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News and Updates from Metro Housing|Boston

Summer 2018

1411 Tremont Street | Boston, MA 02120-3401 | 617.859.0400 | toll free: 800.272.0990 (MA only) | MetroHousingBoston.org

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.

Our Programs

Metro Housing|Boston's personalized programs and 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 navigate available services, we empower them to move along the continuum from homelessness to housing stability.

For more information, visit metrohousingboston.org or call our Housing Consumer Education Center at 617.425.6700.

Forum Sheds Light on Affordable Housing Barriers

For the National Housing Week of Action, Metro Housing hosted *Foundations for the Future: State & Federal Affordable Housing Programs* on May 1, part of its Housing Matters Forum series.

With more than 100 housing professionals, developers, advocates, residents, and service providers in attendance, state and national policy leaders gathered to discuss the successes and headwinds facing the affordable housing field in Massachusetts and Washington, D.C.

Congresswoman Katherine Clark offered opening remarks, denouncing Congress' efforts to cut funding for federal housing programs and increase subsidized tenants' rents. "We know working families, the elderly, the disabled will all be forced to divert money they need to meet their basic needs in order to meet this increase," said Clark. "This will result in a real impact, potentially a devastating one, in the lives of these populations."



Congresswoman Katherine Clark

Panelist Janelle Chan, Undersecretary of the Department of Housing & Community Development (DHCD), pointed to the state's Housing Choice Initiative, which incentivizes cities to create new housing and seeks to build partnerships between state and municipalities.

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United Way of Massachusetts Selects Metro Housing as Competitive Grant Award Winner

The United Way of Massachusetts Bay and Merrimack Valley announced on May 31 that Metro Housing|Boston was selected as a winner of a Competitive Grant Award, one of just twenty new awards given to nonprofit organizations. United Way will award a total of \$30.8 million in grants to 146 partners.

United Way's funding of nonprofit partners, partnerships, and initiatives next year is expected to help 250,000 people,

including providing 159,000 individuals and families with safe, affordable housing and emergency assistance to pay for rent, food, and utilities and help prevent evictions.

Metro Housing will receive general operating funds from the United Way, allowing us to address programmatic needs as they arise and to quickly address issues for region's most vulnerable residents.

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(L-R): Krissy Davis, Chair, United Way Community Impact Committee and Partner, Deloitte; Mike Durkin, President & CEO, United Way; Chris Norris, Executive Director, Metro Housing|Boston.

DONOR SPOTLIGHT: Santander

As there are different ways to pronounce Santander, there are as many ways this international banking institution makes a local impact on Metro Housing, the families we serve, and the broader community.

Santander Bank and Metro Housing have a longstanding partnership centered around Santander's interest in financial education. With Santander's support, Metro Housing recently launched Green Space, a financial coaching and housing stabilization program for families and individuals in Greater Boston who have low and moderate incomes. (See page 3 for more information about Green Space.)

Santander's philanthropy supports local nonprofits by partnering with programs that make a measurable difference in the lives of residents with low and moderate incomes and their communities. Their outreach is centered

on three areas of focus: Affordable Housing, Financial Education, and Economic Development and Neighborhood Revitalization. In addition to grants, Santander volunteers provide financial education, technical assistance, serve on boards, and help nonprofit organizations develop and grow.

"Santander's work in financial education was a perfect fit for Metro Housing and the launch of Green Space," said Carla Beaudoin, Director of Development at Metro Housing. "Our focus on not only the housing stability of our participants but also their economic security is core to our organizational mission and the drive of our staff."

To learn more about Santander and its commitment to the community, please visit www.santanderbank.com/us/about/community.



Managers Receive Scholarships for Nonprofit Management Program



(L-R): Anthony Woods, Jesse Edsel-Vetter, Sara McClory

To help encourage continuing education and advancement in the nonprofit and affordable housing fields, Metro Housing|Boston recently awarded three managers scholarships to participate in the Boston University Questrom School of Business' Certificate in Nonprofit Management & Leadership Program.

The three managers are Anthony Woods, HomeBASE Stabilization Manager; Jesse Edsel-Vetter, Program Manager for Hoarding Intervention; and Sara McClory, Massachusetts Rental Voucher/Section 8 Program Manager.

For Boston-area nonprofit leaders, the seven-month program is an opportunity to develop the skills, perspective, confidence, and network desired among nonprofit leaders. The curriculum offers core management and leadership lessons, plus small-group seminars led by senior fellows who are experienced nonprofit executives, with the goal of improved individual performance and more effective teamwork.

"It is vital for both organizations and individuals to keep striving for ways to improve," said Sara McClory. "The program allows us to do this so we can continue our mission to provide and maintain housing to those in need."

Samentha Alphonse, Human Resources Director at Metro Housing, said "Metro Housing believes in investing in the professional development of our staff so that not only are they more qualified to lead their current teams, but also to prepare them for additional opportunities in the future."

Green Space Financial Coaching Offered at Metro Housing



Metro Housing's Matthew Gibson meets with a Green Space participant.

Adding to its toolkit of other asset-building programs, Metro Housing now offers Green Space, a financial training and coaching program that combines reliable money management tools and methods with compassionate and responsive financial coaching. The program is made possible through support from the Santander Bank Charitable Contributions Program.

In addition to the existing Financial Self Sufficiency program and other finance-based workshops for Metro Housing participants, Green Space kicks it up a notch with a model that offers an initial workshop with an overview of financial empowerment, followed up with one-on-one coaching sessions. Coaches and clients focus on money attitudes, needs vs. wants, budgeting, savings, banking practices, and set individualized financial goals.

Green Space meets people where they are financially and is specifically designed to help those that:

- Are behind on rent or utility payments
- Don't have enough money saved to handle emergencies
- Are trying to reduce their debt
- Have low credit scores
- Would like to save for a car, a house or education

Green Space is available to anyone, regardless if they are already receiving assistance from Metro Housing. The program has collaborated with many community partners to reach those that can benefit from the one-on-one counseling, including Pine Street Inn, Tobin Community Center, Roxbury Community College, Georgetowne Homes, and Boston Housing Authority.

"What makes this program different from the other financial programs is that we meet people where they are, both physically and emotionally," says Matthew Gibson, Case Management Specialist at Metro Housing. "Because the program has no time limits, it gives clients the opportunity to become comfortable with our staff before moving forward to address their financial priorities."

One participant, "Susan," wanted to move to a safer apartment, someplace where she would be comfortable having her daughter and granddaughter visit. She was unable to make that move because of a poor credit score. Green Space helped Susan discover that there were false charges on her credit report and worked with her to have those issues rectified. Her credit score is improving and she is preparing to move into a new apartment soon.

For information on how you can participate in Green Space financial coaching, contact Matthew Gibson at matthew.gibson@metrohousingboston.org or at 617.425.7663.

United Way of Massachusetts *(continued from page 1)*

"A high cost of housing and wages that have not kept pace with inflation make it hard for many families to make ends meet in our region," said Michael K. Durkin, President and CEO at United Way of Massachusetts Bay and Merrimack Valley. "United Way and Metro Housing have a long history of partnering to help ensure families have access to safe, affordable housing. We are proud to select Metro Housing as one of our strategic partners to continue this work and provide the stability needed to help families thrive."

"Metro Housing is proud to have been selected as a grant partner to the United Way of Massachusetts Bay and Merrimack Valley," said Executive Director Chris Norris. "It is recognition of our commitment to helping families and individuals avoid homelessness and empowering them to achieve housing stability and economic security."

It is also a significant acknowledgement that we are an organization that can show community impact through our programs."



From Shelter to Fellowship at Metro Housing



Roxbury native Garland Houston's life has been one of many starts and stops. Throughout it all, his passion for music has kept him always looking ahead with an eye toward his goal of working on the business side of the music industry.

It is his latest stop—as the recipient of the Lowell L. Richards, III Fellowship for Leadership and

Public Service—which he hopes will be a springboard to a better job and economic security.

“Garland has not had it easy. I was impressed by his determination and perseverance in overcoming the barriers he faced to get where he is today,” said Karen Richards, wife of the late Lowell Richards. “I know Lowell would be proud to have someone with Garland’s character represent him.” Lowell Richards was an original board member and long-time board co-chair of Metro Housing.

Garland became aware of Metro Housing through his own unstable housing situation. He had been homeless once earlier in his life and was now facing that prospect again. Through our colocation site at Roxbury Community College, he was referred to Case Management Specialist Matthew Gibson, who provided financial counseling through Metro Housing’s Green Space Financial Counseling program. Working together, Garland was able to raise his credit score and find a new apartment. When he needed help with the costs associated with moving, Garland turned to RAFT.

As a Fellow, Garland will receive a \$5,000 stipend and spend the summer working at Metro Housing for Green Space, the very program that enabled him to get back on his feet financially. The fellowship will allow Garland to maintain stable housing and help pay for his remaining time at Roxbury Community College.

“I feel so blessed to be in this position and am grateful to Metro Housing and the Richards family for the opportunity,” said Garland. “This was God’s plan for me and I will not let him down.”

For more information on the Lowell L. Richards, III Fellowship for Leadership and Public Service contact Carla Beaudoin, Director of Development, at carla.beaudoin@metrohousingboston.org. To make a donation in support of the Fellowship, visit www.metrohousingboston.org/donate.

Geoffrey Sherman Joins Board of Directors



Metro Housing is pleased to welcome Geoffrey Sherman to our Board of Directors. He will fulfill the remaining term of the late Steven Rioff, who passed away in January.

“I am so honored to be asked to join the Board as a new member,” said Sherman. “I will endeavor to honor and continue the legacy of Steven Rioff and his longstanding and impactful commitment to affordable housing in the greater Boston area.”

Geoffrey serves as Principal of Cedox Capital in Boston, a real estate investment firm. He is also a consulting attorney at Xtract Research in New York City. Geoffrey is a graduate of George Washington University and Boston University School of Law. Geoffrey lives in Needham with his wife and two children.

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Metro Housing Boston

Housing Matters Forum *(continued from page 1)*

“We just received dozens of applications from municipalities to be Housing Choice designated communities,” Chan said. “That means they will have access to capital funds of about \$7 million.”

CHAPA CEO Rachel Heller moderated the evening discussion about contemporary national and local affordable housing policies. In addition to Undersecretary Chan, she was joined by Clark Ziegler, Executive Director of the

Massachusetts Housing Partnership; Cynthia Lacasse, Director of Rental Business Development at MassHousing; DHCD Associate Director Kate Racer; and Diane Yentel from the National Low Income Housing Coalition. The National Low Income Housing Coalition is the sponsor and organizer of the National Housing Week of Action, which featured more than 125 events and activities around the country.



Janelle Chan, DHCD Undersecretary



(L-R) Cynthia Lacasse, Diane Yentel, Congresswoman Katherine Clark, Christopher Norris, Rachel Heller, Clark Ziegler, Janelle Chan



Housing Matters Forum panel

SAVE THE DATE

NOVEMBER 1, 2018

CHAMPIONS *of* HOUSING

Metro Housing|Boston will honor several community leaders who have a passion and commitment to ensuring that everyone in Greater Boston has a place to call home when it hosts its Champions of Housing Celebration on November 1. Building upon the successes of the Founders Celebration over the last ten years, the Champions of Housing Celebration continues Metro Housing's tradition of honoring leaders in the affordable housing field.

This year, we will honor: Donald Conover, Conover & Associates, LLC; Patricia Flaherty, Mission Hill Neighborhood Housing Services; Leslie Reid, Madison Park Development Corporation; and Eric Shupin, Citizens' Housing & Planning Association.

The annual fall event raises much needed dollars to help fill the gaps where government and restricted funding end. With funds raised through this event, for example, Metro Housing's Sylvia Kelly is able to help Roseann find permanent housing after being evicted while recently receiving a cancer diagnosis. This event ensures that our Matt Gibson is able to meet Inez in her neighborhood through our colocation program to fill out paperwork to ensure her family of six has a roof over their heads. Roseann and Inez are just

two of the many people Metro Housing assists through the generous support of our sponsors and donors.

The evening will include a cocktail reception featuring celebrity chef Anthony Ambrose, celebration of our deserving award recipients, and a live auction.

The Champions of Housing Celebration will be held on Thursday, November 1 from 5:30 - 7:30 p.m. at John Hancock Financial, 601 Congress Street, 4th Floor Atrium, Boston. This year's Event Co-Chairs are Katy O'Neil, Vice-President, Business Development & Client Relations, Northeast, Suffolk, and Josef Rettman, Managing Principal of NEI General Contracting.

Sponsorship opportunities are available by contacting Carla Beaudoin at 617.425.6679, Carla.Beaudoin@metrohousingboston.org, or by going to our website www.metrohousingboston.org.



Metro Housing B O S T O N

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FREE FUN FRIDAYS offer visitors no-cost admission to many of the most treasured cultural venues in Massachusetts. This program was created to increase access and enrichment opportunities for children and families throughout Massachusetts during the summer months. Every Friday, from the end of June through the end of August, multiple sites are open for free.

JULY 27

- Isabella Stewart Gardner Museum
- Boston Symphony Orchestra at Tanglewood
- Commonwealth Shakespeare Company
- JFK Hyannis Museum
- Fitchburg Art Museum
- Old Colony History Museum
- Boston Athenæum
- Sandwich Glass Museum
- Arnold Arboretum
- Museum of Russian Icons

AUGUST 10

- Boston Harbor Islands National and State Park
- The Institute of Contemporary Art/Boston
- Jacob's Pillow
- Cahoon Museum of American Art
- Nichols House Museum
- Museum of the National Center of Afro-American Artists
- Wenham Museum
- Fuller Craft Museum
- The Greenway Carousel
- Freedom Trail® Foundation

AUGUST 24

- Harvard Museums of Science & Culture
- Buttonwood Park Zoo
- MASS MoCA
- Heritage Museums & Gardens
- Cape Cod Children's Museum
- Smith College Museum of Art
- The Old Manse, The Trustees
- Emily Dickinson Museum
- Hull Lifesaving Museum
- Museum of African American History

AUGUST 3

- Franklin Park Zoo
- Cape Cod Museum of Art
- Children's Museum of Greater Fall River
- Davis Museum at Wellesley College
- Naumkeag, The Trustees
- Worcester Historical Museum
- Osterville Historical Museum
- Historic Deerfield
- The Eric Carle Museum of Picture Book Art
- Paragon Carousel

AUGUST 17

- John F. Kennedy Presidential Library & Museum
- Plimoth Plantation
- Commonwealth Museum
- Lynn Museum
- New England Historic Genealogical Society
- Fort Devens Museum
- Fruitlands Museum, The Trustees
- Old State House
- Berkshire Museum
- Museum of the First Corps of Cadets

AUGUST 31

- Old Sturbridge Village
- EcoTarium
- Norman Rockwell Museum
- Cape Cod Museum of Natural History
- Chatham Marconi Maritime Center
- USS Constitution Museum
- Cape Ann Museum
- Griffin Museum of Photography
- Provincetown Art Association and Museum
- The Mary Baker Eddy Library & Mapparium