

Brookview House, Inc.



Spring 2008

ANNUAL REPORT

Brookview House, Inc.

2 Brookview Street
Dorchester, MA 02124

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www.BrookviewHouse.org

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Mission

Helping Families Achieve Personal & Economic Self Sufficiency

Established in 1990, the agency's mission is to help homeless and at risk families learn the skills necessary to break the cycles of homelessness and poverty. With sites in Roxbury and Dorchester, we provide a safe, community setting with customized services to give homeless moms and kids the help and skills they need to succeed.

Board of Directors

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Transitional Housing Program

• *22 Moms with 45 Children lived in the Transitional Housing program this fiscal year.*

Today, because of all the support and services offered at Brookview House, I live in affordable, permanent housing. I am also a full-time employee, part-time college student and an advocate for homeless women.

In December of 2005, after successfully completing a 9-month intensive drug treatment program, the time came for both my children and I to move on. I had no permanent housing in place and the treatment program staff thought that I should start looking into transitional living programs. Brookview House had a three-bedroom available in their transitional housing program, so my children and I were on our way.

At the same time I moved into Brookview House, I started a new job at Brigham and Women's Hospital. I had many fears around losing my employment due to attending mandatory meetings at Brookview. Maintaining employment was just as high on my priority list as was obtaining permanent housing. I had been in situations in a former shelter where I was forced to choose between missing a day's work or making a scheduled meeting with staff. To my surprise, Brookview staff was very sensitive to my circumstance and needs. All of the staff was extremely helpful and made accommodations that allowed me to keep my job and make all mandatory scheduled meetings. I was even able to attend college part time in the evenings during my time there. By the time I moved out of Brookview, I completed 18 college credits towards my associate degree. Thanks to the help and support of Brookview House staff, I recently celebrated my two-year anniversary with the department of surgery at the Brigham and Women's Hospital, received two pay increases, am currently up for consideration on a job promotion and celebrated three years clean from drugs.

One of the greatest aspects of the Brookview House transitional living program is all the services they provide for their clients. During my year and a half stay, I received a lot of education and support around the topics of: Parenting, substance abuse, recovery, spirituality, housing and future planning. For example, I remember attending a housing workshop where we were all asked to build our "dream house" and write a story about it. The purpose of building the dream house was to inspire all of the mothers there at the time to continue to work hard on obtaining permanent housing. Building my dream house gave me the opportunity to examine my mistakes of the past and create a plan to ensure that those same mistakes were not made in the future. That day was a great experience for me because it gave me the opportunity to dig deep inside and find a spark of hope. The hope I found that day helped me stay on a positive track. The poem that I was required to write that day describing my home, even now with me being in permanent housing, serves as a set of guidelines for how things are run.

Homelessness brings on a lot of negative feelings -- Guilt, shame, low self-esteem and depression. Staff was always very caring, helpful and available, which made dealing with these feelings a lot easier. It is unfortunate that there are not more programs available like Brookview House, where staff are extremely caring people who love to serve others and take pride in what they do. Brookview House is much more than a shelter, but also a life-changing program. Brookview House has impacted my life, as well as many other families' lives in very positive ways.

~Helina

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Letter from the President

Dear Friends
of Brookview House,

During 2007, many of our fundamental beliefs and convictions were challenged. Once again, the numbers of homeless families rose, forcing the state to place families in hotels because shelters were overflowing. Soaring heating oil prices forced families to choose, in many instances, between heat and food. Predatory mortgage lending fractured communities and damaged families pursuing the American dream of homeownership.

Guided by our allegiance to homeless families and their increasing need for housing and services, Brookview forged ahead implementing the first year of its strategic plan. Conversations with numerous experts and a range of stakeholders helped to re-affirm our priorities and guiding principles:

- Invest in children to break the cycle of generational poverty.
- Support and link families to services, education, training and jobs.
- Develop housing that is affordable, energy efficient, and cost-effective to own and operate.

Implementing these priorities will make it possible for families to enter



the economy, maintain housing and enrich their communities.

2007 was supposed to be the year for the candidates to inspire us. But the media focused less on substance and more on trivia. Do we really know the candidates' positions on affordable

housing and homelessness or do we know more about their personal lives?

Throughout 2007 we read about Governor Patrick's stance on casinos. But have you read about the Governor's plan to end homelessness in the Commonwealth by 2013*? The administration has stimulated conversation and spurred action. This is a multi-year strategy that, we believe, will help pave the way when and if the federal government finally steps up to play its role in what ultimately must be a coordinated federal/state/private partnership to finally end homelessness.

We commend the administration for their foresight because it's not just a good idea; it's the right attitude.

Respectfully,

Ann R. Maxwell

* For a copy of the Report of the Special Commission Relative To Ending Homelessness in the Commonwealth go to <http://www.mass.gov>.

New Path — Outreach & Prevention

- 110 families with 179 children participated in the New Path program.

The Brookview House New Path program provides services to moms and kids that reside in other shelters. In addition, Brookview conducts outreach and opens its programs to community residents to help those at risk of homelessness stay at work and housed. Each client receives a customized service plan, case management, education and training, housing search assistance, and housing stabilization services.

When Melinda* first came to the New Path Outreach program – homeless, a single parent, in a new country, and not speaking English – she felt overwhelmed. But she found support in a case manager who cared. Today, she lives with

her 5-year old daughter in permanent housing, attending school and working two jobs to provide a brighter future for her family.

My goal is to become a nurse. I have been through some extremely rough times in my life, but I will never let anything interfere with my dream.

I lost most of my family in a civil war in my country. I had to flee with my daughter not knowing where we would end up. Our long, hard journey ended at a shelter in Boston. The shelter referred me to the Brookview Outreach program. My case manager at Brookview helped me to enroll in English as a Second Language (ESL) classes. As soon as I finished ESL, she helped me enroll in GED classes. I will complete my GED soon so I have applied to a nursing program at a

What is Transitional Housing?

Transitional housing at Brookview provides families with housing and the services required to help them succeed. The goal is to stabilize families and to help them develop the skills to obtain and maintain permanent housing.

Some families who seek housing have serious problems such as a lack of education, a history of abuse, and sometimes drug or alcohol problems. These problems contribute to the family's inability to maintain housing.

What types of services are provided?

Families receive a customized service plan related to their needs. The most common services used are education, life skills training, childcare, counseling, parenting, and job training.

After completing the program, do families show any evidence of improvement?

Yes! Compared to similar families who were placed into shelters or hotels, transitional families show signs of improved ability to maintain housing. (Center for Survey Research at the University of Massachusetts at Boston)

How do families fare in their money management skills?

Transitional families improve their money management skills as evidenced by the percentage of families reporting they follow a budget and pay bills when due. (Center for Survey Research at the University of Massachusetts at Boston)

Are there changes in the relationship behavior of single parents?

Upon entry, 52% of all women reported having had an abusive partner. At six months out of the program, only 1% reported being involved with an abusive partner. Equally dramatic changes were seen in having partners who used drugs, had alcohol problems, or were involved in criminal activities. (Center for Survey Research at the University of Massachusetts at Boston)

What happens to the children?

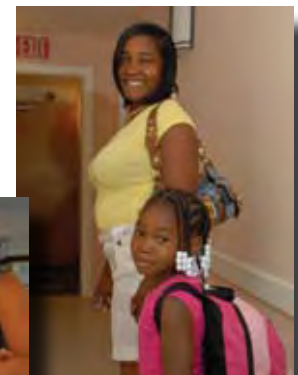
Transitional housing helps families to create a better home environment for their children, increasing their future chances of stability and success. Children at Brookview participate in youth development programs and receive customized academic, emotional and behavioral support.



community college and hopefully I will be accepted for September.

I renewed my working permit and hope to become a resident of the United States. Many think that I am working myself too hard because I have two jobs while in school. But I know there is only one thing for me to do to make a better life for my daughter here in the United States -- to work and go to school and follow my dream.

*Name changed to protect her safety



photos: © 2007 Randy H. Goodman

Balance Sheet

ASSETS	TEMPORARILY		TOTAL
	UNRESTRICTED	RESTRICTED	
CURRENT ASSETS:			
Cash and Cash Equivalents	54,184	0	54,184
Accounts and grants receivable	56,188	37,000	93,188
Prepaid Expenses	2,935	0	2,935
Total current assets	113,307	37,000	150,307
DUE FROM AFFILIATE	131,036	0	131,036
PROPERTY AND EQUIPMENT, net of			
Accumulated depreciation	2,045,327	0	2,045,327
Total assets	2,289,670	37,000	2,326,670
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES:			
Notes payable to a bank	0	0	0
Current portion of notes payable	20,236	0	20,236
Accounts payable and accrued expenses	47,266	0	47,266
Total current liabilities	67,502	0	67,502
NOTES PAYABLE, net of current portion	656,818	0	656,818
DUE TO AFFILIATE	13,824		13,824
CONTINGENT NOTES PAYABLE	356,711	0	356,711
Total liabilities	1,094,855	0	1,094,855
NET ASSETS:			
Unrestricted -			
Operating	183,253	0	183,253
Property and equipment	1,011,562	0	1,011,562
Temporarily restricted -			
Building improvements	0	0	0
Time	0	37,000	37,000
Total net assets	1,194,815	37,000	1,231,815
Total liabilities and net assets	2,289,670	37,000	2,326,670

CORPORATE/FOUNDATION/BUSINESS DONORS GRANTS AND CONTRIBUTIONS

10/1/2006 - 9/30/2007 TOTAL

\$20,000+

Hestia Fund
Hyams Foundation
State Street Foundation
United Way of Mass Bay & Merrimack Valley

\$10,000 - \$19,999

The Boston Foundation
Health Care for the Homeless

\$5,000 - \$9,999

Anonymous

\$2,500 - \$4,999

Citizens Bank
Wainwright Bank & Trust Company

\$1,000 - \$2,499

Boston Community Capital
Partners HealthCare System
Powers Design
Micheal Washington Architects

\$100 - \$999

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City of Boston - Department of Neighborhood Development
City of Boston - EDIC / Jobs & Community Services
Massachusetts Department of Early Education & Care
Massachusetts Department of Education
Massachusetts Department of Housing and Community Development
Massachusetts Department of Transitional Assistance
U.S. Department of Housing and Urban Development





Teen Visionaries: Keeping Teens Safe

- 55 Teens participated in academic improvement, job readiness, internships, life skills training, and peer leadership activities

“Last time we left to go on the camping trip, three people got shot [in Boston] and it could have been any of us. So this trip basically saved our lives and helped us better ourselves.”

On a bright sunny day, with temperatures in the 80’s, a group of inner-city teens are hanging out in the Berkshires by the waterhole. After a day of hiking, swimming, and canoeing, they are ready for dinner, exhausted, but still wanting to do more. Time is flying by and the weekend will soon be over. They are reluctant to return to the city.

The trend in youth violence and gang related activity has spiraled upward in their neighborhoods. Fatal and non-fatal shootings and aggravated assaults involving people ages 19 or younger have reached all time highs. Many parents in Dorchester, Roxbury and Mattapan worry their teens will become victims of violence for lack of a safe place to socialize.

This is not just a day of leisure for the teens – this is a retreat – a retreat from the violence and apathy that consumes their lives. After dinner, the real work will begin. This is the time for reflection and having conversations about the factors that influence their lives and ways to make change. “Preparing teens for life and work is what we do.” says Mayumi Brooks, Youth Director. “While others may write teens off, at Brookview, we know they are bright, caring, enthusiastic young people who, when given the opportunity, show incredible ambition tempered with compassion that knows no bounds.”

The teens are reluctant to return to the city not just because of the violence, but because they feel their opportunities are limited. The labor market for teens is extraordinarily weak. Jobs are hard to find. Studies reveal that jobs are distributed unevenly across key demographic and socioeconomic groups. Black and Latino youth are less likely to have job opportunities.

“Teens in our program are resilient and motivated to improve their lives. They persevere through homelessness, abuse, poverty and violence. They have a will to succeed and they view these setbacks as temporary”, said Ms. Brooks.

Academic improvement, job readiness, internships, and life skills are the center of Brookview’s teen program. The goal is to help teens develop a new vision for their lives. A trip to the Berkshires is a way not just to keep teens safe but also to expose them to a whole new world. After the retreats, teens demonstrated positive attitudes and appropriate decision making. Teens from different neighborhoods established trust with each other and with support all were willing to try new challenges.

“My weekend began with doubt, but that quickly turned around once I got going with the program. I am extremely proud of myself for even coming out to the woods. I am also proud that I went on the hiking trip to the waterfall and for having the courage to go canoeing even though I don’t swim.”

School-Age Youth Development Programs

- 95 children participated in youth development programs
- 94% were promoted to the next grade and passed the MCAS test.

Damage from homelessness spreads outward, perpetual motion in which cause and effect bounce back and forth, swapping roles, transforming lives, creating tragedies never imagined. School-age children personify such a tragedy. The issue – homelessness – gets the attention, the children perceived as a by-product and statistic. The thoughtless insinuation – they only need housing – their problems somehow solved. That is rarely the case.

Homeless children are failing in school. Repeating grades, dropping out. Suspensions, even expulsions at an early age are common. Feeling frustrated, intimidated and harassed by the school system, moms retreat.

Above & Beyond reverses this situation. Above & Beyond, conceived by Brookview House in 1996, brings parents, colleges, public and private schools together to help kids get back on course in school. The end result is an innovative model that changes how we nurture, educate, and engage homeless children. Students participate year-round – 5 days per week after school, twice monthly on Saturday, and full days in the summer.

Above & Beyond has proven successful. Kids who participate, stay in school and thrive. For the second year in a row, the Massachusetts Department of Education awarded the program an After-School and Out-of-School Time (ASOST) Quality Grant. “The purpose of the grant”, said Donna Traynham, Pre-K through Post-secondary Specialist at the Department of Education, “is to increase high quality, comprehensive after-school and out-of-school time programming, outside of the regular school day, for school age children and youth”.

“Only 48 programs across the state received ASOST Quality grants,” said Mayumi Brooks, Director of Above & Beyond. “This award validates our program and reinforces our commitment to help homeless moms and kids succeed. We are pleased to partner with the Department of Education.”

Mikaela, Age 12.

I have accomplished so much in such a little bit of time. I moved into the Transitional Housing Program (THP) two years ago. My experience has been good, but challenging at the same time. I can’t believe it’s only been two years.

Above & Beyond encouraged me to improve my grades and my attitude. Since I improved my attitude, I have improved in my grades drastically. They help you with your homework and do school visits. This has made me understand how important school and education is.

When I moved into the THP, I was not so positive. But attending Above & Beyond five days a week and Saturday Girls Group twice a month helped me to build my self-esteem and my confidence. In return they got a child with a better attitude. I’ve learned how to present myself in an appropriate manner in front of my mother, adults, and my peers as well as younger kids.

Unfortunately, when I turn 13 my days in Above & Beyond will be over. My goal is to transition into the Teen Program and become a Group Leader Intern or Volunteer at Above & Beyond.



The Statement of Activities

	UNRESTRICTED			TEMPORARILY RESTRICTED	TOTAL
	OPERATING	PROPERTY AND EQUIPMENT	TOTAL UNRESTRICTED		
REVENUES AND SUPPORT:					
Grants and contributions	19,483	0	19,483	138,900	158,383
Contract revenue	835,025	0	835,025	0	835,025
In-kind donations	64,911	0	64,911	0	64,911
Fees, interest and other	144,196	0	144,196	0	144,196
Net assets released from restrictions -					
Satisfaction of capital restrictions	0	0	0	0	0
Satisfaction of purpose and time restrictions	116,400	0	116,400	(116,400)	0
Total revenue and support	1,180,015	0	1,180,015	22,500	1,202,515
OPERATING EXPENSES:					
Transitional Housing	115,587	62,594	178,181	0	178,181
Adult/Parent Development	238,755	1,527	240,282	0	240,282
New Path	212,749	0	212,749	0	212,749
Youth Development	338,240	10,687	348,927	0	348,927
Management and General	122,957	764	123,721	0	123,721
Fundraising	33,885	763	34,648	0	34,648
Total operating expenses	1,062,173	76,335	1,138,508	0	1,138,508
Changes in net assets from operations	117,842	(76,335)	41,507	22,500	64,007
NON-OPERATING REVENUE:					
Net assets released from restriction	0	0	0	0	0
Discount on intercompany balance	(19,738)	0	(19,738)	0	(19,738)
Total non-operating revenues	(19,738)	0	(19,738)	0	(19,738)
Changes in net assets	98,104	(76,335)	21,769	22,500	44,269
NET ASSETS, beginning of year	112,761	1,060,285	1,173,046	14,500	1,187,546
Purchase of Equipment / Transfer	(8,288)	8,288	0	0	0
Principal payments on notes payable	(19,324)	19,324	0	0	0
NET ASSETS, end of year	183,253	1,011,562	1,194,815	37,000	1,231,815

Your Opportunities

Support our youth, housing, education and training programs with a gift to Brookview House.

Gifts to Brookview House help the agency fulfill its mission of helping homeless and at risk families in developing the skills necessary to break the cycles of homelessness and poverty. Your gifts enable moms and kids, like Helina and Mikaela profiled in this annual report, to achieve their full potential.

To learn more about giving opportunities, volunteer opportunities, or to join the development committee, contact Mercedes Tompkins, Chief Development Officer at (617) 265-2965 x207 or MTompkins@BrookviewHouse.org.

Brookview House is grateful for the support of the following individuals, corporations and foundations who contributed during fiscal year 2006 FOR THE PERIOD 10/1/2006 TO 9/30/2007

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