

MBHP to establish the Center for Hoarding Intervention

Ten years ago, MBHP started the hoarding and sanitation initiative as a small pilot program designed to prevent Section 8 participants from losing their homes due to hoarding behaviors. Since that time, our program has expanded to become one of the most successful hoarding intervention programs in the country, helping people with any type of housing.

Starting this fall, MBHP will expand our program once again, establishing the Center for Hoarding Intervention, which will serve as the umbrella over three aspects of MBHP's hoarding work: training; policy, which includes coordinating with replication sites across the country; and direct service.

MBHP is pleased to partner with MassHousing and other stakeholders to establish the Hoarding Training Institute, a component of the Center for Hoarding Intervention that will provide training to housing and service providers, first responders, and other professionals in Massachusetts and around the U.S. and Canada in recognizing hoarding and intervening early to avoid crises.

"MBHP has been a leader in hoarding intervention for the last decade, and we are very pleased to partner with them on this project," said Tim Sullivan, executive director of MassHousing. "The



Jesse Edsell-Vetter has led MBHP's hoarding intervention work since he began the program in 2006.

Hoarding Training Institute will continue our joint work of bringing this vital knowledge to thousands of people, equipping them to help make homes safer and healthier."

Our direct service work will continue in our region with a focus on Boston and Cambridge thanks to a recent grant from Tufts Health Plan Foundation. This work will continue to be done by Jesse Edsell-Vetter and two additional direct service staff members, including a newly-created position. Vetter, who collaborated with the Boston University School of Social Work to create MBHP's case management model for hoarding intervention, will also manage the center.

"We invest in initiatives that are inclusive, led by community, and

represent true cross-sector collaboration," said Nora Moreno Cargie, president of the Tufts Health Plan Foundation and vice president, corporate citizenship for Tufts Health Plan. "By leveraging Foundation resources, MBHP can implement promising practices and proven strategies—and accelerate progress."

"We want to be sure that people with hoarding get the help they need to live healthier lives in their own homes," said Vetter. "For many, hoarding unfortunately does lead to eviction and even death, and we have proven that this is entirely preventable. I am so excited to share the lessons we've learned over the last decade with even more practitioners so that we can help as many people as possible to stay healthy at home."



Mission statement

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

MBHP's programs

MBHP empowers families and individuals to move along the continuum from homelessness to housing stability. Serving more than 20,000 households annually, we work seamlessly to bridge the gaps among government, nonprofits, and corporations to continually increase our impact. With more than 30 years' experience piloting and implementing housing programs, we have solidified our position as an industry-leading expert on navigating the affordable housing field.

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

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

MBHP receives Distinguished Employer Award



Director of Human Resources Keith Abbott with MBHP staff members Mauricio Lopez and Jennifer Sullivan, who both received the Distinguished Employee Award.

Recently, MBHP received the Distinguished Employer Award from the Greater Boston Advisory Board at an event at the State House. The Massachusetts Rehabilitation Commission selected MBHP from their network of more than 100 partner employers to nominate for the award.

When positions open up, MBHP offers MRC, a state agency that offers career training and placement services for people with disabilities, the opportunity to place people at MBHP on a temporary trainee basis. The state covers the trainee salary and ongoing career counseling for the trainee to help them adjust to life in the workforce and gain skills to help them thrive.

At the end of the trainee period, MBHP has the option to offer the trainee a full-time position. Over the course of six months, MBHP has hired three staff members through the partnership, and Abbott reports that managers are requesting MRC trainees when new positions become available. In performance reviews, MRC hires are getting high marks. They also increase the productivity of their work teams and bring new ideas. One former trainee introduced a filing system she learned through her training at MRC that has now been implemented department-wide.

"We're always looking for ways to improve the pool of candidates for any open position," said Keith Abbott, director of Human Resources, who spearheaded the partnership. "Partnering with MRC was an excellent way to do that."

DONOR SPOTLIGHT: Joseph E. Corcoran

In November 2017, MBHP will relocate our office to a new location directly across the street from the Roxbury Crossing MBTA station. Moving to the heart of Roxbury offers great opportunities, both to be close in proximity to more than half of the families we serve, and to network with current and potential partners who are already hard at work revitalizing the area. One example is The American City Coalition (TACC), a nonprofit working to revitalize neighborhoods like Roxbury so that urban families can flourish there. TACC's founder, Joseph E. Corcoran, immediately recognized the value that MBHP would bring to the community.

"We were very impressed with MBHP's track record of connecting people with low incomes with financial resources," said Corcoran. "It's wonderful that MBHP will be moving to one of the areas that needs its help the most."

Corcoran is eager to facilitate bringing MBHP's services into



An artist's rendering of MBHP's future home in Roxbury Crossing.

Roxbury. He recently made a personal commitment through the Joseph E. and Rosemarie Corcoran Family Charitable Foundation toward the building of MBHP's new home.

"When it comes to alleviating poverty, housing is imperative," says Corcoran. "Housing and jobs are without question the most important thing." Corcoran's contribution will be instrumental in MBHP's efforts to connect residents with the housing help

they need, as it will help fund our improved Housing Consumer Education Center, which will offer private consultation areas, computer and phone kiosks, and resources to assist anyone in MBHP's region with housing-related questions and crises.

"Our motivation is to help Roxbury become a viable community," says Corcoran, "And MBHP will be a great asset to the people who need what you deliver so well."

Thank you to our recent grant funders

MBHP is grateful to the following grantors who have recently contributed toward our programs and services.

Bader Philanthropies

Bank of America Charitable Foundation, Inc.

Lawrence Model Lodging Houses Trust

The Massachusetts Executive Office of Health and Human Services

Santander Bank Foundation

State Street Foundation, Inc.

Tufts Health Plan Foundation

United Way of Massachusetts Bay and Merrimack Valley

Welcome aboard!

MBHP is pleased to welcome our newest board member, Robert Kaplan, the executive vice president at State Street Global Services. Robert joins the board as Pat Centanni, recently retired from State Street, steps down. State Street has had a representative on MBHP's board since our beginning and this special relationship continues today. Thank you to Pat for your years of service to MBHP, and welcome Robert!

Revisiting Stabilization

On August 4, MBHP convened a panel of experts for our third installment of the Housing Matters Forum Series.

MBHP's summer forum focused on stabilization services and how to best support families and individuals as they transition out of homelessness. Hosted by MassHousing, the panel was moderated by Libby Hayes, executive director of Homes for Families.

Relationships were mentioned often through the panel discussion, both with clients and with their property owners. "We really dedicate a lot of time and resources to proactively checking in with our landlords," said Gina Casey of New Lease for Homeless Families. "They know that we can help them if there is a problem."

Amanda Sagarin of Housing Families emphasized that empowering families is key, saying, "Clients are in the driver's seat. Clients are the experts of their lives." Shermalisa Casimir, who participates in MBHP's stabilization program, echoed this sentiment. "It's my future that's at stake," said Casimir, adding that she hopes case managers will "stay focused on the well-being of my



Top row, left right: Amanda Sagarin of Housing Families, Gina Casey of News Lease for Homeless Families, Sylvia Kelly of MBHP, Libby Hayes of Homes for Families. Bottom row, left to right: Juanita Lewis of MBHP, MBHP Program Participant Shermalisa Casimir. See more photos from the forum at facebook.com/mbhp/home.

family, and that my worker understands what is important to me."

Panelists also agreed that a holistic approach is needed, one that is not solely focused on securing housing. "When families come to us, they are in crisis. And we are under no illusion that the crisis will vanish once housing happens or once an eviction is avoided," said Sylvia Kelly, who coordinates MBHP's Specialized Intensive Programs and Services. "We have

to look at the whole range of what brought the person here."

"It's very hard to say, 'This is exactly what we do,' because we don't have just one way of approaching it," said MBHP Stabilization Program Manager Juanita Lewis. "It's about looking at the family and seeing what works best...we can just give them creative ways of thinking so as to enhance their overall condition so that they're not revisiting shelter."

Looking for a unique way to support MBHP's programs? Shop our Amazon wish list!

MBHP is committed to helping our clients find housing they can afford, but we also know that moving into a new home can be a challenge, especially for families and individuals who have been homeless. MBHP often provides our clients with home goods, essential items like cleaning and medical supplies, to help them make this transition. Now, you can help us provide these items by shopping our Amazon wish list.

To access our wish list, visit amazon.com/gp/registry/search and search for "MBHP Development." This will bring up a list of items that are needed by our clients, right now. You can purchase these items directly from Amazon, who will ship them directly to us. You also have the option to purchase the items elsewhere and mark them as "purchased" on our wish list.

For more information on how to shop our Amazon wish list, please contact Mary Jo Kane at maryjo.kane@mbhp.org or 617.425.6705.

MBHP endorses the Community Preservation Act

In November, residents of Boston, Chelsea, Watertown, and 13 other communities will have the opportunity to decide whether they will join the 161 Massachusetts cities and towns that have adopted the Community Preservation Act. MBHP is among a growing list of organizations and individuals who publicly support the adoption of the CPA in Boston.

If the CPA is adopted, homeowners would see property tax surcharge of one percent. This would generate \$20 million or more every year for CPA projects, including creating new affordable housing for Boston residents, as well as revitalizing parks and preserving historic landmarks.

Joe Kriesberg, executive director of the Massachusetts Association of Community Development Corporations and MBHP board member, is part of the coalition of nonprofits and companies supporting the CPA in Boston, which will appear as Question 5 on the ballot. “While the cost for Boston residents is minor, the shared benefits would be great,” says Kriesberg. “We need a strategy that continues to improve the quality of life in Boston, while also ensuring that those of us who live here get to stay.”

“The Community Preservation Act is a tremendous opportunity for the City of Boston,” said John Fish, chairman and CEO of Suffolk Construction Company. “The new revenue it would generate would be a critical tool in meeting the demand for affordable housing.”

Statewide RAFT report to be released this fall

RAFT, which stands for Residential Assistance for Families in Transition, is a state-funded financial assistance program that allows families experiencing a financial crisis to access up to \$4,000 to avoid losing their home or to move into a new one. For the past two years, MBHP has released a report on the outcomes of our RAFT program. This year, for the first time, the Regional Housing Network of Massachusetts is coordinating a statewide report on the RAFT programs run by MBHP and our sister agencies across the Commonwealth. The report will provide analysis on who is accessing the program and how the funds are used. It will also include cases that illustrate how RAFT is a valuable tool for tenants in a financial crisis, as well as their property owners and property managers.

“Team members at WinnResidential take great pride in helping residents maintain successful tenancies and a high quality of life in the communities we manage,” said Carmen Villalobos, property manager at Nazing Court Apartments in Dorchester, which is managed by WinnResidential. “Our partnerships with agencies such as MBHP and the RAFT program are critical to this goal because they support a happy and healthy environment for the eligible residents.”

Jayme Bonds, WinnResidential resident services coordinator agreed, adding, “The RAFT program not only provides the funding, but also gives the residents hope for tomorrow.”

“The RAFT program was a miracle for me,” said Jessica, a recent MBHP RAFT recipient who fell behind on rent after experiencing the deaths of two close family members and helping cover funeral expenses. “I was trying so hard to get back on track and I just couldn’t figure out how. I worked and still couldn’t afford to pay extra rent. Without RAFT, I would have been homeless with my child. This program saved my life.”

“It is our hope that this statewide RAFT report will assist policy-makers in shaping the future of this invaluable program, as well as other efforts to prevent evictions and homelessness in the Commonwealth,” said Maureen Fitzgerald, executive director of the Regional Housing Network of Massachusetts. “MBHP’s previous publications have provided an excellent template for this report, and we are grateful for their leadership and vision.”

The report is anticipated to be released in fall 2016. Stay tuned to www.mbhp.org for more details.



125 Lincoln Street, 5th Floor
Boston, MA 02111-2503
617.859.0400 • www.mbhp.org

NON-PROFIT
U.S. POSTAGE
PAID
BOSTON, MA
PERMIT # 55356

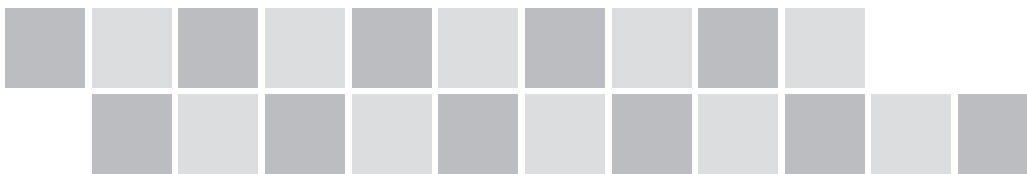
everyone deserves a place to call home

MBHP Board of Directors

Co-Chairs	Lyndia Downie
Steven J. Rioff	Janet Frazier
Cynthia Lacasse	Elizabeth Gruber
Executive Director	Robert Kaplan
Christopher T. Norris	Langley Keyes
	Joseph Kriesberg
Treasurer	Terry Saunders Lane
Anne Rousseau	Mary-Anne Morrison
	Peter Munkenbeck
Clerk	Jeffrey H. Packard
Susanne Marzi Cameron	Esther Schlorholtz
Nader Acevedo	Charles M. Smith
Kevin Boyle	Donald E. Vaughan
Patrick Centanni	Michael Widmer



NINTH ANNUAL FOUNDERS CELEBRATION



HONORING



The Honorable
Charles D. Baker
Governor
The Commonwealth
of Massachusetts



The Honorable
Martin J. Walsh
Mayor
City of Boston

SAVE THE DATE



WEDNESDAY
OCTOBER 26, 2016
5:30 – 7:30 P.M.

Awards Ceremony
and Cocktail Reception

Hosted by:

John Hancock Financial

601 Congress Street , 4th Floor Atrium
Boston

Individual tickets are available for \$250 each.

For more information, please visit
our website at www.mbhp.org
(click "Support Us > Founders Celebration")

You can also contact Mary Jo Kane at
617.425.6705 or maryjo.kane@mbhp.org