

# Brookview House, Inc.

Winter 2006



## Mission Statement

*Helping Families Achieve Personal & Economic Self Sufficiency*

Founded in 1990, the agency's mission is to help homeless and at risk families learn the skills necessary to break the cycle of homelessness and poverty. Our objective is to provide a safe, community setting with customized services that give homeless moms and kids the help and skills they need to succeed.



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## Brookview House, Inc.

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617-265-2965  
www.brookviewhouse.org

## Who Needs Affordable Housing?

By Deborah Hughes

The stereotype depicts a single mom on welfare with two or three children. Is it single moms and their children, minimum wage workers, renters, homeowners, or the business community? More people than you might realize need affordable housing. Massachusetts has 48,000 families and individuals on the statewide waiting list for rental assistance. According to Harvard Business School the demand for affordable housing exceeds the supply by a record 5.3 million units.

Stagnating incomes and rising interest rates in 2006 may foreshadow a housing crisis for our nation's families. The Wall Street Journal reports a 27% rise in fixed-rate mortgages 90 days past due and a 141% rise in past due variable rate mortgages. The federal Department of Housing and Urban Development (HUD) says that a family should pay no more than 30% of their income on housing costs. Reports show that more than 12 million renter and homeowner households pay as much as 50 percent of their annual incomes for housing costs. HUD has found that "families who pay more than 30% of their income on housing costs may have difficulty paying for necessities such as food, clothing, transportation and medical care".

Despite the recent rise in homeownership, renter households still make up one-third of the households in the U.S. – nearly 36 million households. The National Low Income Housing Coalition says a family in Massachusetts must earn \$45,502 annually to afford a two-bedroom market rate rental unit.

Housing costs and the availability of affordable housing impacts businesses, employers and the overall economy. Without affordable housing, employers find it difficult to attract and retain an effective workforce. Employers are continually pressured to increase entry-

level wages in order to meet housing purchase and rental prices. Rising wages means an increased cost to conducting business in the Commonwealth. Faced with this reality, more and more employers are choosing to leave the Commonwealth.

Who needs affordable housing? More people than you might realize.

For more information visit these websites:

[www.HUD.gov](http://www.HUD.gov);

[www.Nlihc.org](http://www.Nlihc.org); and

[www.FannieMae.com](http://www.FannieMae.com).

## Table Captains Breakfast at the Ritz

Anonymous

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We at Brookview operate from a set of core values. We believe that family homelessness is a problem that can be solved. We believe that motivated families can break the generational cycle of poverty if given the right resources: a safe place to stay, access to support, education, job and life skills and support for their children. We believe that children of all ages are traumatized by homelessness and poverty but with the proper attention and support can thrive.

**Dear Friends of Brookview House,**

On September 20, 2006 Brookview House, Inc. celebrated moving its 500th homeless family into permanent housing. We would like to say thank you to our corporate sponsors who made it possible for more than 100 people to attend this exclusive Breakfast at the Ritz Carlton, Boston. We also want to acknowledge our coordinators, Polestar Events for helping to make the morning progress flawlessly and send a special thank you to all of our supporters for attending.

Our keynote speakers were former residents, Mattie and Diana, who shared their goals, successes and dreams. We are proud of them and wish them continued success. The moms and kids who graduate from our program are an inspiration to us and to others who have experienced homelessness. Their persistence, drive, and can-do spirit preserve our faith in the power of ordinary people to change and shape a community. When homeless families get and stay employed and housed and their children stay in school, the community benefits.

At Brookview House homeless moms and kids turn their lives around and get back on their feet. We help families create a customized plan with concrete goals and provide support to help them remove barriers. The program works – mothers stay employed, families stay housed, kids stay in school and succeed.

“Magic lies in challenging what seems impossible.”

- Carol Moseley Braun

Respectfully,

Ann R. Maxwell  
President  
Board of Directors



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and Economic Self Sufficiency"*

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