

# BUILDING TOGETHER



FAMILYAID BOSTON IS DEDICATED TO PREVENTING AND ENDING HOMELESSNESS, ONE FAMILY AT A TIME. WE EMBRACE A COMPREHENSIVE APPROACH THAT FOCUSES ON THE INDIVIDUAL STRENGTHS OF EACH FAMILY AND PROVIDE SERVICES TO MEET THEIR UNIQUE NEEDS.

FAMILYAID BOSTON PROVIDES HOMELESS AND AT-RISK FAMILIES WITH HOMELESSNESS PREVENTION, EMERGENCY SHELTER, AND AFFORDABLE HOUSING IN CONJUNCTION WITH COMPASSIONATE SUPPORT SERVICES. OUR GOAL IS FOR THE FAMILIES WE SERVE TO REMAIN HOUSED, STABLE, AND ABLE TO PROVIDE FOR THEMSELVES LONG AFTER THEY GRADUATE FROM OUR PROGRAMS.

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## FROM OUR PRESIDENT

### DEAR FRIEND:

In this report, we reflect on the fiscal year that began in July, 2016. Much has changed over this time, both in the wider world and within FamilyAid Boston. While we contend with the challenges that the past year has brought to our communities, I am pleased to report that fiscal year 2017 was a period of important and positive growth for FamilyAid Boston, resulting in more critical resources for parents and children experiencing or at risk of homelessness.

Our 100<sup>th</sup> anniversary campaign concluded in 2016, raising over \$1 million toward two strategic goals: expanding our homelessness prevention program and purchasing more units of affordable housing for parents and children moving out of shelter. We established a Family Stability Fund for homelessness prevention and, in December of 2016, we purchased and renovated four new units of housing for our HOMES supportive affordable housing program. Thanks to the funds raised during the 100th anniversary campaign, we will continue adding more units to this program over the next year.

Our success would not be possible without our partners, so it is fitting that our fiscal year culminated with the formalization of one of our longest and most beneficial partnerships. We completed a merger with the Family-to-Family Project, which was finalized in July. Thanks to this merger, we will have substantially more resources to prevent family homelessness in partnership with a strong network of other providers.

On behalf of all the families working so hard to regain housing stability and independence, thank you for your support and partnership over the past year.

Sincerely,

Richard E. Ring  
President

# PREVENTION

## STOPPING HOMELESSNESS AT THE FRONT DOOR

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In our decades of working with parents and children experiencing or at risk of homelessness, we know that it is always better to prevent the problem than to treat it. Whenever possible, we offer help to families before they lose their housing.

**“An ounce of prevention is worth a pound of cure.”**

- Benjamin Franklin

Homelessness is traumatic for families, particularly for children. Homeless children have higher rates of mental health problems and perform more poorly in school than their peers. Homeless parents often suffer from debilitating stress, affecting their ability to care for their children, perform at work, manage finances, and engage in communities. Homelessness is also expensive not only for our community,

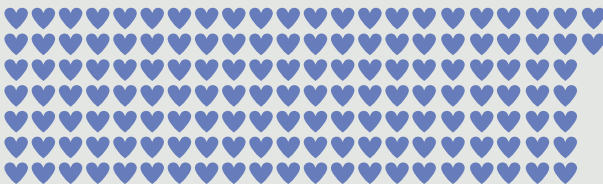
but also for the families themselves, who often have to pay more for food and transportation at a time when they can least afford it. For this reason, homelessness prevention is one of FamilyAid Boston’s main strategic priorities.

Over the past year, FamilyAid Boston established a Family Stability Fund for homelessness prevention and formalized our partnership with the Family-to-Family Project. Through these programs, we provide families with one-time financial assistance to stabilize their housing. Families then work with case managers and employment specialists to build a foundation for long-term stability: establishing budgets, pursuing job training or better employment, and accessing the support services they need for long-term success.



Cost to provide state shelter to one family for a month

FamilyAid Boston’s average grant to keep a family in their home, avoiding a period of homelessness



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**149** families remained in stable housing through FamilyAid Boston’s prevention efforts in fiscal year 2017



**“We laugh, we cry, we play. And we get to do it all in our own home thanks to FamilyAid Boston.”**  
 – Joshua Rivera

The Riveras have been married for twelve years. Though they have had their struggles, they have always kept a happy, busy home for their four children. After dad Joshua was diagnosed with cancer last year, the family feared they might lose everything. Between medical bills and lost income, they fell behind on rent. By the time Joshua finished treatment, they were facing eviction. With the help of FamilyAid Boston through the Family Stability Fund, the Riveras were able to get back on their feet and are working to build a foundation for the future.

# HOMES

## CREATING AND PRESERVING AFFORDABLE HOUSING FOR PARENTS AND CHILDREN

Massachusetts, and the City of Boston in particular, suffer from a critical shortage of affordable housing. Working families struggle to find units that they can afford, and the challenge is even greater for families moving out of shelter and working to get back on their feet.

The first year back in stable housing is a critical period for recently homeless families. During this time, families establish the skills, resources, and habits that will help them be successful and stable over the long term. Families recently recovered from a crisis; or those who are working to overcome domestic violence, mental health problems, or other challenges; need ongoing support to ensure that they do not fall back into homelessness.

The HOMES program addresses families' need for both housing and support services, providing parents and children moving out of shelter with affordable units in neighborhood settings combined with case management, financial coaching, and employment counseling to equip them with the building blocks for long-term success.

With the support of our foundation and corporate partners, FamilyAid Boston grew the HOMES program over the past year, purchasing and renovating two new affordable housing buildings. 96 parents and children now reside in our agency owned or operated supportive affordable housing, and we will continue to add units to the program over the coming years.



Boston has the third most expensive rents in the United States.

# 145

families placed in permanent, affordable housing by FamilyAid Boston in fiscal year 2017.







**“The ache for home lives in all of us, the safe place where we can go as we are and not be questioned.” - Maya Angelou**

PHOTO CREDIT Greig Cranna

Our newest HOMES supportive affordable housing property in Dorchester was truly a team effort. Grants from The Pittsburgh Foundation, the Ruby W. and LaVon P. Linn Foundation, the Franklin Square House Foundation, and the Amelia Peabody Foundation funded the purchase and renovation of the buildings; financing

from First Republic Bank ensured that we could maintain the properties while continuing to offer affordable rents to our tenants; and volunteers from the United Way of Massachusetts Bay and Merrimack Valley helped to beautify the buildings – including painting the many, many feet of railings on the buildings’ back porches!



PHOTO CREDIT Greig Cranna

# THE FAMILYAID BOSTON 2017 MARATHON TEAM

OUR 2017 BOSTON MARATHON TEAM RAISED MORE THAN \$142,000 TO HELP HOMELESS FAMILIES!



In 2017, thanks to the generosity of the John Hancock Marathon Non-Profit Program, fourteen runners ran the Boston Marathon in support of the parents and children served by FamilyAid Boston. Together, our team raised over \$142,000 to provide families with homelessness prevention, shelter, housing, and help them build a foundation for long-term success.



## THANK YOU TO OUR 2017 FAMILYAID BOSTON MARATHON TEAM:

- |                 |                  |
|-----------------|------------------|
| Alyssa Angers   | Meg Lucas        |
| Andrew Bunton   | Mary O'Connell   |
| Ryan Grady      | Elizabeth Owen   |
| Jessica Griffin | Hadley Pendleton |
| Mike Hartin     | Sharon Rodriquez |
| Bobalu Kaiser   | Kip Sanford      |
| Will Kaiser     | Danielle Vargo   |





# 100 YEARS OF SHELTER, HOUSING, AND HOPE

OUR 100<sup>TH</sup> ANNIVERSARY CELEBRATION

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Our 100th anniversary celebration on November 17, 2016, raised over \$300,000 to support FamilyAid Boston's homelessness prevention and affordable housing programs. The event honored United Way of Massachusetts Bay and Merrimack Valley President and CEO Michael Durkin for his work to address the family homelessness crisis in our community and Boston Globe columnist Adrian Walker for giving voice to families experiencing or at risk of homelessness. We are deeply grateful to everyone who joined us in celebrating 100 years of FamilyAid Boston, particularly our generous sponsors:

United Way of  
Massachusetts Bay  
and Merrimack Valley

Bank of America

Boston Capital

CORT

The Costello Family

First Republic Bank

Wayfair

WBUR, In-Kind Media  
Sponsor

Zipcar

Appleton Partners

The Boston Foundation  
Boston Properties

CrossHarbor Capital  
Partners

CVS Health

Holland & Knight LLP

M&T Bank

McCormack Suny LLC

NBC Boston, In-Kind  
Media Sponsor

Stop and Shop

TD Garden



# OUR PARTNERS

WORKING TOGETHER FOR PARENTS AND CHILDREN

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FAMILYAID BOSTON IS PROUD TO BE PART OF A THRIVING NETWORK OF NONPROFITS WORKING TO MEET THE NEEDS OF FAMILIES WHO ARE EXPERIENCING OR AT RISK OF HOMELESSNESS. THE FAMILIES WE WORK WITH CONTEND WITH A WIDE RANGE OF CHALLENGES. BY COLLABORATING WITH PARTNERS, WE CAN BOTH ENHANCE OUR OWN WORK WITH FAMILIES AND CONNECT PARENTS AND CHILDREN WITH ALL OF THE RESOURCES THEY NEED TO BUILD A STABLE FOUNDATION FOR THE FUTURE



## UNITED WAY OF MASSACHUSETTS BAY AND MERRIMACK VALLEY



PHOTO CREDIT Greig Cranna

The partnership between FamilyAid Boston and the United Way of Massachusetts Bay and Merrimack Valley dates back to the founding of both organizations in the early 20th century. Over the decades, the partnership has evolved to meet the changing needs of the most vulnerable members of our communities. Today, the volunteers, expertise, and resources of United Way continue to be instrumental in our work to help families regain housing and stability.

## THE FAMILY-TO-FAMILY PROJECT



Our fiscal year 2017 culminated with the official union of FamilyAid Boston and our longtime partner organization, the Family-to-Family Project. For many years, our organizations have worked together to prevent family homelessness. By combining our resources and expertise, we look forward to helping many more families in the future.

# FAMILYAID BOSTON STATEMENT OF FINANCIAL POSITION

FOR FISCAL YEAR ENDED JUNE 30, 2017  
WITH COMPARATIVE TOTALS FOR 2016

<b>CURRENT ASSETS</b>	<b>2017</b>	<b>2016</b>	<b>CURRENT LIABILITIES</b>	<b>2017</b>	<b>2016</b>
Cash and Cash Equivalents	\$699,255	\$254,841	Accounts Payable & Accrued Expense	\$214,402	\$234,997
Accounts Receivable	588,651	739,614	Funds held for others	132,447	153,864
Prepaid Expense	55,862	42,074	Current portion of note payable	29,277	33,067
<b>Total Current Assets</b>	<b>1,343,768</b>	<b>1,036,529</b>	Contingent note payable	11,825	16,500
<b>INVESTMENTS</b>	<b>\$2,831,181</b>	<b>\$1,874,906</b>	Deferred Revenue	1,411	5,296
Property And Equipment (Net)	1,494,678	624,873	Line of Credit	-	13,242
Restricted Cash	38,750	619,600	<b>Total Current Liabilities</b>	<b>\$389,362</b>	<b>\$456,966</b>
Deposits	24,088	24,088			
<b>Total Assets</b>	<b>\$5,732,465</b>	<b>\$4,179,996</b>			

	<b>2017</b>	<b>2016</b>
<b>LONG TERM NOTES PAYABLE</b>	\$1,306,653	\$293,235
<b>Total Liabilities</b>	<b>\$1,696,015</b>	<b>\$750,201</b>

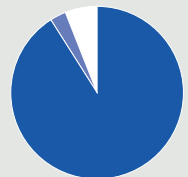
<b>NET ASSETS</b>	<b>2017</b>	<b>2016</b>
Unrestricted	\$3,556,165	\$3,191,453
Restricted	480,285	238,342
<b>Total Net Assets</b>	<b>\$4,036,450</b>	<b>\$3,429,795</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>\$5,732,465</b>	<b>\$4,179,996</b>

<b>REVENUES FY2017</b>	<b>2017</b>	<b>2016</b>	<b>2017</b>	<b>2016</b>
Government funding	\$6,374,288	\$6,485,121	83%	86%
Grants and contributions	667,315	559,235	9%	7%
United Way	129,753	133,840	2%	2%
Donated goods and services	132,264	100,889	2%	1%
Rental income	141,089	114,122	2%	2%
Special event	253,070	145,949	3%	2%
Investment income appropriated	14,538	-	0%	0%
<b>Total revenues</b>	<b>\$7,712,317</b>	<b>\$7,539,156</b>	<b>100%</b>	<b>100%</b>

<b>EXPENSES FY2017</b>	<b>2017</b>	<b>2016</b>	<b>2017</b>	<b>2016</b>
■ Programs and Services	\$6,982,822	\$6,734,262	91%	91%
■ General & Administrative	246,075	259,546	3%	3%
■ Fundraising	466,570	452,088	6%	6%
<b>Total Expenses</b>	<b>\$7,695,467</b>	<b>\$7,445,896</b>	<b>100%</b>	<b>100%</b>

Changes in net assets from operations \$16,850 \$93,260

**91 cents of every dollar received goes directly to serving homeless families**



# LEADERSHIP SUPPORTERS

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FamilyAid Boston's work would not be possible without our generous community of supporters. We are deeply grateful to the hundreds of individuals, foundations, and corporations who have had a tremendous positive impact on the lives of Boston's most vulnerable families.

AAFCPAs	Peter Brockelman	Ellen and Bill Cross
The Frank W. and Carl S. Adams Memorial Fund	Andrew Bunton	CrossHarbor Capital Partners
Ahold Financial Services/ Stop & Shop	Cabot Family Charitable Trust	CVS Health
Amelia Peabody Foundation	Elizabeth Cabot Lyman	Lois Dargo
Eleanor Andrews	Michael Caffi	Charles Deknatel
Michael Angers	Kathleen and James Cain	Elizabeth Dieman and Dennis O'Brien
Appleton Partners	C. Richard Carlson	Maria Furman Duffy and John Duffy
Atlantic Boston Corporation	The Ida S. Charlton Charity Fund	East Boston Savings Bank
Lisa Ayres	Holland & Knight	Eastern Bank Charitable Foundation
Christopher Babuska	Allen Cohe	Eversource
Bank of America	CohnReznick	John Faulkner
Henry Bass	Andrew Coler	First Niagara Foundation
Christin Beauvais	Patricia and Paul Comerford	First Republic Bank
David Blackman	Beacon Hill Capital, LLC	Franklin Square House Foundation
Sam Bluso	Janet Cooper	Kristin and Hugh Fraser
BNY Mellon/Harriet B. Bayley Trust	Michael Corbett	Gleason Gallagher
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Boston Capital	Kevin Costello	Thomas Gallagher
The Boston Foundation	Shantell Cox	Jeffrey Gordon
Boston Properties	The Mary A. Crabtree Fund	Richard Gordon
	Lacey Cronin	

Nicholas Grace	Robert Jacobson	Thea Lopez
Ryan Grady	Steve Jefferis	The Ludcke Foundation
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Jan Griffin	The Karol Group	Mancuso Communications Strategies
Michael Griffin	Kearney, Donovan & McGee	Gina Manning
Pierce Haley	Christopher W. Kelly	J. Marcklinger & Associates
Daniel Halston	Ron Kinder	The Martin Fund
Max Hamburger	Joan and Remsen Kinne	Massachusetts League of Community Health Centers
Paul Hanley	Racha Kirakosian	Massport
Sean Hannan	Margie Koenig	Mary and William McArthur
Jay Hart	Faye & Mayer Krupp Family Charitable Foundation	McCormack Suny, LLC
Michael Hartin	Cecilia Kwong	Michael McCormack
John Hein	Jacqueline LaBerge	Lora McCray
Catherine and John Henn	Almyra LaBerge	Mary McHugh
Brian J. Honan Charitable Fund	J. Dayne Lamb	Jennifer McLaughlin
Benjamin Hoskins	Tom Leahy	Milldam Public Relations
Cory Hunt	James Lee	Ann Milner
Priscilla and Dr. Richard Hunt	Reginald Leese	Jeanne Moran
William Hunt	Barbara Lenk	Megan Muzilla
The Roy A. Hunt Foundation	Liberty Mutual	NBC Boston
Infranet Solutions	Bruce and Janet Liddell	New England Regional Council of Carpenters
Iron Workers Union Local 7	James Liddell	
	Ruby W. and LaVon P. Linn Foundation	



# LEADERSHIP SUPPORTERS CONTINUED

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Regina and Dr. Frederick  
Norfolk

Phyllis Welch O'Brien  
and James O'Brien

Sandra Owen

P&G

William Paine

Partners and Simons

Virginia and Charles  
Pendleton

PNC Bank

Tamra Potts

Nancy Powers

PricewaterhouseCoopers  
LLP

Real Estate Finance  
Association

W.T. Rich Company

Riemer & Braunstein LLP

Richard Ring and Ellen  
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Jo Ann Rothschild and  
Lewis Rosenberg

Michael Rotondi

Larry Rowe

The Rowland Foundation

Samuels & Associates

Charles Sanders Trust

Kip and Jodene Sanford

Santander Bank

Carolyn and  
Michael Schwartz

Laura Scott and  
Nick Orem Jr.

Meghan Secher

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Susan Sherwin

Jamie Sroczynski

State Street  
Foundation, Inc.

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and Cynthia Bakon

Susan Worrall  
and Paul Lind

Lisa Wright

Yawkey Foundation II

Zipcar



# THANK YOU

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Thank you to our staff for their dedication to helping parents and children regain housing, stability, and hope for the future! Your support makes this important work possible. Thank you!



THANK **YOU**  
FOR MAKING HOME  
POSSIBLE!





FamilyAid  
Boston

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