MBHP 2013 ANNUAL REPORT

30 YEARS OF LEADERSHIP IN HOUSING

2013 ANNUAL REPORT
DEAR FRIENDS,

For thirty years, Metropolitan Boston Housing Partnership (and our predecessor, Boston Housing Partnership) has been dedicated to helping our region’s most vulnerable families and individuals secure housing they can afford and establish long-term stability.

In Fiscal Year 2013, some of our work included:

- Successful state advocacy that resulted in a significant increase in the number of state rental vouchers available across the state.
- The renewal of our Section 8 contract with the Department of Housing and Community Development (DHCD) with the highest statewide rating.
- Continued multi-year funding relationships with two foundations—The Boston Foundation and Oak Foundation—that have greatly increased our capacity in family asset building and hoarding supports, respectively.
- The administration of the homelessness prevention and rapid re-housing program, HomeBASE, and the publication of Safe at Home, a report highlighting the families who benefitted from HomeBASE.
- The establishment of a fellowship program for a college graduate dedicated to public service, in honor of the memory of past Co-Chair Lowell Richards.
- Controlled staff growth accompanied by revenue increases and strict fiscal controls.

Programs and policies change to reflect the times, but our core work remains constant.

Most significantly, our relationship with the Commonwealth of Massachusetts is as solid today as it was at our origin. Working with DHCD to implement homelessness prevention programs such as RAFT and HomeBASE, in addition to our rental assistance work, MBHP reaches thousands of adults and children who would otherwise be faced with homelessness.

Our partnerships with other agencies also continue to flourish today. Programs such as Family Self-Sufficiency and Secure Jobs require joint efforts. Working collaboratively and with a broad array of service providers is embedded in our mission statement for a reason—because we could not have continued and been successful without our multiple community partnerships.

Finally, the support of our funders—both individual and institutional—has been a hallmark of our history and success. Continued support from you, our committed friends and donors, is a necessity as MBHP begins the next 30 years of its mission in the metro Boston region.

Sincerely,

Christopher T. Norris
Executive Director

Steven Rioff
Co-Chair of the Board

Cynthia Lacasse
Co-Chair of the Board

IN MEMORIAM: MARY E. DOYLE

The cause of affordable housing lost a champion earlier this year at the passing of Mary E. Doyle, MBHP’s longtime Director of Policy, Development and External Relations, who died peacefully at home on February 23, 2013. After joining MBHP in 2003, Mary spent the next decade tirelessly working on behalf of individuals and families affected by poverty, housing instability, and homelessness. In addition to her work at MBHP, she served on several committees and boards including the Citizens’ Housing and Planning Association (CHAPA), Housing Corporation of Arlington, FamilyAid Services, and Rosie’s Place. She was a generous leader, a beloved colleague, and cherished friend. To all of us at MBHP, Mary lives on in every family and individual who has found safe, stable housing due in no small part to her efforts.

In 2013, the MBHP Marathon team memorialized Mary by carrying her name on the backs of their singlets.

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.
PARTNERING WITH THE COMMONWEALTH: RESIDENTIAL ASSISTANCE FOR FAMILIES IN TRANSITION (RAFT)

A key homelessness prevention and rapid re-housing tool, the state-funded RAFT program provides families the bridge they need to stay housed or to move from unsafe living conditions into safe, affordable housing. Eligible to receive up to $4,000, in Fiscal Year 2013 the average MBHP family received $2,580 to help with rent arrears due to job loss, increased medical bills, furniture, moving costs, utility arrears, or first/last month’s rent to move into a new unit.

PARTNERING WITH COMMUNITIES

In winter and spring 2013, MBHP invited residents, local housing professionals, elected officials, and other community members in eight communities to discuss housing and housing-related issues. The more than 220 attendees—including 11 state legislators, six legislative aides, three mayors and three city councilors—made connections with MBHP and local service staff and learned about the programs and services in their communities. The meetings were held in Braintree, Cambridge, Chelsea, Everett, Malden, Quincy, Revere, and Somerville.

SAFE AT HOME: THE FAMILIES OF HomeBASE

In May, MBHP partnered with Senator James Eldridge, Chair of the Joint Committee on Housing, and Citizens’ Housing and Planning Association (CHAPA) to co-host a policy briefing on the fate of the Commonwealth’s homelessness prevention program known as HomeBASE rental assistance. The report released at the briefing, Safe at Home: The Families of HomeBASE, gave a face and a voice to the families participating in the program. Their stories, their challenges, and their successes provided a personal look at the HomeBASE program’s positive impact. The Safe at Home report will continue to serve as a reminder of the real-world impact of future policy decisions.
Historically, MBHP’s focus in the 30 regions we serve has been on providing rental assistance through several government-funded programs. The Housing Choice Voucher Program, commonly known as Section 8, is the largest and best known program MBHP administers. In partnership with the Massachusetts Department of Community Development (DHCD), MBHP receives Section 8 applications, determines applicant eligibility, and distributes approved vouchers.

Similar to Section 8, the Massachusetts Rental Voucher Program (MRVP) is a state-funded rental assistance program for low-income families. In Fiscal Year 2013, the Commonwealth of Massachusetts committed funding for more than 1,000 additional vouchers statewide, resulting in housing for 280 families and clients in MBHP’s region.

The Family Self-Sufficiency Program (FSS) is a five-year federally-funded program that helps set families up for economic success. Participants are paired with an advisor who provides tools and resources, such as educational programs and job and vocational training. What sets FSS apart is the escrow account that is established, allowing them to save as their earnings increase. These savings can be applied toward home ownership, college tuition, or debt reduction. The Boston Foundation supports FSS in the Fairmount Corridor, which includes part of Roxbury, Dorchester, Mattapan, and Hyde Park.

Modeled after FSS, the Moving to Economic Opportunity Program (MEOP) is a state-funded program targeted toward homeless families who have demonstrated the motivation and skills to obtain and keep regular and gainful employment. In partnership with DHCD, the goal of MEOP is to assist families moving from homelessness to permanent housing, and from unemployment to economic self-sufficiency.

LINH’S DREAM HOUSE

My Linh wakes every morning to the vision board she created that dangles from her bedroom ceiling. It’s a poster-sized collage of the images and ideas that inspire her and represent the life she is working hard to create for herself and her two young children. There are photos of her dream house and a family enjoying a tranquil afternoon in a rowboat. The board also includes a list of her “10 underlying desires” including job security, a healthy family, and finding a life partner who loves her and her children and accepts “who we are and where we come from,” says Linh.

Four years ago, the place Linh and her children came from was the state’s shelter system—in their case, a series of temporary placements that included stays in two motels and a communal shelter that aggravated her kids’ asthma and landed them in the emergency room several times. Her back story was not unusual: after leaving a violent relationship, she had subletted a room for a while, but was eventually unable to afford rent.

Through MBHP, Linh enrolled in 2009 in the Moving to Economic Opportunity Program (MEOP), a state-funded initiative that pays $650 of the $1,525 rent on her three-bedroom Dorchester apartment. Linh now works as a banker at Citizens Bank and has doubled her salary since enrolling in MEOP. As her earnings have increased, she saved money in her MEOP escrow account, now totaling about $15,000. She’ll depend on that money to stay housed when the rental subsidy ends.

“MBHP has played a critical role in my life,” says Linh, who is attending school part-time to become certified as a paralegal, which will help her advance at Citizens. “Without MBHP I wouldn’t have the money to pay my rent, buy food for my children, and put clothes on their backs. Without them I’d be back at stage one—in the shelter.”
THE TOOLS TO THRIVE

Jocelyn paid off, then cut up her credit cards years ago. She packs her lunch most days, has replaced overpriced packaged food with meals made from scratch, and resisted the urge to get a new car when she landed a good job with the city of Boston. Until recently, that is. “I finally got a brand new Toyota,” says Jocelyn. “I walked into the dealership and walked out with a car and payments that weren’t too high. It felt really good.”

Jocelyn, 48, has finally gotten to a place where a new car is no longer a bad idea, but instead, a hard-earned dream. When she enrolled in MBHP’s Family Self-Sufficiency (FSS) Program in 2006, she was in debt and had few money management skills. Marshall, her advisor, connected her with all sorts of resources, from workshops on repairing credit and budgeting, to a career coach who advised her on how to look and act in an interview.

“Working with Marshall and the FSS program has changed my life,” says Jocelyn, who was recently promoted for the second time at her job with the City of Boston’s Veterans Services. “He is supportive, nonjudgmental, and encourages me to do things for myself, which makes me self-sufficient.”

A key part of the FSS program is the escrow account, which provides a powerful incentive for participants to excel in their jobs and improve their financial situation. As Jocelyn’s earnings have increased, and thus her Section 8 rent, FSS puts the difference between her old and new rent into escrow. The FSS program has taught her to constantly strive in her job by acquiring new skills and working hard.

After completing the five-year FSS program, she received a check for more than $5,000. A community activist during her off-hours, Jocelyn used part of the money to buy catering equipment for one of her passions: providing food for events that bring people together: the wedding of a cousin, a candlelight vigil for a young murder victim, and, sadly, for the funeral of a second one.

Jocelyn still has a lot on her plate—her 30-year-old son is severely disabled and she has custody of her granddaughter—but she is optimistic about the future. “Nobody is hopeless, they’re only ‘copeless,’” says Jocelyn. “FSS gave me the tools to not only cope, but to thrive.”
WITH MBHP’S HELP, ALPHA CREATES A HOME

Alpha, 24, was betwixt and between: too old to continue living in his Department of Youth Services (DYS) apartment, but not established enough to find and afford a home of his own.

That’s where MBHP came in. When Sylvia Kelly got the call from DYS in early 2013 about the well-liked young man, she knew it would be challenging to find him a place. “Everything was on slowdown, especially after the budget sequester,” says Sylvia, MBHP’s specialized intensive programs and services coordinator. She and Alpha submitted many applications, but nothing was coming through.

Then, fortuitously, a Dorchester apartment became available with a Massachusetts Rental Voucher attached to it. Alpha applied and “passed with flying colors,” according to Sylvia. In September, he moved into the apartment and, with MBHP’s help, outfitted his place with the basics. Sylvia is seeking funds to help Alpha with his $1,116 security deposit, which his landlord has allowed him to delay paying.

It has been a long, winding journey for Alpha, who at 16 was forced to leave his native Guinea-Conakry because of his political activism, immigrating to the United States alone. He lived with his uncle’s family in Lynn for several years, but eventually had to leave. For a while, he was homeless—although he still attended high school.

Today, Alpha attends Bunker Hill Community College and works three days a week as a security guard for a local nonprofit. He loves biology and plans to become a nurse. He is grateful to MBHP, and particularly to Sylvia, for helping him create a stable base from which to pursue his dreams. “Sylvia and MBHP transformed my life to another level,” says Alpha. “My apartment is a dream come true.”

Housing Supports

Exemplifying our “housing first, not housing only” approach, MBHP’s innovative Housing Supports programs provide comprehensive solutions for individuals and families who are homeless or in danger of homelessness so that they find and retain safe, stable housing.

Serving as MBHP’s “front door,” the Housing Consumer Education Center (HCEC) offers a network of services to educate and assist tenants, property owners, and the public. Services include information and referrals, brief counseling, education and workshops, and emergency financial assistance.

Specialized Intensive Programs and Services (SIPS) provide a range of services, from legal advocacy to gaining access to medical resources, that offer support based on individualized comprehensive assessments. SIPS also includes MBHP’s Hoarding and Sanitation Initiative which helps hoarders avoid eviction and maintain safe, healthy homes.

Our Fair Housing staff ensures that everyone, regardless of ethnicity, religion, ability, or family configuration, has equal housing access under state and federal laws. We train and advise tenants, property owners, staff, and partnering agencies on their rights and responsibilities.

A key homelessness prevention tool, the state-funded Residential Assistance for Families in Transition (RAFT) program provides the funds and support services necessary to allow low-income families to stay housed or move into their next homes during periods of financial crisis.

HomeBASE is a state-funded, short-term housing program that provides rental assistance or startup costs to assist with housing barriers, such as the need for help with security deposit, utility arrears, or moving assistance. It also connects families with a case manager who supports them in their education, training, and employment goals to help boost self-sufficiency.
ON STABLE FOOTING WITH A NEW HOME AND JOB

Willie knows firsthand how precarious life can be. After he lost a good job due to the recession, he could no longer afford his rent. He and his young daughter ended up couch surfing with friends until he successfully applied to the HomeBASE rental assistance program through MBHP. Willie eventually found temporary employment, but was seriously injured on the job and unable to work.

When Willie finally received a clean bill of health, MBHP connected him with Jewish Vocational Services (JVS), which identified promising job leads, helped him update his resume, and conducted mock interviews with him to prepare for the real thing. A position at Whole Foods in Charlestown looked particularly promising.

“Tammy from JVS sat down with me, she helped me research Whole Foods and prepare for my interview,” said Willie. He got the job and now works in the prepared foods section. He likes the job and was recently promoted to full-time.

His housing situation has stabilized as well. When his HomeBASE subsidy ran out, Willie worked with MBHP to find a permanent apartment. Priscilla, his first case manager, and Joanea, his current one, worked doggedly to get him into Boston Housing Authority public housing. His new two-bedroom apartment in Mattapan is right across the street from his 6-year-old daughter’s school.

For Willie, it’s a homecoming of sorts. “I’m familiar with the area because I played basketball for the Gallivan team when I was young and still play there. And my first cousin grew up there,” said Willie. “In a way, Gallivan is like my second home.”

Willie said he’s very grateful to Priscilla, who was fierce in her advocacy for him and his daughter. She also helped them in countless ways that went far beyond her job duties—securing a snowsuit and school supplies for his daughter, connecting them with Christmas in the City, making sure there were gifts under the tree. Joanea has been terrific as well, he added. “I love Joanea. She got me my job and pushed through the BHA housing.”

HOUSING SUPPORTS:
A LOOK AT THE NUMBERS

- Handled 10,443 housing inquiry calls and 3,017 walk-ins
- 5,515 people received in-person brief counseling services
- 856 received intensive case management, including housing search
- 153 received foreclosure counseling
- 100 received hoarding assistance
- Assisted approximately 96 clients with allegations of housing discrimination
- Conducted 99 workshops with a total of 2,128 participants, including tenants, property owners and providers

HOMEBASE:
A LOOK AT THE NUMBERS

- Continued rental assistance for 1,776 families
- 159 families moved out of hotels or motels
- 308 families moved out of shelters
- 741 families received stabilization (household assistance)
- 517 families moved into a new home
Working with more than 4,300 property owners and managers across Greater Boston, MBHP has become a regional leader in inspectional services, creating an innovative and efficient system for ensuring that apartments meet government safety and health guidelines. Our Property Owner and Inspectional Services Department provides a wealth of resources, information, and tools, including workshops on a variety of common landlord/tenant issues, up-to-date accurate reasonable rent ranges, and free online apartment listings.

LANDLORD OF THE YEAR

When a new tenant was ready to move into their East Boston apartment but had no furniture, Salvatore and Maria Di Stefano tastefully furnished the entire place for him. When the same tenant expressed interest in creating a garden, Sal bought tools, flowers, and a tree so he could start cultivating. Sal maintains his rental brownstone immaculately, responds quickly to any problems, and believes that landlords should rent out only apartments that they would be comfortable living in themselves.

For his outstanding work as a landlord and his and Maria’s many kindnesses to tenants, MBHP presented Sal with its 2013 Landlord of the Year award. “Sal is fully engaged and supportive of his tenants and very attentive,” says Sylvia Kelly, MBHP’s specialized intensive programs and services coordinator. “And he has the patience of a saint.” It’s an apt description, because Sal’s generosity comes from a deeply spiritual place.

Sal, who exudes warmth and friendliness, appreciates the yearly required inspections that help him keep on top of building maintenance. “If the MBHP inspector tells me the toilet is loose or a stair is broken, it’s a good thing for me to know as a landlord,” explains Sal, who works full time with the Boston Redevelopment Authority. “It keeps the building safe and my tenants safe.”

Sal says that MBHP’s educational programs—on topics ranging from fair housing law to pest control to creating a smoke-free environment—are invaluable. The organization also offers landlord support on any number of issues that may come up with their buildings or tenants.

Sal is constantly striving to be the best landlord he can be. He and another East Boston building owner he met at an MBHP event created a landlord support group in their community. They meet quarterly and exchange information and resources and simply “hang out and talk,” according to Sal.
**Administration**

**CONSOLIDATED STATEMENTS OF ACTIVITIES**

**REVENUE AND SUPPORT**

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<tr>
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<th>FY 2013</th>
<th>FY 2012</th>
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<tr>
<td>Foundation grants</td>
<td>$495,456</td>
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<td>Corporate grants</td>
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<td>Individual donations</td>
<td>74,320</td>
<td>50,606</td>
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<td>Program service fees and reimbursements</td>
<td>130,946,607</td>
<td>122,574,888</td>
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<td>Investment income</td>
<td>8,626</td>
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<td><strong>TOTAL REVENUE AND SUPPORT</strong></td>
<td><strong>131,630,859</strong></td>
<td><strong>123,373,298</strong></td>
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**EXPENSES**

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<th>FY 2013</th>
<th>FY 2012</th>
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<tbody>
<tr>
<td>Program services</td>
<td>129,294,820</td>
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<td>General administrative</td>
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<td>534,103</td>
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<td>Fundraising</td>
<td>280,875</td>
<td>248,534</td>
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<td><strong>TOTAL EXPENSES</strong></td>
<td><strong>130,209,912</strong></td>
<td><strong>121,707,144</strong></td>
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<td>Excess/(deficit) of revenue over expenses</td>
<td>$1,420,947</td>
<td>$1,666,154</td>
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<tr>
<td><strong>Net assets, beginning of year</strong></td>
<td><strong>7,231,607</strong></td>
<td><strong>5,565,453</strong></td>
</tr>
<tr>
<td>Excess/(deficit) of revenue over expenses</td>
<td>1,440,947</td>
<td>1,666,154</td>
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<tr>
<td><strong>Net assets, end of year</strong></td>
<td><strong>$8,652,554</strong></td>
<td><strong>$7,231,607</strong></td>
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</tbody>
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**BOARD OF DIRECTORS**

- **Steven Rioff**, Co-Chair
- **Cynthia Lacasse**, Co-Chair
- **Elizabeth Gruber**, Treasurer
  - Senior Vice President, Community Development, Bank of America Merrill Lynch
- **Susanne Marzi Cameron**, Clerk
  - State Director, Massachusetts, Citi
- **Nader Acevedo**
  - President, Hispanic American Chamber of Commerce
- **Kevin Boyle**
  - Senior Vice President, Commercial Real Estate Division, Citizens Bank of Massachusetts
- **Patrick Centanni**
  - Executive Vice President, Global Management, State Street Global Services
- **Lyndia Downie**
  - President and Executive Director, Pine Street Inn
- **Janet Frazier**
  - President/CEO, Maloney Consulting
- **Christopher Harris**
  - Philanthropic Services Officer, The Boston Foundation
- **Langley Keyes**
  - Professor Emeritus, Massachusetts Institute of Technology
- **Chrystal Kornegay**
  - President and CEO, Urban Edge
- **Terry Saunders Lane**
  - Lane Consulting Services, Senior Fellow, Center for Social Policy, University of Massachusetts–Boston
- **Matthew Martinez**
  - Founder and Principal, Beacon Hill Property Group
- **Mary-Anne Morrison**
  - Consultant, Munkenbeck Consulting
- **Peter Munkenbeck**
  - Assistant Vice President, Senior Managing Director, Real Estate Finance Group, John Hancock Financial Services
- **Jeffrey H. Packard**
  - Senior Vice President, Director of Community Investment, Bank Private Bank & Trust Company
- **Esther Schlorholtz**
  - Executive Vice President, Director of Community Development, Bank of America Merrill Lynch
- **Charles M. Smith**
  - Vice President/SBA Specialist, Eastern Bank
- **Donald E. Vaughn**
  - Partner, Burns & Levinson, LLP

**SENIOR STAFF**

- **Christopher T. Norris**
  - Executive Director
- **Susan Nohl**
  - Deputy Director
- **Brunette Beaupin-Jaramillo**
  - Director of Leased Housing
- **Howard Clayman**
  - Director of Information Technology
- **Noreen Dolan**
  - Director of Housing Supports
- **Kevin Donaher**
  - Director of Inspections and Property Owner Services
- **Steven Farrell**
  - Director of Special Projects
- **Mike Jackson**
  - Director of Human Resources
- **Rev. Anne M. Rousseau**
  - Chief Financial Officer

*MBHP Executive Director Chris Norris seated next to City Councilor Dan Clifford at the Braintree community meeting held this past spring.*

*Kayla and her son celebrate their completion of the ROOTs workshop series with MBHP staff member Theresa DePietro.*

*Graduates of the 2013 Family Self-Sufficiency Program gather at the annual graduation ceremony in recognition of their five years of program participation.*
GOING THE EXTRA MILE

For the seventh consecutive year, MBHP was selected to participate in John Hancock's Nonprofit Program, securing four entries in the 2013 Boston Marathon. This year’s “all MBHP” team comprised three MBHP employees, Katharine Kaplan, Hannah Lodi, and Jesse Edsell-Vetter, along with Jesse’s wife Carolyn. MBHP was fortunate that none of our runners or their families were injured in the bombings on April 15. The events of that day remain in our thoughts and in our hearts.

Your support of our runners led team MBHP to its best fundraising year ever: a total of $38,800. Jesse and Carolyn together raised more than $24,000. Since Jesse joined MBHP in 2003, the Edsell-Vetters have raised more than $55,000 for MBHP.

FIFTH ANNUAL FOUNDERS CELEBRATION

On November 14, 2012, MBHP posthumously honored Lowell L. Richards III for his twenty-nine year dedication to affordable housing at the Fifth Annual Founders Celebration. Lowell was a founding MBHP board member and its co-chair from 2000–2012. Friends and colleagues reflected on Lowell’s leadership and his commitment to improving the lives of individual and families throughout Greater Boston. Lowell’s wife Karen accepted the award on his behalf.

“I know Lowell Richards as a tireless advocate for MBHP and the people it serves,” said Gail Latimore, executive director of Codman Square NDC and former MBHP board member. “As a result of his leadership, MBHP acquired a reputation as a leader in Massachusetts, as well as nationally. His leadership will be missed.”

At the event, State Street Corporation announced a $5,000 donation to ensure the launch of the Lowell L. Richards III Fellowship for Leadership and Public Service.

FISCAL YEAR 2013 FUNDRAISING REVENUES FROM PRIVATE SOURCES

- **Family Self-Sufficiency Program:** $100,000
- **Emergency Assistance:** $35,000
- **Hoardings and Sanitation Initiative:** $158,480
- **Specialized Intensive Programs and Services:** $137,200
- **Foreclosure:** $52,500

**29%** Funds Used for General Operating

- **Founders Event:** $127,500
- **Marathon:** $38,800
- **Foundations and Fundraising Campaigns:** $26,146

**TOTAL CONTRIBUTIONS FROM PRIVATE SOURCES:** $675,626
MBHP was founded in 1983 by leaders in business, government, and neighborhood-based community development. As we celebrate 30 years of helping families, some early board members and others reflect on the early days of the organization.

Kevin White’s administration, and so today we have MBHP. Both Bill and Lowell played a critical role in helping create affordable housing for those in need. It was a wonderful and successful collaboration.

MARY-ANNE MORRISON, Director of Bureau of Rental Assistance, Massachusetts Department of Housing and Community Development [retired]

MBHP has figured out how to play to its strengths. — From its inception, MBHP’s tradition has been one of establishing and sustaining productive collaborations with public and private stakeholders in the affordable housing and supportive service world in order to maximize good outcomes for their clients. Today, MBHP is an example of expertise, innovation, flexibility, and excellence in administration of an impressive portfolio of programs, not just in Greater Boston, but throughout the Commonwealth and the country.

ROBERT BEAL, Partner and President, Related Beal

It was wonderful. — Bill Edgerly was instrumental in pulling together the relevant partners and community members. He did the right outreach to the community to bring them together, and brought in Lowell Richards from the Kevin White’s administration, and so today we have MBHP. Both Bill and Lowell played a critical role in helping create affordable housing for those in need. It was a wonderful and successful collaboration.

MAYOR RAY FLYNN, Marvin Siflinger, William Edgerly, Lois Edgerly, and the Edgerly’s granddaughter Sarah Foleno

WILLIAM S. EDGERLY, Chairman Emeritus State Street Corporation and former Board Chair of MBHP

“You people don’t want us to live here.” — That’s what downtown leaders heard from neighborhood groups they met with in 1983 as part of a program called Goals for Boston. At the time, the affordable housing community was struggling with a lack of large-scale resources. Leaders from downtown and the neighborhoods readily agreed to work together to increase the availability of low-income housing. I remember well the delight shown by one little girl who wanted to show us her room with its white-tasseled bedstead.

PATRICK E. CLANCY, President and CEO, The Community Builders [retired]

It all came together fast. — It was a simple idea with a complex execution, made possible by Bill Edgerly’s strong, intense leadership: Pull together a large set of resources so that a whole series of housing efforts can happen at the same time. The result was enormous: 700 families in newly rehabbed homes all over Boston, neighborhoods strengthened all across the city, important stakeholders brought together to a degree not seen before, and Boston’s already strong CDC community catapulted into the forefront of neighborhood improvement for decades to come.

PAUL GROGAN, President and CEO, The Boston Foundation

No other city had done such a thing. — As important as MBHP has been to Boston, its influence has been felt far beyond. Several years after I served as the head of the city’s Department of Neighborhood Development, I became the head of the Local Initiatives Support Corporation based in New York City. At this time, Mayor Ed Koch wanted to launch a major housing program. I was able to put the MBHP model to work almost immediately, leading to the largest community-based housing program in American history. It catalyzed the rebirth of vast sections of the Bronx, Central Brooklyn, and Harlem.

(L–R) Mayor Ray Flynn, Marvin Siflinger, William Edgerly, Lois Edgerly, and the Edgerly’s granddaughter Sarah Foleno

Robert Beal, Lowell Richards III

(L–R) Robert Beal, Lowell Richards III
Fiscal Year 2013 Contributors

City of Boston Department of Neighborhood Development
Community Economic Development Assistance Corporation

Housing Corporation of Arlington
Housing Partnership Network
Massachusetts Department of Housing and Community Development
Proyecto Opciones
Sojourner Urban Institute

$100,000 +
The Boston Foundation
Oak Foundation

$25,000 – $99,999
Bank of America Charitable Foundation, Inc.
State Street Foundation, Inc.

$10,000 – $24,999
Citi
Citizens Bank Foundation
Eastern Bank Charitable Foundation
Lirule Family Foundation
Vincent Mulford Foundation
United Way of Massachusetts Bay and Merrimack Valley

$5,000 – $9,999
Boston Global Investors
Boston Private Bank & Trust Company
The Drew Company, Inc.
Glendon/Tung Fund
Lawrence Model Lodging Houses Trust
Massachusetts Convention Center Authority
Massachusetts Port Authority
People’s United Community Foundation
Karen Foote Richards
Steven J. Riaff
Sailors’ Snug Harbor of Boston
Santander
State Street Corporation
TD Charitable Foundation

$2,500 – $4,999
Bank of America Merrill Lynch
Corcoran Jennison Companies
The Community Builders, Inc.
Eastern Bank
Greater Boston Chamber of Commerce
MasHousing
Procter & Gamble
Related Beal
Sullivan & Worcester LLP
Tracker Systems Inc.
Travaglini, Eisenberg and Kiley, LLC
WinnCompanies

$1,000 – $2,499
AFL-CIO Housing Investment Trust
The Barkan Companies
Boston Community Capital
Boston Marriott Copley Place
BURNS & LEVINSON LLP
Patrick D. Centanni
Chesnut Hill Realty Corporation

City Realty Group
Daniel Dennis & Company LLP
Lynulda Downie & John Francis
Frances T. Doyle
Lydia Edsell
Jesse and Carolyn Edsell-Vetter
Federal Home Loan Bank of Boston
First Realty Management Corporation
Gertrude S. Frisch
Greater Boston Real Estate Board
John Hancock Financial Services
Harvard University Employees Credit Union
Heath Properties
Brian J. Honan Charitable Fund
Klein Horning LLP
Krodis & Bluestein LLP
Cynthia Lacasse & Samuel Ogden
Michael A. Lee
Maloney Properties, Inc.
Massachusetts Housing Investment Corporation
MassDevelopment
Peter Munkeneck
National Development Associates
Nolan Sheehan Patten LLP
Mark V. Nuccio & Lisa Mindick
Pine Street Inn
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Real Estate Services

Expanding opportunities for affordable home-ownership is an ongoing issue in Massachusetts, and one in which MBHP is proud to play a small but vital role. Much of MBHP’s Real Estate Services work revolves around administering the state’s Home Modification Loan Program (HMLP). We also provide monitoring for homes developed as part of the state’s 40B program, which encourages affordable housing in cities and towns across the state.

A HOME FOR IVAN

There are 14 stairs from Amber’s first floor to her second. That number is ingrained in her brain because she used to count them every time she carried her son Ivan from one floor to the next—multiple times a day.

Eight-year-old Ivan—a lover of food and music—cannot walk. He is also blind and doesn’t talk.

When the house Amber and her husband Esoos had been renting in Watertown went on the market in 2012, they jumped at the chance to buy it. It had a lot going for it—they loved the neighborhood and its proximity to Ivan’s school—but the layout was problematic because Ivan’s bedroom and the sole bathroom were upstairs.

After purchasing it, Amber and Esoos applied for and received a $29,000 low-interest loan from the state-funded Home Modification Loan Program which targets families who need to modify their homes to enable a family member to remain living there.

The $60,000 renovation included constructing a wheelchair ramp to the front door, converting a downstairs office to Ivan’s bedroom, and building an addition to create an accessible bathroom. After securing grants from several other sources, the project was completed in February 2013.

“The renovation is amazing,” says Amber. “It’s so easy to get Ivan through the house in his wheelchair.” Ivan is also more motivated to practice walking in the increased space. “I can put him in his walker and say ‘we’re walking to the dining room table so you can eat breakfast.’ He’ll walk because he has a purpose.”