



mbhp 
metropolitan boston housing partnership

30 YEARS OF LEADERSHIP IN HOUSING

2013 ANNUAL REPORT





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.

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

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.

PARTNERSHIPS



MBHP's Housing Consumer Education Center (HCEC) staff screened more than 1,300 families for the RAFT program in Fiscal Year 2013.

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.

RAFT: A LOOK AT THE NUMBERS

- MBHP provided financial assistance totaling **\$2.3 million** to **919 families** from the **30 cities** and towns in MBHP's region. **70%** of these families reside in Boston, and the remaining **30%** live in surrounding communities.
- The average income of RAFT participants in Fiscal Year 2013 was **\$17,040**. All fell at or below **50%** of the area median income.
- MBHP staff worked in partnership with court advocates in the Malden, Chelsea, Woburn, and Boston Housing Court system to prevent evictions of **513 families** that received assistance to settle arrears and maintain their current housing.

Read more about RAFT on p. 6.



[L-R] MBHP Deputy Director Sue Nohl stands with City Councilor Joe Finn, Mayor Thomas Koch, State Representative Bruce Ayers and State Senator John Keenan at the community meeting held in Quincy.

SAFE AT HOME: The Families of HomeBASE

METROPOLITAN BOSTON HOUSING PARTNERSHIP • MAY 2013



LEASED HOUSING

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.”

RENTAL ASSISTANCE: A LOOK AT THE NUMBERS

Administered rental vouchers to more than **7,600** households in Fiscal Year 2013

- **14%** went to elderly individuals
- **54%** assisted people with disabilities
- **44%** assisted families with children
- Average annual income for all voucher holders was **\$14,992**



FAMILY SELF-SUFFICIENCY PROGRAM: A LOOK AT THE NUMBERS

- Provided case management services to **125** households
- **160** families (**57%**) successfully stabilized their housing
- **24** graduates in Fiscal Year 2013
- **\$16,372** average increase in earned income
- **\$174,608** total escrow savings account disbursed (**\$69,611** in the Fairmount Corridor)
- **84** new participants enrolled (**24** live in the Fairmount Corridor)
- **355** participants were enrolled by the end of Fiscal Year 2013, a **17%** increase from last year (**195** live in the Fairmount Corridor)

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.



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: 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

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.”



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

PROPERTY OWNER & INSPECTIONAL SERVICES

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.



FAIR HOUSING

MBHP'S Fair Housing Project (FHP) addresses housing discrimination through training and technical assistance of housing providers and professionals. FHP advocates for clients experiencing discrimination, including persons with disabilities, individuals with rental vouchers, and families with children, especially those with children younger than six because of lead safety issues. In 2013 MBHP participated in the Housing Discrimination Study that documented a subtle and persistent discrimination due to real estate agents recommending and showing fewer available homes and apartments to minority families.

PROPERTY OWNER & INSPECTIONAL SERVICES: A LOOK AT THE NUMBERS

- Worked with more than **4,300** property owners and managers
- Ran **16** workshops and events with **490** total attendees
- Conducted **18,979** inspections

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	FY 2013	FY 2012
Foundation grants	\$495,456	\$600,884
Corporate grants	105,850	145,800
Individual donations	74,320	50,606
Program service fees and reimbursements	130,946,607	122,574,888
Investment income	8,626	1,120
TOTAL REVENUE AND SUPPORT	131,630,859	123,373,298
EXPENSES		
Program services	129,294,820	120,924,507
General administrative	634,217	534,103
Fundraising	280,875	248,534
TOTAL EXPENSES	130,209,912	121,707,144
Excess/(deficit) of revenue over expenses	\$1,420,947	\$1,666,154
Net assets, beginning of year	7,231,607	5,565,453
Excess/(deficit) of revenue over expenses	1,440,947	1,666,154
Net assets, end of year	\$8,652,554	\$7,231,607

BOARD OF DIRECTORS

Steven Rioff, Co-Chair

Cynthia Lacasse, Co-Chair

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*Senior Vice President, Community Development,
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President, Hispanic American Chamber of Commerce

Kevin Boyle

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Division, Citizens Bank of Massachusetts*

Patrick Centanni

*Executive Vice President, Global Management,
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University of Massachusetts-Boston*

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Founder and Principal, Beacon Hill Property Group

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Peter Munkenbeck

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Investment, Boston Private Bank & Trust Company*

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Brunette Beaupin-Jaramillo

Director of Leased Housing

Howard Clayman

Director of Information Technology

Noreen Dolan

Director of Housing Supports

Kevin Donaher

Director of Inspectional 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.

SUPPORTING MBHP



2013's Team MBHP with Anna Mitkevicius, who will join Team MBHP in 2014.

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.



Event Co-Chairs James E. Rooney (left) and Helene Solomon (second from right) with Karen Richards and MBHP Executive Director Chris Norris at the Fifth Annual Founders Celebration.

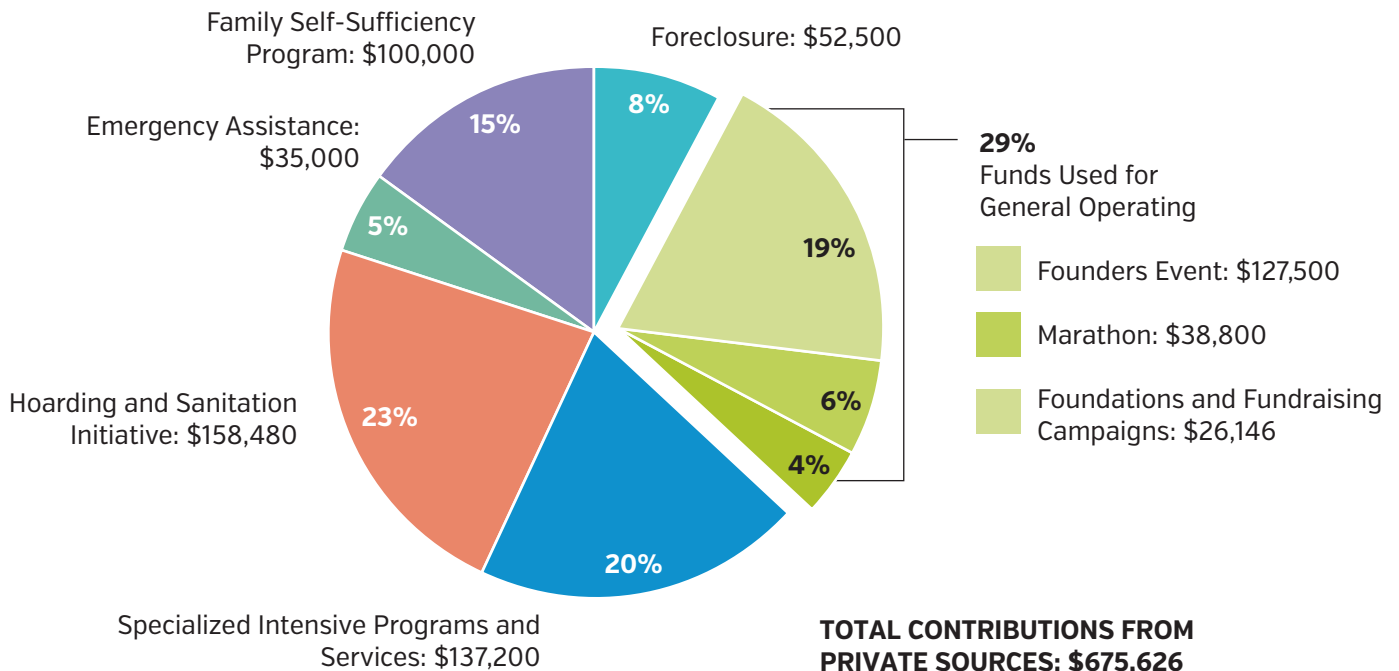
FIFTH ANNUAL FOUNDERS CELEBRATION

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



A LOOK BACK OVER 30 YEARS

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.



[L-R] Mayor Ray Flynn, Marvin Siflinger, William Edgerly, Lois Edgerly, and the Edgerly's granddaughter Sarah Folen

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.

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

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.

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] Robert Beal, Lowell Richards III

FISCAL YEAR 2013 CONTRIBUTORS

CONTRACTS

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
 Linde 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. Rioff
 Sailors' Snug Harbor of Boston
 Santander
 Beverly & Miriam Schwartz
 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
 MassHousing
 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
 Chestnut Hill Realty Corporation

City Realty Group
 Daniel Dennis & Company LLP
 Lyndia Downie & John Francis
 Frances T. Doyle
 Lydia Edsell
 Jesse and Carolyn Edsell-Vetter
 Federal Home Loan Bank of Boston
 First Realty Management Corporation
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 Greater Boston Real Estate Board
 John Hancock Financial Services
 Harvard University Employees Credit Union
 Heath Properties
 Brian J. Honan Charitable Fund
 Klein Hornig LLP
 Krokidas & Bluestein LLP
 Cynthia Lacasse & Samuel Ogden
 Michael A. Lee
 Maloney Properties, Inc.
 Massachusetts Housing Investment Corporation
 MassDevelopment
 Peter Munkenbeck
 National Development Associates
 Nolan Sheehan Patten LLP
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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."



MAKING HOMES SAFE

Providing low- and no-interest loans to homeowners with disabilities, the Home Modification Loan Program provides families and individuals with the means to make their home more safe and accessible. From the initial outreach to administration of the loan to monitoring the construction, MBHP leads the borrower through the entire process.