the field of compulsive hoarding intervention, the Center for Hoarding Intervention (CHI) provides intensive, hands-on case management support for low-income residents struggling with hoarding disorder and at risk of eviction. CHI also provides training in hoarding intervention for service providers, hoarding professionals, and first responders, and technical assistance to communities to improve hoarding intervention policies and procedures.

In FY 17, at the Center for Hoarding Intervention:

- 68 households were served.
- 100% of households reduced clutter, passed inspection, and retained housing.
- 660 total homes were visited.

Panelists at a recent fair housing training for Metro Housing staff.
**SPECIALIZED INTENSIVE PROGRAMS & SERVICES**

Specialized Intensive Programs & Services (SIPS) provides high-touch, time-unlimited, wrap-around case management services to the region’s most vulnerable residents, including the elderly and disabled and those struggling with addiction, mental illness, and histories of chronic homelessness and incarceration. The intensive, personalized, and at-home focus is pivotal in engaging clients and stabilizing them in their homes and communities.

Specialized Intensive Programs & Services relies heavily on private contributions. It operates thanks to the generous support of corporations and individuals committed to preserving tenancies by providing services to those who need it most.

**HOUSING IS HEALTHCARE**

2016 was not a good year for Roseann. After returning to Boston to care for her ill father, she thought she would be able to stay in his apartment after he died. However, because her name was not on the lease, the landlord asked her to leave. Just days after her father passed away, Roseann received news that would again turn her world upside down. Her doctors told her she had terminal brain cancer and only a few months to live. Facing eviction and a terminal illness, no one would blame Roseann if she gave up hope. But a referral to Sylvia Kelly, SIPS Coordinator at Metro Housing|Boston, provided Roseann with the glimmer of hope she needed.

“I was very scared,” said Roseann. “I thought I was going to wind up in the streets.”

Sylvia was with Roseann every step of the way. While Roseann continued to get treatment for her cancer, hospital workers recommended that she move to an assisted care facility, but Roseann wanted none of it. She stuck with the plan Sylvia had laid out for her, resulting in a reprieve from eviction through housing court, and an emergency medical housing voucher to help her pay her rent. Even better, Roseann was in a building that could accommodate her mobility issue with a property owner who has a long relationship with Metro Housing, all while receiving chemotherapy.

“Sylvia told me not to worry. She said it was my job to take care of my health, and it would be her job to worry about my housing,” said Roseann.

Roseann’s fighting spirit has kept her going far longer than her doctors expected. When they told her that her prognosis was not good, Roseann said, “I hear you, but you’re wrong. I will be in my own apartment to watch the Super Bowl.”

Sylvia is amazed at the progress that Roseann has made. “I believe that safe, affordable housing is healthcare. I am not a doctor, but I believe that the elimination of the stress around Roseann’s housing situation is the reason why she is still with us a year and a half after her doctors told her she only had three to eight months to live.”

Roseann is extremely grateful for what Metro Housing was able to do for her. “They gave me just months to live, but Sylvia Kelly of Metro Housing provided her with the support she needed and she is now doing well in her new apartment in Chelsea.”

Roseann (L) was given just months to live, but Sylvia Kelly of Metro Housing provided her with the support she needed and she is now doing well in her new apartment in Chelsea.
The housing challenges facing families who have low income are daunting. Families with low-incomes fall behind on rent and are in need of intervention to help them resolve the immediate crisis and avoid homelessness. **Metro Housing|Boston** provides programs to address the needs of people at risk of losing their homes and of those working to transition from homelessness to housing stability. Our staff is a source of support, information, and referrals for participants living in subsidized housing.

Growing up in a Boston suburb, Valerie never imagined a life with many starts and stops, leaving her wondering if she would ever find a stable home.

As a teen Valerie lived with her father after her parents had separated. A month before her eighteenth birthday, she gave birth to her first child. Shuttling back and forth between her father’s house and her boyfriend’s parents’ house was not providing the emotionally stable environment Valerie desired for her daughter, so she made the difficult decision to move to a homeless shelter. After receiving a Section 8 rental voucher Valerie was able to move out of the shelter but was soon on the move again — this time due to an abusive relationship — and moved near...
Valerie, a recent FSS graduate, now owns her own home and runs two businesses.

**MASS LEAP**

Massachusetts Learning, Education, and Asset Program (Mass LEAP) is a five-year program that allows eligible participants of the Massachusetts Rental Voucher Program (MRVP) access to services needed to support meaningful and sustainable earned income growth. Mass LEAP works with housing agencies in Braintree, Quincy, and Watertown, and with service providers Economic Mobility Pathways (EmPath) and Jewish Vocational Service (JVS). Participants are connected with job training programs, credit repair resources, assistance with enrolling in or finishing a degree program, and securing employment to increase their earned income.

**HOMEBASE & STABILIZATION**

HomeBASE is a program of the Massachusetts Department of Housing and Community Development (DHCD) designed to reduce the need for motels and shelters. The goal 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. HomeBASE services include assessment, housing search, placement, and case management and stabilization services.

In FY 17, Mass LEAP:

- **Enrolled 88 participants:** 47 JVS participants, 41 EmPath participants.
- **Had 38 active escrow accounts**, representing a total of $130,861.

In FY 17, Metro Housing provided 12 months of stabilization services for 1,627 families to ease their transition into permanent housing.

Helped **639 families who were homeless move out of shelter** and into new homes.

Boston to get her life in order.

Determined to keep her family in a stable situation, she remained in the area despite being forced to move due to rent increases. This constant change was emotionally exhausting and wanting desperately to become self-sufficient, Valerie reached out to Metro Housing|Boston to learn more about the FSS Program. It was a turning point in her life.

“I wanted to get out of the system. I was tired of having to tell my life story, having to show pay stubs, having to beg people to rent to me,” says Valerie. She met with her FSS advisor, David Kelley, to set her goals — an integral part of the program. “I wanted to do the best that I could living in the situation that I was in. I set high goals for myself.”

Because she increased her income while in the program, Valerie was able to save more in her escrow account, totaling $25,000 over the five-year program. At the same time, and with the ongoing encouragement of David, she earned an Associate’s Degree in Business Administration and a Bachelor’s Degree in Psychology, both through grants and scholarships.

“Dealing with my FSS advisors made me want to do good because they treated you like real people. They gave you all the support you needed and guided you through it. If you needed anything, they were there for you. It was an amazing experience and I will be forever grateful.”

“In my 15 years here, few participants have shown as much determination and worked as hard to get ahead as Valerie,” said David. “With our guidance, she was able to purchase her own home and is now an entrepreneur and business owner.”

“My FSS advisors made me want to do good because they treated you like real people.” — VALERIE

Valerie, a recent FSS graduate, now owns her own home and runs two businesses.
Metro Housing|Boston provides educational programming for more than 4,300 property owners with the intention of improving the quality of life for our participants. We help property owners obtain the resources they need to make repairs and to complete modifications for residents with disabilities.

“IT makes no sense to me not to provide help to those that need it most”
—NORMAN

Metro Housing|Boston conducts more than 19,000 inspections each year to ensure that renters in subsidized apartments live in safe, decent homes. We also partner with more than 4,300 property owners to offer a variety of programs and services.
Among Metro Housing|Boston’s 4,300 property owners there are many that have partnered with us for a long time. These strong partnerships are the foundation of our ability to help the families we serve in preventing evictions and homelessness.

However, there are not many that have been working with us for more than two decades. The owners of eight apartments in Mattapan and Roxbury, Norman and Nancy Daniel have been renting to Metro Housing participants for more than 20 years. The reason is simple, says Norman. “I’ve been blessed with good health, a loving wife and family, and success in business. It makes no sense to me not to provide help to those that need it the most.”

Norman, involved in real estate for 60 years, purchased his first home in Dorchester at the age of 19. However it was through his experience helping others at his church that opened Norman’s eyes to the needs of those less fortunate. “I felt a calling that I was meant to help others in need. My experience with Metro Housing has allowed me to do that.”

The Daniels have met some wonderful tenants during their years as property owners. “Seeing a single mom with young children looking for a place to live breaks our heart,” said Nancy. “If a child doesn’t have a warm bed to sleep in and a place to have a warm meal, how can they expect to do well in school? Renting to voucher holder families is a way for us to try to break the cycle of poverty.”

The Home Modification Loan Program (HMLP) is an innovative state lending program that helps qualifying participants finance home modifications.

The HMLP assists seniors, individuals, and families with children with disabilities to finance the cost of renovations to their primary residence, allowing individuals to remain at home. Typical modifications include installation of ramps and lifts, widening of doorways, and alteration of kitchens and bathrooms.

In FY 17, Metro Housing|Boston made homes safer by:
Closing 27 loans, valued at $708,037, to help elders and people with disabilities stay in their homes.
People living in Greater Boston can improve their lives by participating in Metro Housing|Boston’s programs and services. With our experienced and knowledgeable staff, effective collaborations with government, business, and nonprofit partners, and support from generous funders, we are there to help residents with all their housing needs.

PARTNERING FOR IMPACT

American author and journalist Stephen Kinzer once said, “Alliances and partnerships produce stability when they reflect realities and interests.” Nothing can be closer to the truth when it comes to our work with our community partners.

Metro Housing’s collaborative relationships with service providers, community development corporations, shelters and other partners providing homelessness services has multiplied its impact on individuals and families across the region. Working with Somerville-Cambridge Elder Services (SCES) – a non-profit elder services agency that’s dedicated to helping people maintain independence and well-being at home – has helped prevent multiple evictions due to dangerous hoarding situations.

Jesse Edsell-Vetter, Center for Hoarding Intervention Manager at Metro Housing, says “We are lucky to have an agency that really gets that there is never going to be a single discipline that can do all of the things that a person with hoarding needs. We have the technical expertise, the research partnerships, and the experience, but it doesn’t do a lot without organizations like SCES that are open to doing business differently, and trying new things, willing to see what works.”

Metro Housing has provided training to the staff at SCES and imbedded the core tenets of Metro Housing’s hoarding techniques with the staff. Lara Collins, Senior Protective Services Worker at SCES says, “Without the experience of working with Jesse, we wouldn’t be able to address the underlying issues of the problem in a more creative way.”

The benefits to Metro Housing flow both ways. “We’ve trained Lara and others about hoarding, but we get a lot back because I know more about other services than I did before,” said Jesse. “Having those partnerships where we can say ‘this works’ is very important.”

The biggest benefit that SCES has learned from their relationship with Metro Housing is the importance of trust. “Previously with hoarding cases I would be very focused on just getting inside an apartment to evaluate,” said Lara. “Working with Metro Housing taught me that you need to have the trust of the client before you begin to help them. Even if it takes more than ten home visits to be allowed in, our work won’t succeed without the client’s trust.”

“Without the experience of working with Jesse, we wouldn’t be able to address the underlying issues of the problem in a more creative way.” — LARA

PARTNERSHIPS

People First. Housing Always.
FINANCIALS

OPERATING BUDGET* FY 17

Revenue:
- Program Services & Reimbursements $11,967,558
- Foundations 617,300
- Corporations 330,011
- Individuals 355,746
- Unrealized Gains 349,207
- Realized Gains 0
- Investment Income 54,305

Total Revenue & Support $13,674,127

Expense
- Program Services $11,634,319
- General Administrative 815,699
- Fundraising 682,117

Total Expense $13,132,135

Net Assets, beginning of year $11,391,231

Excess/(Deficit) of Revenue Over Expenses 541,992

Net Assets, end of year $11,933,223

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

DONORS

$100,000
- Santander Bank Foundation

$50,000-$99,999
- Bank of America Charitable Foundation, Inc.
- State Street Foundation, Inc.
- Tufts Health Plan Foundation

$25,000-$49,999
- Adobe Foundation
- Boston Private
- State Street Corporation
- United Way of Massachusetts Bay and Merrimack Valley

$10,000-$24,999
- Blue Hills Bank Charitable Foundation
- Boston Children’s Hospital
- Chestnut Hill Realty Corporation
- Citizens Bank Foundation
- Eastern Bank
- Robert and Nancy Kaplan
- Liberty Mutual Foundation
- Linde Family Foundation
- NEI General Contracting
- Proctor and Gamble Corporate Giving Fund
- Steven Roff

$5,000-$9,999
- Anonymous
- Bader Philanthropies
- Beacon Communities, LLC
- Boston Global Investors
- Bushrod H. Campbell and Adah F. Hall Charity Fund
- Cambridge Community Foundation
- Jack and Eileen Connors
- Equity Office Properties
- Maloney Properties, Inc.
- Massachusetts Port Authority
- MassHousing
- People’s United Community Foundation
- TD Charitable Foundation
- WinnCompanies

$2,500-$4,999
- Action for Boston Community Development, Inc.
- Albert Risk Management Consultants
- Bank of America Merrill Lynch
- Robert L. Beal
- Gregory Bialecki and Mary Herlity
- The Boston Foundation
- Burns & Levinson LLP
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- Colliers International
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- Creative Office Pavilion
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- Kargman Family
- Keith Construction, Inc.
- Klein Hornig LLP
- Krokidas & Bluestein LLP
- Lawrence Model Lodging Houses Trust
- Lowell’s Family
- Kevin P. Martin & Associates, PC.
- Massachusetts Convention Center Authority
- Massachusetts Housing Investment Corporation

*Members of Team Metro Housing compete in the 2017 Boston Marathon.

Donations received by Metro Housing|Boston between July 1, 2016 and June 30, 2017
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O’Neill and Associates, LLC
Oxford Properties Group
Partners HealthCare
Preservation of Affordable Housing
Quincy Geneva
Housing Corporation/ New Vision Community Development Corporation
Radius Bank
Red Sox Foundation
Stantec
TJX Foundation, Inc.
Tracker Systems Inc.
United Housing Management

$1,000-$2,499
Anonymous
Atrium Staffing
Bargain Discount Markets, Inc.
The Barkan Companies
Scott Barshay
Boston University School of Social Work
Brighton Marine Health Center, Inc.
William V. Byrne
Citizens’ Housing and Planning Association
The Community Builders, Inc.
Donald E. Conover
Sarah M. Donovan
William S. Edgerly
Jesse and Carolyn Edsell-Vetter
Louise Elving
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Greater Boston Real Estate Board
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Michael and Kathleen Lee
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Nolan Sheehan Patten LLP
Christopher T. Norris and Drew Bartley
Jeffrey and Debra Packard
Planning Office for Urban Affairs
Rockland Trust
Esther Schl roholtz and Joe Hunter
Beverly and Miriam Schwartz
Darryl S. Settles
Traggorth Companies LLC
Way Finders

$250-$499
Alston Brighton Community Development Corporation
Rhonda Corey
Tim H. Davis
Davis Square Architects
Philip Dorman
Cynthia Dueltgen
Francke French Architects
Hamilton Capital Management
Inquillos Boricus en Accion
Robert and Diana Jensen
Jewish Community Housing for the Elderly
Marty Jones
Mary Jo Kan and Shannon McCarthy
Kimpton Onyx Hotel
Pat and Ann Kitchen
The Life Initiative
Massachusetts Housing Partnership
Kevin and Jimmy McGinnis
Mary-Anne Morrison
New England Communities, Inc.
Pine Street Inn
Richard Robinson
David Rockwell
Anne Rousseau and Nancy Sableski
Utile, Inc.
Donald E. Vaughan
Welch Healthcare & Retirement Group, Inc.
Mark and Caroline Weld
Robert B. Whittlesey
Mark Young
Kyle Zick Landscape Architecture, Inc.

Under $250
Tanisha Abernathy
Joshua Abrams
Ruth Abrams
Marites Abueg & Keith Morris
Jennifer Adams
Dimas Adiviyoto
Michael Albert & Laina Julier
Heather Alexander
Deb and Pat Allen
Anonymous
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Arquimedes Areche
Kara Armanoff
Aliza Arzt and Meredith Porter
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Terri Bimes
Christopher Binns
Charles and Christy Bittenbender
Jeff Bittenbender and Rachel Horvitz
Neil Blair and Jeffrey Burr
David, Cindy and Elijah Blank-Edelman
Betsy Block
Susan Bloom
Kristin Blount
BNI Needham Breakfast Chapter

Honorees, co-chairs, Board members, and state officials gather at the 9th Annual Founders Celebration.
OUR MISSION
We mobilize wide-ranging resources to provide innovative and personalized services that lead families and individuals to housing stability, economic security, and an improved quality of life.

In Memory of Steven J. Roff
In honor of Todd Robinson
In honor of Diana Lane Jensen
In honor of Steven Farrell
In honor of Jesse Edsell-Vetter
In memory of Catherine Vetter
In memory of Nancy Rousseau
In memory of Lowell L. Richards III
In memory of Susan DuPont
In memory of Mary Doyle
In honor of Shirley L. Pollock

MEMORIALS AND HONORARIUMS

GIFTS IN KIND

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In honor of Shirley L. Pollock
IN MEMORIAM STEVEN J. RIOFF

In memory of Steven J. Rioff, co-chair of our Board of Directors, former CEO of the Boston Housing Authority, and former US federal housing public housing commissioner, who tragically passed away this past year, leaving our community and his family with a void that will never be filled.

Steve Rioff was a dedicated advocate for affordable housing and a champion for social justice. He served as the CEO of the Boston Housing Authority, where he worked tirelessly to improve housing opportunities for residents of the city. His leadership and vision helped to create innovative programs and policies that have transformed housing in Boston and beyond.

Steve was a true leader, a role model, and a friend. He will be deeply missed, but his spirit will continue to inspire us to work towards a more equitable and just society.

OUR MISSION

We mobilize wide-ranging resources to provide innovative and personalized services that lead families and individuals to housing stability, economic security, and an improved quality of life.

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<tbody>
<tr>
<td>$10,000 – $14,999</td>
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<td>Under $100</td>
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<td>Foundation, Inc.</td>
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<td>Peter E. Upton</td>
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<td>Harold Petersen</td>
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<td>Marcia Peters</td>
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<td>David &amp; Judith Ogden</td>
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<td>Langley Keyes</td>
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<td>Paul J. Gerry, Jr. &amp; Kathryn E. Gerry</td>
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<td>River, Rachel, &amp; Michael</td>
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<td>Roger &amp; Lynne Berkowitz</td>
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<td>Imogen Saunders</td>
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<td>Maura Pensak</td>
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<td>Rick Muraida</td>
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<td>Marian Menkel &amp; Ira Mintzer</td>
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<td>Mary Jo Kane &amp; Shannon McCarthy</td>
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<td>Christopher &amp; Elizabeth Jones</td>
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<td>Philip B. Herr</td>
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<td>Nader Acevedo</td>
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<td>Richard W. Upton</td>
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<td>Stephen &amp; Susan Adamo</td>
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<td>DEK Associates Consulting</td>
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<td>Dusty S. Rhodes</td>
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<td>Auris Rosario</td>
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<td>Peggy Chan</td>
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- David & Judith Ogden
- Sue, Rick, & Tyler Nohl
- Amy Murphy
- Monge Capital
- William and Linda McLaughlin
- Gary Leach
- David Kirk
- Langley Keyes
- Zenaida Infante - In Memory Of
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- Kara Brewton
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- Lia & Bill Poorvu
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- Terry Saunders Lane & Jonathan S. Lane
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- Roger Blood
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- Martin Berman
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- Brunette B-Jaramillo
- Karla Armenoff
- Dana Angelo
- Samentha Alphonse
- Naomi Lee Smith - In Memory Of
- David Rockwell & Debra Hall
- Kathy Murphy
- Mary-Anne Morrison
- Hans Heilman & Nancy Shepard
- Rennie Elliott
- Anthony Apodaca Duran
- The Dorman Family
- Brian Donovan
- Tim Davis
- Marjorie Bartley - In Memory Of
- Stephen & Susan Adamo

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- Dusty S. Rhodes
- Judith K. White
- Howard Wensley
- Erik Sundsted
- Eric Shupin
- Auris Rosario
- James O'Connell
- Newton Community Development
- Laura Miller
- Katharine Kaplan
- Jimmeeka Love Harris
- Clarence Hardwood
- Kristin Haas
- Matthew Gibney
- Peggy Chan
- Mark & Lori Andersen
- Michael Widmer
- Beth and Tom Wagner
- Emily Upton
- Tom & Anne Snyder
- Amy Schectman & Mitchell Rosenberg

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- Jocelyn Frederick
- Jesse Foote & Beth Huston
- Eisenberg Consulting
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- Donald E. Conover
- Rockland Trust-Peoples Federal
- Peabody Properties, Inc.
- Robert & Nancy Kaplan
- Consigli Foundation
- City Of Boston
- Avison Young
- NEI General Contracting
- Boston Private
- William & Lois Edgerly
- Joseph E. Corcoran

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- Munkenbeck Consulting
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