



# STEPPING UP

## MBHP 2014 Annual Report





## MISSION STATEMENT

MBHP's mission is to ensure that the region's low- and moderate-income individuals and families have choice and mobility in finding and retaining decent affordable housing; all of our programs and initiatives are designed to encourage housing stability, increase economic self-sufficiency, and enhance the quality of the lives of those we serve. To achieve our mission and to promote efficient service delivery, we work collaboratively with a broad array of service providers and neighborhood-based organizations. We believe that everyone deserves a place to call home.

## MBHP'S PROGRAMS

There are three different entry points for accessing our programs and services.

We help **homeless** families and individuals find and retain safe, affordable housing through rental assistance programs, including Section 8 and the Massachusetts Rental Voucher Program.

We help families **on the brink of homelessness** stay in their homes or find other suitable living arrangements, rather than enter the shelter system. One way we do this is through administering the RAFT financial assistance program.

Once a family or individual is **stably housed** in a safe, affordable home, we help keep it that way. We conduct inspections to ensure apartments meet all health and safety standards and offer education, trainings, and counseling services to tenants and landlords.

A complete list of all the programs and services MBHP offers is on the back cover. For more information on the many programs and services we administer, visit us at [www.mbhp.org](http://www.mbhp.org) or call our Housing Consumer Education Center at (617) 425-6700.

## MBHP 2014 ANNUAL REPORT

**Writer:** Lisa Hacker

**Photography:** City of Medford, Gretchen Ertl, Lisa Hacker, Mary Jo Kane, Bethany Versoy

**Graphic Design:** *tabula rasa graphic design*

## Dear friends,

It's no secret that this is a difficult time for those searching for affordable housing. Just open a newspaper—the headlines speak about thousands of families placed in motels, skyrocketing rents displacing longtime renters from their beloved communities, and a wealth gap that marginalizes the working class. It's frustrating, demoralizing even, for people who struggle so hard, yet can't seem to break through the mantle of poverty.

But at MBHP, we refuse to be discouraged. **MBHP is stepping up.**

With our programs and the hard work of our dedicated staff members, MBHP has worked diligently this past year to dial back the numbers of families who are homeless, on the brink of homelessness, or looking for help to stay stably housed.

This year, we helped nearly **600 families** move out of motels and into new homes. We provided rental assistance vouchers to help make rent affordable for **9,300 households**. We conducted more than **19,000 inspections** to ensure that Section 8 participants were living in safe, decent homes. We've added new programs like **Secure Jobs** and, thanks to the state Legislature and the Patrick administration, expanded the number of families we serve through the **Massachusetts Rental Voucher Program**.

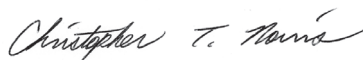
And we're not finished.

This report is a snapshot of the thousands of lives MBHP has positively affected this year. We hope you'll join us in our work until everyone has a place to call home.

Sincerely,



Cynthia Lacasse  
Co-Chair, MBHP Board of Directors



Christopher T. Norris  
Executive Director



Steven J. Rioff  
Co-Chair, MBHP Board of Directors

# HOMELESSNESS IN THE HEADLINES

**Number of homeless Massachusetts families in hotels surges**  
By The Associated Press December 2, 2013

**Lack of affordable housing puts the squeeze on poor families**  
NPR | Pam Fessler May 27, 2014

**Minimum wage increase doesn't add up to a living wage**  
By Katie Johnston | GLOBE STAFF JUNE 26, 2014

**Boston's homeless population rises, city census finds**  
WBUR | By Benjamin Swasey January 31, 2014

**Boston 4th for income gap between rich and poor**  
By Deirdre Fernandes | GLOBE STAFF FEBRUARY 21, 2014

**Mass. scrambling to find housing for its homeless**  
**As numbers hit a record high, state fills shelters, far-off motel rooms**  
By Megan Woolhouse and David Abel | GLOBE STAFF DECEMBER 02, 2013

**Homeless teens battle odds to stay in school**  
By Steven A. Rosenberg | GLOBE STAFF DECEMBER 26, 2013

**Housing plight has grim forecast**  
By Kathy McCabe | GLOBE STAFF FEBRUARY 02, 2014

It's a tough time for affordable housing, but MBHP is **STEPPING UP**



# HELPING FAMILIES MOVE OUT OF MOTELS AND INTO HOMES

RONALD'S ROXBURY APARTMENT has fresh paint, walls of windows, and a playground across the street. It's a breath of fresh air for Ronald, his fiancée Robin, and their five children. Especially considering that their last "home" was a cramped motel room.

In 2011, Ronald had held the same job as a warehouse manager for five years, yet his income was not enough to cover his rent. For a while, he was able to make ends meet with help from the HomeBASE Rental Assistance program, but when the state ended that portion of the program Ronald found himself in the same position he was two years before. In August 2013, he and his family became homeless.

Ronald continued to work and, with help from MBHP's HomeBASE staff, search for a home. But many landlords were not willing to take in a formerly homeless tenant.

"When people hear 'homeless,' a lot of them don't want to rent to me," said Ronald. "Even though I have a job, I have money saved up." Those apartments that were offered to him had space and sanitation issues. Ronald was getting discouraged.

Then, in September, MBHP heard about a newly-renovated four-bedroom apartment with an MRVP voucher attached. MBHP staff worked with the property owner to determine that Ronald was the right tenant for the apartment.

Now, the kids have room to run and play. Ronald feels secure enough to start thinking about the future—he's starting a trade school program and has hopes to someday buy his own home.

"It feels calm, peaceful here," Ronald said, gazing out the window at the tree-lined street. "It's a blessing."



The goal of the state's **HOMEBASE** program is, through prevention and re-housing, to reduce the number of families in shelters and motels. Working with families, MBHP determines if there are any alternatives to entering the shelter system, provides housing search assistance for families already in motels, and offers stabilization services for families after they find a place to live.

As part of the HomeBASE program, MBHP's Motel Re-Housing and Stabilization teams work tirelessly to help families placed in motels to find housing, and, once they find it, to provide them with the resources and support they need to stay housed.

- **1,213 families** received stabilization through MBHP and our subcontractors
- **595 families** moved out of motels/shelters and into a new home

DARLENE, A DEDICATED MOTHER and dog lover, has a tough exterior. She's had to be tough to deal with the past five years.

In 2009, when a fire displaced her family from their home, Darlene began bouncing around from rental to rental, experiencing all manner of setbacks. When neighbors collected funds to help her get back on her feet, she was robbed. The apartments she could afford had safety and sanitation issues. She gave one landlord two month's rent in cash only to find out two weeks later that the home was up for auction. She began experiencing anxiety attacks and worried constantly about her daughter, Alexia.

In 2011, when her funds ran out and with nowhere else to turn, Darlene was placed in a motel. After health and safety concerns arose, Alexia went to stay with her grandmother. The separation was hard on both of them, and the instability was hard to bear.

"Not being able to put a roof over your child's head, you don't feel good as a parent," she said. "Had I not gotten out of bouncing from house to house, mentally, it would have crushed me."

Then, after a year in the motel, MBHP connected Darlene with the City of Boston's Families at Home program, a rental assistance program that helped her move into her Revere apartment. Darlene meets regularly with Rob, her case manager with MBHP's Housing Consumer Education Center, to ensure that she has the resources and support she needs to stay housed.

Darlene is taking control of her future. When utility costs were getting the best of her, she made the decision to downsize to a smaller apartment next door. She recently became a

MBHP serves as the **HOUSING CONSUMER EDUCATION CENTER** for Greater Boston, responding to housing-related requests, including help with housing search, eviction prevention, housing discrimination, and mediation between property owners and tenants. HCEC staff members meet with each person to assess their situation and derive a plan of action that meets their unique needs. This can include referring then to educational workshops or services provided by partner agencies in MBHP's network.

- Responded to **13,434** housing inquiry calls and **2,343** walk-ins
- **1,936 people** received in-person brief counseling services
- **473** received intensive case management, including housing search
- Conducted **103 workshops** with a total of **1,835 participants**, including tenants, property owners, and providers

certified dog groomer. And she's finding ways to cope with her anxiety.

"Darlene has taken the lead on her own case management," says Rob. "When we meet, it's her filling me in on her plans. She's charting her own path to success."





# MAKING RENT AFFORDABLE

PRESHIOX IS A PRECOCIOUS LITTLE GIRL. At four years old, she rarely raises her voice. Her somber brown eyes and staid expression give the impression she is much older than she is. Not surprising when you consider what she has already experienced in her short life.

For more than two years, Preshiox and her mother, Naromie, were homeless. After being laid off from her full-time food service job, and again from a part-time retail position, Naromie fell behind on her bills and lost her home. She and Preshiox were placed in emergency shelter and, over the course of 27 months, were moved around between three different motels.

"I found that, as a parent in shelter, I didn't really have control over a lot of much when it came to my child," Naromie says. Things like bedtime, nutrition, playtime, and Preshiox's visits with her father, whom she is very close to, were all made difficult, and sometimes impossible, by their situation. This was compounded by Preshiox's health issues which landed her in a Brighton hospital, 40 minutes away from the Bedford motel where Naromie had been placed.

But then, in January, Naromie experienced a "total game-changer" when MBHP called to tell her she had been selected to receive a voucher through the Massachusetts Rental Voucher Program.

Now Preshiox has her own room and sees her father regularly. Naromie happily pays her share of the monthly rent and plans to take college courses toward earning her degree. "This is a fresh start for the both of us," she says, "in a place we can now call home."



MBHP is the largest regional provider of **RENTAL ASSISTANCE** vouchers in Massachusetts. This includes the federal **Housing Choice Voucher Program (Section 8)**, the state-funded **Massachusetts Rental Voucher Program**, and specialized programs such as **Families at Home, Shelter Plus Care, Community Choice Voucher Program**, and **Veterans Affairs Supportive Housing**.

► Administered **rental assistance** vouchers to **9,300** households, including **6,478** Section 8 vouchers and more than **1,500** MRVP vouchers

► **53%** went to people with a disability

► **46%** went to families with children

► **14%** went to elders

► Average annual income of all voucher holders is **\$15,555**

WHEN NANCE FIRST MET with her FSS advisor she felt overwhelmed, but in a good way.

"I had all these things in my head—I want to buy a house someday, I want to get a good job. These were just things that were constantly floating in and out of my head," she says. "The Family Self-Sufficiency Program made me think about it and actually put it down in writing." Her goals were: to finish her degree, improve her credit, get budgeting help, and maintain employment. This year, she graduated from the program having achieved all four.

Nance credits David, her FSS advisor, with keeping her focused and making connections she never would have been able to make. For instance, when she had a job interview coming up, David connected her with an organization that helped her get an appropriate outfit. "It was a really great organization that I would have never known about," she says, "but David knew and he helped me along."

In May, Nance graduated with a bachelor's in Business Management from Bentley University. Her success has had a ripple effect in her community, inspiring others to go back to school. Recently, she started a new job as a tax accountant at a leading financial services firm. She also belongs to an FSS Mentoring Group set up by David for graduates of MBHP's program to keep the momentum going. She describes herself as a life-long advocate of the program.

Participants of MBHP's **FAMILY SELF-SUFFICIENCY PROGRAM** are partnered with an advisor to set and achieve financial, educational, and career goals. At the start of this five-year program, each participant is enrolled in an escrow account, allowing them to save as their earnings increase. Thanks to the support of The Boston Foundation, MBHP continues to recruit families in the Fairmount Corridor. The FSS program is available to any Section 8 voucher-holder.

► **321 participants** as of June 30, 2014

► **51 new participants** with **26** living in the **Fairmount Corridor** of Boston

► **42** completed program in FY14

► **Average increase** in earned income: **\$20,189**

► **Disbursed \$396,494** in **escrow accounts** at FY14 graduation

"I know in a couple years I'll buy a house," she says, "and if I buy a three-family, I'll probably rent out to people with Section 8. And I'll tell them about the FSS program."





## HELPING WAGE EARNERS EARN MORE

MARIOLY WANTED TO WORK. A single mother of four, she had been paying rent for her Mattapan apartment with help from MBHP's HomeBASE and RAFT programs. But those time-limited funds were coming to an end and she still could not pay the market rent. She knew she did not want her family to go back to where they had been before—homeless, sleeping on the dining room floor of her sister's one-bedroom apartment.

Felix, her MBHP case manager, recognized Marioly's determination. He knew she had ambitious career goals and was willing to work hard to achieve them—she had already earned her associate's degree and was pursuing a bachelor's. He referred her to Secure Jobs.

Through Secure Jobs, Marioly worked with Jewish Vocational Service on résumé writing, interview preparation, and job seeking, while continuing to work with Felix to keep her housing stable. "Secure Jobs has been wonderful," she says. "Felix is great. He helped lead me to the correct path."

In April, MBHP recognized Marioly's hard work by selecting her as the first program participant to receive the Lowell Richards Participant Fellowship. This was a paid internship hosted by JVS. Marioly now works there full-time while pursuing a degree in Human Services from the University of Massachusetts Boston. Her ultimate goal is to become a social psychologist, working with people with experiences similar to her own. "I have been in situations where I have needed help," she says, "And that's exactly what I want to deliver."



MBHP is a proud partner of the **SECURE JOBS** pilot program. Funded by the Paul & Phyllis Fireman Foundation and the Commonwealth of Massachusetts, Secure Jobs helps families transitioning from shelter into housing by combining employment training with short-term housing support. In an effort to increase participant employment skills and incomes, MBHP is partnering with Jewish Vocational Service to recruit program participants and continue providing housing stabilization services while participants work with JVS on job search and training.

- Enrolled **130 participants** with **70% retention rate**
- **88 participants** placed in new jobs

## PREVENTING EVICTIONS

LILY\* MOVED TO BOSTON from China in 2006. While her husband studied at a local medical school, Lily trained to be a medical technician. Then, in April 2013, she began to notice strange spots on her legs. She used her training to test a sample of her own blood—and found cancer.

Just two weeks before her college graduation, Lily's doctor confirmed that she had a rare, fast-acting cancer in her brain. Days later, she started her first chemotherapy treatment. School was put on hold and a job offer disappeared as Lily began fighting for her life. As if this wasn't enough to deal with, an issue that had been plaguing Lily for years reared its head: her husband's abuse.

After a number of restraining orders were filed, her husband eventually left the area and left her destitute. Alone, sick, and without financial support, Lily was behind in rent and in danger of losing her home as well. "During that time, I was having really negative thoughts," she says, "I had no hope at all." Then she met Sylvia.

Sylvia, MBHP's specialized intensive program and services coordinator, pulled together

MBHP's **SPECIAL INTENSIVE PROGRAMS AND SERVICES (SIPS)** offers case-by-case support for people with unique and challenging housing situations. SIPS includes MBHP's **Hoarding and Sanitation Initiative**, which helps people with hoarding issues avoid eviction and maintain safe, healthy homes.

- Provided **case management** and advocacy to **296 people** who need more intensive levels of support
- Of these, **292** either **remained housed** or were **successfully rehoused** following eviction

emergency funds to prevent Lily's eviction. She accompanied her to court and other appointments, took her grocery shopping, and generally provided her with the support she needed. "Sylvia and her program saved my life," says Lily.

Lily is still fighting cancer, and she and Sylvia continue to work on her health, housing, and legal issues so that she can finish school, find a job, and start her own life.

"Sylvia always encouraged me and gave me really bright direction," Lily says. "She'd ask me, 'What's your next step? What's your future?' She's really like my sister. I'm so lucky to have met her."

*\*Client's name has been changed to protect her privacy.*





## HELPING PEOPLE STAY SAFE AT HOMES

STEVEN DIDN'T WANT TO MOVE. He had only bought his Newton home three years ago with his fiancée Darby and it felt like they had just settled in. But the home had one major problem: stairs.

Steven lives with multiple sclerosis. When he moved in, he thought he would work around the stairs. He got around well enough with his cane, and was getting out of the house three days a week to his part-time supervisor job at a local automotive plant. But getting up and down stairs was difficult—even dangerous. He had stumbled a few times and worried about what he would do if he fell and could not reach his cell phone to call for help. He got by with Darby's help, though any effort was draining. His illness saps him of his energy and by the end of the day, when it was time to head upstairs to bed, he was beat.

Then one morning in January, Steven woke up paralyzed in his legs and right arm. While recuperating at Spaulding Rehabilitation Hospital, he decided he had to make a change—he either had to make his home safer or sell it and find a new place to live. Neither option seemed financially viable.

Then one of Steven's health care professionals referred him to MBHP's Home Modification Loan Program. MBHP staff worked with Steven to help him pay for and oversee the installation of a stair lift, sending an inspector out to ensure it was done properly. He describes the whole process as “quick, seamless, and smooth.” By the time Steven got home from rehab, the new stair lift was waiting for him.

Steven was able to stay in his home and make the changes he needed without incurring severe financial hardship. “It's comforting,” Steven says. “At a time when so little was in my control, to have this piece of mind, I'm really grateful. With this stair lift, we could live here forever.”



People with mobility issues often have trouble getting around their home. Through no- and low-interest loans from the state-funded **HOME MODIFICATION LOAN PROGRAM**, MBHP and the Community Economic Development Assistance Corporation help elderly homeowners and homeowners with cognitive and physical disabilities make the changes they need to stay safe at home.

MBHP's Home Modification Loan Program is administered by our **PROPERTY OWNER RESOURCES AND INSPECTIONAL SERVICES** team, which works with more than 4,300 property owners in our region to ensure that they have the resources and knowledge they need to meet the needs of their tenants.

► HMLP staff closed **27 new loans**  
to lend a total of **\$610,780**

► Inspectional Services team conducted  
**19,360 inspections**

► Property Owner Resources team hosted **14 workshops,**  
focus groups and events, with a total attendance  
of **425 property owners**



## PROVIDING FINANCIAL HELP

Through the state-funded **RESIDENTIAL ASSISTANCE FOR FAMILIES IN TRANSITION (RAFT)** program, MBHP provided financial assistance to help **986** families in 10 cities/towns with rent, utility, and moving costs. The average benefit received was **\$2,692**.

## WORKING IN THE COMMUNITY

This year, MBHP provided RAFT funds to nearly every community in our region through our **colocations**, partnerships with local community agencies to take MBHP services “on the road,” thus cutting down on travel time for clients and lowering the barriers to their participation. In FY14, supported in part by the Bank of America Charitable Foundation, MBHP opened its newest colocation at the Somerville Homeless Coalition in Davis Square.

## PROTECTING CIVIL RIGHTS

MBHP's **FAIR HOUSING** team works proactively, leading trainings on discrimination issues, as well as working case by case with the more than **100 tenants** who called MBHP with fair housing complaints this year. In June, the City of Medford recognized Barbara Chandler, MBHP's senior advisor on fair housing and civil rights, with its 2014 Disability Awareness Award for her work in Medford and around the state.

## RECOGNIZING OUTSTANDING OWNERS

At this year's **PROPERTY OWNER APPRECIATION EVENING**, MBHP recognized Mario Barros, Clifton Management owner David Rufo, and Rob Nakashian for going above and beyond expectations for MBHP tenants. Barry Bluestone, founding director of Northeastern University's Dukakis Center for Urban and Regional Policy, spoke at the event.



# HOW PEOPLE GIVE TO MBHP

## FISCAL YEAR 2014 CONTRIBUTORS

### FOUNDATIONS

#### \$100,000+

Oak Foundation  
State Street Foundation, Inc.  
The Boston Foundation

#### \$30,000 – \$99,999

Bank of America Charitable Foundation, Inc.  
BNY Mellon Charitable Giving Program  
Citi  
Mabel Louise Riley Foundation

#### \$10,000 – \$29,999

Citizens Bank Foundation  
Eastern Bank Charitable Foundation  
Linde Family Foundation  
Procter and Gamble Corporate Giving Fund  
Santander Bank Foundation  
United Way of Massachusetts Bay and Merrimack Valley

#### \$5,000 – \$9,999

Blue Hills Bank Charitable Foundation  
Boston Private Bank & Trust Company  
John H. and H. Naomi Tomfohrde Foundation  
Lawrence Model Housing Trust  
People's United Community Foundation  
Sailors' Snug Harbor of Boston

#### \$1,000 – \$4,999

Anne & Paul Marcus Family Foundation  
Glendon/ Tung Fund  
The TJX Foundation, Inc.  
Tufts Health Plan Foundation

### CONTRACTS

Boston Housing Authority  
City of Boston, Department of Neighborhood Development  
Community Economic Development Assistance Corporation [CEDAC]  
Executive Office of Health and Human Services  
HAP Housing  
HomeStart  
Housing Partnership Network  
Jewish Vocational Service  
Justice Resource Institute  
Massachusetts Department of Housing and Community Development  
MassHousing  
The Massachusetts Housing and Shelter Alliance  
Pine Street Inn  
San Francisco Department of Aging and Adult Services  
Sojourner  
Town of Bedford and Burlington  
Urban Institute

### CORPORATIONS

#### \$10,000 – \$40,000

State Street Corporation  
WinnCompanies

#### \$5,000 – \$9,999

AFL-CIO Housing Investment Trust  
Beacon Communities LLC  
Boston Private Bank & Trust Company  
Maloney Properties, Inc.  
Massachusetts Convention Center Authority  
Massachusetts Port Authority  
NEI General Contracting

*Continued on opposite page*



2013 Founders Celebration honorees Kate Racer, Judith Liben, Lowell Richards Award Recipient Robert L. Beal, and George A. Russel, Jr.

### SIXTH ANNUAL FOUNDERS CELEBRATION

On November 13, 2013, MBHP gathered with friends and supporters for a special evening to recognize the accomplishments made by people dedicated to developing, promoting, and preserving affordable housing in Greater Boston. The Founders Celebration was established to honor the accomplishments of individuals and organizations best representing MBHP co-founder William S. Edgerly's concept of government, nonprofit, and for-profit entities working together to make lasting change for families searching for a safe, affordable place to live.

This year's award recipients included Robert L. Beal, president of Related Beal, the first recipient of the newly-created Lowell Richards Award, and a former member MBHP's board of directors. Also honored were George A. Russell, Jr., executive vice president of State Street Corporation and a past MBHP board member; Kate Racer, associate director, Division of Housing Development, Massachusetts Department of Housing and Community Development; and Judith Liben, senior housing attorney of Massachusetts Law Reform Institute.



### LOWELL RICHARDS FELLOWSHIP

MBHP's longtime board co-chair Lowell Richards passed away unexpectedly in 2012. The following year, MBHP's board, along with Lowell's wife Karen, established the Lowell Richards Fellowship for Leadership and Public

Service to continue Lowell's legacy. Our first Lowell Richards Fellow, Kate Cahalane, was hosted by Massachusetts Port Authority. This year, because of the generosity of our donors, MBHP was able to name two fellows: Stephen Donovan, who was also hosted by MassPort, and Marioly Brito, the first Lowell Richards Participant Fellow. **Learn more about Marioly's story on page 5.**

Above: Karen Richards (right) with Kate Cahalane, the first Lowell Richards Fellow, at the 2013 Founders Celebration. Left: Karen Richards with this year's Lowell Richards Fellows Marioly Brito (left) and Stephen Donovan.

### BOSTON MARATHON

For eight years running, thanks to the John Hancock's Boston Marathon Nonprofit Program, a team of volunteers has run the Boston Marathon to support MBHP. The members of Team MBHP 2014 were joined by the previous year's team, who had been invited back to complete the race they were prevented from finishing in 2013. All nine runners crossed the finish line and enjoyed another record-breaking year, raising more than \$40,000.

To celebrate our runners and their supporters past and present, MBHP held our first ever Marathon Celebration with the theme "Calling all Housing Heroes!" Thirteen MBHP runners from seven of the eight Boston Marathon teams were reunited. The event, held May 8 at Hotel 140, was sponsored by Maloney Properties, Inc., Fidelity Investments, Boston Beer Company, Vargas & Vargas Insurance, Domain Select Wine Estates, and Burns & Levinson LLP.



Members of MBHP Boston Marathon teams past and present at the Marathon Celebration.

### STAFF GIVING

MBHP is fortunate to have a team of the talented, dedicated staff members, employees who are willing to go the extra mile for their clients, their partners, and for each other. MBHP employees are also generous contributors. In addition to their everyday work, they solicit in-kind contributions, donate their time, and contribute financially to MBHP. Much of the excitement revolves around the Boston Marathon, with employees donating directly to MBHP runners or teaming up to host fundraising events. Last year's events included a burrito lunch with donations from Boloco Restaurant, an evening at Doyle's Café, and a Valentines' Day bake sale where staff members donated and purchased homemade treats.

We are also grateful for our network of former MBHP staff members who remain connected to the agency by sending personal contributions. These MBHP "alums" know how carefully MBHP stewards the funds donated to us in order to maximize the impact our programs and services have in our region.

#### \$2,500 – \$4,999

ADD Inc  
Bank of America Merrill Lynch  
Burns & Levinson LLP  
Edwards Wildman Palmer LLP  
Fidelity Corporation  
Greater Boston Chamber of Commerce  
Klein Hornig LLP  
Massachusetts Housing Investment Corporation  
MassHousing  
Tracker Systems Inc.

#### \$1,000 – \$2,499

Boston Community Capital  
Corcoran Jennison Companies  
Daniel Dennis & Company LLP  
Federal Home Loan Bank of Boston  
First Realty Management Corporation  
Forty Berkeley  
Hackett Feinberg P.C.  
Heath Properties  
John Hancock Financial Services  
Kevin P. Martin & Associates  
Krokidas & Bluestein LLP  
Leader Mortgage Company  
MassDevelopment  
Morville House  
Nixon Peabody LLP  
Nolan Sheehan Patten LLP  
Planning Office for Urban Affairs, Inc.  
Preservation of Affordable Housing

#### \$500 – \$999

Action for Boston Community Development, Inc.  
Boston Financial Data Services, Inc.  
Boston University School of Social Work  
Citizens' Housing and Planning Association  
Codman Square Neighborhood Development Corporation  
Cruz Management Company, Inc.  
Lawson & Weitzen LLP  
Local Initiatives Support Corporation  
Massachusetts Law Reform Institute, Inc.  
National Development New England Communities, Inc.  
Peabody Properties  
Rackemann, Sawyer & Brewster  
Recap Real Estate Advisors  
Rogerson Communities  
The Neighborhood Developers

The Schochet Companies  
Traggorth Companies, LLC  
Utile, Inc.  
Viva Consulting

#### \$100 – \$499

Arrowstreet  
Bay State Federal Savings Charitable Foundation  
City of Boston Credit Union  
Combined Federal Campaign  
Community Action Program Inter-city, Inc.  
Community Economic Development Assistance Corporation  
Constructive Advisors  
Council of State Community Development Agencies  
Dorchester Bay Economic Development Corporation  
Eisenberg Consulting LLC  
HAPHousing  
Havurat Shalom Community Housing Partners, Inc.  
Housing Partnership Network  
ICON Architecture, Inc.  
Jewish Vocational Service  
Just-a-Start  
Regional Housing Network  
Savin Bar and Kitchen  
The Counselors of Real Estate  
UBM Community Connection Foundation  
United Benefit Services

### INDIVIDUALS

#### \$5,000 – \$10,000

Robert L. Beal  
Donald E. Conover  
Karen Foote Richards  
Steven J. Rioff  
Robert F. Rivers

#### \$2,000 – \$4,999

William S. Edgerly  
Peter Munkenbeck  
Beverly and Miriam Schwartz

#### \$1,000 – \$1,999

Lyndia Downie and John Francis  
Janet and Michael Frazier  
Cynthia Lacasse and Sam Ogen  
Ronald Logue and Kathleen McGillicuddy  
Mark V. Nuccio and Lisa Mindick  
Esther Schlorholtz and Joe Hunter  
Margaret and Mark Smith  
Beth and Thomas Wagner

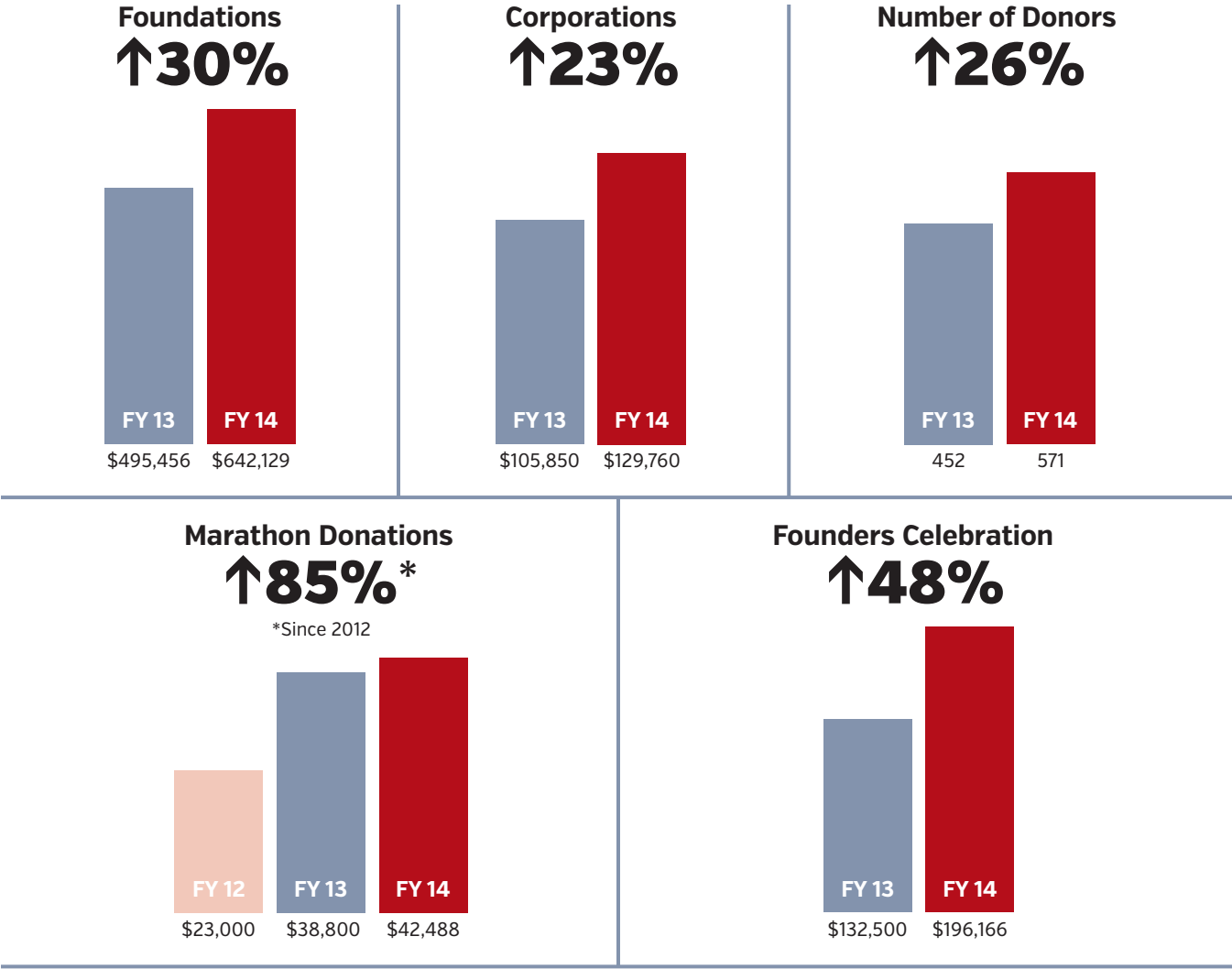
#### \$500 – \$999

Tim H. Davis  
Rennie Elliott and John Bry

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MBHP SUPPORTERS ARE STEPPING UP



CONSOLIDATED STATEMENTS OF ACTIVITIES

REVENUE AND SUPPORT	FY 2013	FY 2014
Program service fees and reimbursements	130,946,607	\$131,277,357
Foundation grants	\$495,456	642,129
Corporate gifts	105,850	129,760
Individual donations	74,320	75,913
Unrealized gains	-	71,664
Investment income	8,626	32,067
TOTAL REVENUE AND SUPPORT	131,630,859	\$132,228,890
EXPENSES		
Program services	129,294,820	\$130,239,551
General administrative	634,217	673,515
Fundraising	280,875	268,404
TOTAL EXPENSES	130,209,912	\$131,181,470
Excess/(deficit) of revenue over expenses	\$1,420,947	1,047,420
Net assets, beginning of year	7,231,607	\$8,652,554
Excess/(deficit) of revenue over expenses	1,420,947	1,047,420
Net assets, end of year	\$8,652,554	\$9,699,974

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HomeBASE  
Housing Consumer Education Center  
Residential Assistance for Families in Transition (RAFT)  
Specialized Intensive Programs and Services  
Workshops and Trainings

### **Rental Assistance**

Housing Choice Voucher Program [Section 8]  
Family Self-Sufficiency Program  
Massachusetts Rental Voucher Program (MRVP)  
Families at Home  
Family Economic Stability program  
Shelter Plus Care  
Veterans Affairs Supportive Housing  
Community Choice Voucher Program

### **Inspectional Services and Property Owner Resources**

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