

# Brookview House, Inc.



Building a foundation for families for 20 years.

Spring 2010

## ANNUAL REPORT

### Brookview House, Inc.

2 Brookview Street  
Dorchester, MA 02124

617-265-2965

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

Ann R. Maxwell, *President*  
Janet Van Zandt, *Treasurer*  
Peggy Kutcher, *Clerk*  
Carole Allen Scannell  
Cynthia Briggs  
Kathleen Ledoux  
Antonia Ray

### Youth Development Programs – 224 School-Age Participants

## Claiming Our Lives: I Have Always Had A Zeal For Learning

By India C.

*India is a freshman at Wheelock College and serves as an advocate for youth with learning disabilities.*

When I was nine years old I was diagnosed with Dyslexia. Dyslexia is a learning disability. It affects about 2.5 million children and adults in America. I have full knowledge of my disability but I also know the strengths that it provided me. As a result of my disability I have a strong memory.

I understand that many students dream to be above average, my only desire was to be seen as normal. Others and I were put in a class with children with severe disabilities because it was easier to deal with us. Too many of our nation's youth suffer the same consequences as I did. Where I was expected to fail I excelled and as ironic as it is I would not wish to have been educated in any other way.

Knowing little things about random subjects always made me feel like I had lived a million different lives. I remember sitting between my mother's legs as she would read. I remember taking books and turning the pages as she did, pretending that I was reading. I would always pick up books and look at the words

never comprehending what they meant but always knowing that they held the secret to my future. Reading would be my salvation. Something about entering into another world gave me a certain calm.

**Elementary School.** I attended school at the Pauline A. Shaw elementary school. I had very special teachers who helped me every step of the way. I was always told that I was a smart student but it was clear that I needed extra help. English was especially difficult for me. Sometimes I would read words like "cat" as "tac". Or I would have a difficult time reading because I couldn't separate the words. A sentence that had the words 'to get her' always read to me as 'together' because I had difficulty with the spaces in between words.

In the third grade I was transferred to the Joseph Lee School for advanced placement. It was an accomplishment because I didn't have to get pulled aside for reading help. In the Lee school I was an average student.

**Middle School.** In seventh grade, I started out in classes for the "smart kids". Once again, we were made to take a placement test. I was comfortable with taking a placement test because I remembered my skills from

elementary school. When I received my scores I was immediately transferred to a different side of the school.

My school was set up like this. The main entrance housed the "average" kids. The left entrance, my original side, housed the "smart kids". The right entrance housed the kids with learning disabilities. Some were "slow" kids and others had mild to severe learning disabilities. I was transferred to the right entrance- for kids with learning disabilities.

Upon entering my new class I noticed how different I was. There were six kids in my class. For privacy reasons I have changed the students' names, however it is necessary to bring them up to show my situation.

Tasha was deemed "slow"; her comprehension skills were very immature for her age. Jasenia had ADD and as a result had not learned to her grade level because public schooling had yet to discover what to do with children with ADD. Juan had ADHD. Sean had severe mental retardation. He was at the second grade level. Jesus also had severe mental retardation. And then there was me; advanced placement student with dyslexia.

*continued on pg 2*



## Letter from the President

As Brookview enters its 20th year and I step down from my role as president of the board of directors, I find a sense of comfort in looking back at the agency's success. When we set forth on this journey twenty years ago our primary purpose was to improve the lives of poor single mothers --- the fastest growing segment of the homeless population. We knew affordable housing enriched with services and resources was a vehicle to create change in the lives of families.

We weren't arrogant enough to think we had all the answers or the only answers. But we had a vision. We also had questions. How do we shape the future that we envision for poor moms and their children? How do we help poor women build a foundation for their families? How do we prepare a new path for their children to follow?

We listened to the moms and with their help our programs evolved: Affordable Rental Housing with Services. Youth programs. Collaborations with Schools. Behavioral Health. Education and Training.

I am proud to say that Brookview programs transform lives. Today, we continue to ask some of the same questions. Our challenge is to find new ways of answering them and we look forward to the opportunity.

The agency's 20th anniversary is the perfect time for my transition because I know that Brookview is in good hands. Our new President, Janet Van Zandt, is a long-term member of the board with experience developing affordable housing. Janet spearheaded development of the GrandFamilies House, the first housing project in the country specifically for grandparents raising grandchildren.

No one can say what the future will bring, but we can be sure it will bring both challenges and opportunities. Brookview is well positioned and will continue to build a foundation for moms and their children. A foundation that will end the cycle of homelessness for thousands of mothers and children.

Respectfully,

Ann R. Maxwell

## Transitional Housing - 30 Moms and 88 children

### Dorchester Women's Safety Network

Brookview House is teaming up with local nonprofits to strengthen responses to violence against women. In October 2009, Brookview House received a \$250,000 grant from the U.S. Dept of Justice Office on Violence Against Women. This grant will support a partnership designed to deliver safe and secure services to women and their children homeless as a result of domestic violence.

Brookview House will partner with Casa Myrna Vazquez and Carney Hospital to form the Dorchester Women's Safety Network. The Network aims to strengthen culturally and linguistically appropriate responses to violence against women.

More than 15 years ago Carney Hospital established the only Catholic hospital based domestic violence program in the Boston area.

Casa Myrna Vazquez, a multicultural organization dedicated to ending domestic violence, was founded in the mid-1970s. With emergency shelters and transitional living programs in Boston, CMV provides comprehensive services to victims of domestic violence.

### Claiming Our Lives... continued from pg 1

High School proved to be a difficult transition for me. Not only because I went to a college prep high school but also because there were certain things I was expected to know. Because of my middle school class situation, I was not on the proper levels for reading or math. Compounding that was the fact that I had dyslexia and was too scared to let any administrator know. And why would I? So I could be put in the class with the slow kids?

I am not looking for sympathy or even empathy. My education or lack thereof, provided me with the

ability to combat the public education system. It is easy for them to throw out all their laws on educating children with learning disabilities but it is my life experience that triumphs all that.

Children with learning disabilities only need extra help. And while our economy has had its ups and downs, the education of our children, the future leaders of the world, should never be budgeted. In the height of a thriving economy, three students (myself included) and countless others were under-prepared for our futures.



Summer Sizzler at Ashmont Grill in Dorchester



# Balance Sheet

	TOTAL
<b>ASSETS</b>	
<b>CURRENT ASSETS:</b>	
Cash and Cash Equivalents	245,117
Accounts and grants receivable	68,204
Current portion of due from affiliate	20,000
Prepaid Expenses	8,186
Total current assets	341,507
<b>DUE FROM AFFILIATE net of discount</b>	<b>94,729</b>
<b>PROPERTY AND EQUIPMENT, net of</b>	
Accumulated depreciation	2,012,773
Total assets	2,449,009
<b>LIABILITIES AND NET ASSETS</b>	
<b>CURRENT LIABILITIES:</b>	
Current portion of notes payable	22,937
Accounts payable and accrued expenses	66,940
Total current liabilities	89,877
<b>NOTES PAYABLE, net of current portion</b>	<b>612,247</b>
<b>DUE TO AFFILIATE</b>	<b>4,102</b>
<b>CONTINGENT NOTES PAYABLE</b>	<b>476,711</b>
Total liabilities	1,182,937
<b>NET ASSETS:</b>	
Unrestricted -	
Operating	249,994
Property and equipment	900,878
Temporarily restricted -	
Time and purpose	115,200
Total net assets	1,266,072
Total liabilities and net assets	2,449,009

## Formulating A Partnership with Small Business

By Mercedes Tompkins, Chief Development Officer

Eric Hurwitz is a local small business owner, a husband and father, and a donor to Brookview House. In 2001, he launched VisitingNewEngland.com (<http://www.visitingnewengland.com>), a locally-owned and operated business dedicated to helping readers plan their New England vacations. In his words, "I am a huge proponent of quality locally-owned businesses because small business is a lifeline to economic prosperity in our country." Eric donates five percent of his advertising profits to Brookview.

I recently met with Eric to discuss the origins of his 5-year partnership with Brookview House.

**MT:** Why did you decide to get involved with Brookview House?

**EH:** I decided to contribute after watching a segment about Brookview on New England Cable News. That's when I came up with the idea

# Statement of Activities

	TOTAL
<b>REVENUES AND SUPPORT:</b>	
Contract revenue	1,224,384
Grants and contributions	175,486
Program fees and other	75,792
In-kind donations	69,582
Net assets released from restrictions -	
Total revenue and support	1,545,244
<b>OPERATING EXPENSES:</b>	
Transitional Housing	334,185
Supportive Services	543,123
Youth Development	388,189
Management and General	129,639
Fundraising	77,646
Total operating expenses	1,472,782
Changes in net assets from operations	72,462
<b>NON-OPERATING REVENUE</b>	
In-kind donations - capital	54,998
<b>NET ASSETS, beginning of year</b>	<b>1,138,612</b>
<b>NET ASSETS, end of year</b>	<b>1,266,072</b>



that would combine my passion for the travel business and my desire to help people. I contacted Brookview and asked if I could donate a portion of our advertising profits. Something about your mission struck an emotional chord with me. I believe that we are all equal as human beings, but we have not been given equal situations due to unforeseen and unfortunate circumstances.

**MT:** What confirmed that it was the right decision to donate to Brookview?

**EH:** I knew it was the right decision when I met all the nice people there. From staff to the homeless I met, something told me that we are, ultimately, all family even if we come from different backgrounds. With all sincerity, I think we should find ways to help our brothers and sisters

*continued on pg 5*

# Brookview is grateful for the support of the following individuals, groups, corporations and foundations who contributed during fiscal year 2009.

## Grants and Contributions FOR THE PERIOD 10/1/2008 TO 9/30/2009

### CORPORATE / FOUNDATION

Agnes M Lindsay Trust  
Anonymous  
Black Ministerial Alliance  
Boston Women's Fund  
Brown Brothers Harriman LLP  
Brown Middle School  
Children's Hospital Boston  
Clinigen, Inc.  
Clipper Ship Foundation  
Health Care for the Homeless  
Hestia Fund  
Highland Capital Partners  
Liberty Mutual Foundation  
Linda Powers  
Maloney Properties, Inc.  
Network For Good  
Philanthropic Association of Youth (PAY)  
Proctor & Gamble  
Pumpkin Foundation  
Rodman Ride for Kids  
Small Can Be Big  
The Boston Foundation  
TJX Foundation, Inc.  
Trinity Financial Charitable Foundation  
United Way of Mass Bay & Merrimack Valley  
Visiting New England.com  
Wainwright Bank

### GOVERNMENT SUPPORT

City of Boston - Department of Neighborhood Development  
City of Boston - EDIC / Jobs & Community Services  
Community Economic Development Assistance Corporation (CEDAC)  
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 Health & Human Services  
U.S. Department of Housing and Urban Development  
U.S. Department of Justice Office on Violence Against Women

## In-kind Contributors FOR THE PERIOD 10/1/2008 TO 9/30/2009

### IN-KIND SUPPORT - CORPORATIONS & ORGANIZATIONS

Birthday Wishes  
Boston Health Care for the Homeless  
Boston Police PAL  
Brown Middle School  
Catholic Charities Food Bank  
Charles Street AME Church  
Christmas in the City  
City of Boston Land Trust  
Colortek  
Cradles to Crayons  
Eastern Nazarene College  
Fayerweather Street School  
Federal Food Program through the City of Boston  
Food Pantries  
Frosty Friends  
Haley House  
Hallie's Garden  
Harpoon Brewery  
Horizons for Homeless Children  
Kevin Youkilis - Hits for Kids  
Lesley College  
Maxwell & Associates  
Milton Academy  
New England Women in Real Estate  
Nixon Peabody, LLP  
Operation Able  
Parish of the Epiphany  
Powers Design  
Rodman Ride for Kids  
Salvation Army Food Pantry  
Self-Esteem Boston  
Small Can Be Big  
Somali Development Center  
Sportsmen's Tennis Club  
Toys for Tots  
Union United Methodist Church  
Wheelock College  
Whole Foods

### IN-KIND SUPPORT - INDIVIDUALS

Carole Allen Scannell  
Alisha Bell  
Howard Breave  
Karen Burns  
Nancy Burns  
Evangeline Cade  
Yvonne Clarke  
Jennifer Cohen  
Hope Corizzo  
Emilie Davis  
M. Page DeGregorio  
Laurel D'Entremont  
Juanita Grant  
Sancia Grimes  
Robin Grumman-Vogt  
Kelly Guerin  
Matthew Hanlon  
Tobin Hayes  
Josie Headen  
Shai Herman  
Gail Holliday  
Michele Houdek  
Priscilla Huang  
Deborah Hughes  
Vivian Hughes  
Matthew Jensen  
Eric Johnson  
Christine Keefe  
Maggie Kigoni  
Daphne E. Knight  
Daniel Kuthy  
Lori Lander  
Michelle Lash  
C. Bryan Lavigne  
Alicia Lawson  
Scott LeBouef  
Cheryl Lekousi  
Virginia Lennon  
Shawn Maloney  
Shirley Martin-Dopson & Family  
Ann Maxwell  
Bonnie McCullough  
Luis Melendez  
Catherine A. Melina  
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Malaika Minor  
Donna Monteiro  
Jesse Owens  
Carol Ann Parris  
Ellen Podolsky  
Celina Ren Quevedo  
Sherry Scharschmidt  
Ronald Shelburne  
Andrew Simms  
Ryan Stringham  
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Leslie Tane  
Susan Thorpe  
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Corie & Marcia Walsh  
Kelsey Warner  
Sandra Warren  
Ruby Wilcher  
Beatrice Willis  
Laura Woolpert  
Amanda Zarle



## 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 those profiled in this annual report to reach 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.

## Building a Foundation for Families

By Robert-Thomas Duclersaint, Director of Program Services

*“In one day our whole world changed. We had nowhere to live. What was I supposed to do? Where could I go with my children?”*

This was Nannette\* when she first moved to Boston about 3 years ago. Displaced from Florida, Nannette came to Boston to finish school and work. But things didn't work out that way. At the end of a bitter relationship and domestic turmoil, Nannette lost her school slot and her job at the same time. She had to move and had nowhere to go.

For the last 20 years Brookview House, Inc. has heard variations of the above account and no matter the cause the impact is always the same. A family is uprooted, displaced, emotionally and financially crippled and unsure about what to do next.

Brookview House specializes in working with the most vulnerable population – moms with kids who are impoverished and homeless.

We recognize homelessness impacts the whole family in all facets of their lives and our Adult Services program addresses and supports the whole family.

The Adult Services program at Brookview House supports mothers in identifying the genesis of their homelessness. What were the signs? How did it begin? How did it escalate? From there, we provide intensive services to promote self-awareness and self-development. Our mothers, with support of case managers and clinicians, create a service plan that will capture economic, educational, family, and personal goals. Simultaneously her children are provided similar age-appropriate services including academic support to help break the cycle of poverty and homelessness.

Brookview House offers workshops on parenting, community building, counseling, self-esteem, financial literacy, and more. Education support, job and housing readiness, internships, leadership

development, and youth development programs are also offered. When our families are ready to transition to their own apartment, they have learned the skills necessary to succeed. Our housing model combined with support services and youth development programs is what makes Brookview House distinct.

The success of our families is deeply rooted in the array of services we provide. For the past 20 years, our commitment to providing families the skills necessary to break the cycle of poverty and homelessness has helped 75% of our families find

and sustain permanent housing. And the children we serve remain in school; graduate and either enroll in secondary education, a training program or have gainful employment.

*Today Nannette is working at a full-time job, living in a permanent apartment and raising her child who is succeeding academically at one of the pilot schools. She still talks about her goals of going back to school and thanks Brookview House for the help and direction in getting her life back on track.*

*\*Pseudonym used to ensure her safety*



*Formulating A Partnership... continued from pg 3*

## SAVE THE DATE

**Heal, Thrive and Grow:** A Series of Workshops Designed to Improve the Lives of Children and Families

### *Impacting Service Delivery to Homeless Teens*

**DATE:** April 30, 2010

**TIME:** 8:30am – 4:30pm

**PLACE:** Wheelock College – Brookline Campus

Join Educators, Behavioral Health Practitioners, and Community Partners to share resources and identify strategies that help homeless children succeed in school.

*Continuing Education Units (CEUs) available*

REGISTER ONLINE: <http://www.BrookviewHouse.org>

Sponsored by Brookview House, Wheelock College and Wheelock College School of Social Work

in need, even if there is no biological relation. It's just the right thing to do.

To me, the Brookview staff has one of the most important missions around – that is, to give families the tools to help break the cycle of poverty. Having never been homeless makes me want to help even more, as goodwill towards those less fortunate is one of the main tenets of human decency. I believe that we are all equal as human beings, but we have not been given equal situations due to unforeseen and unfortunate circumstances. To help an equal of mine is truly satisfying and hopefully, contributes to the betterment of our society.

And that is why I contribute to Brookview, an organization that I see as doing great things in the community.

**MT:** What is your formula for combining your passion for the travel business with your desire to help people?

**EH:** For every local advertisement we sell or hotel commission we make, five percent of the profits will go to Brookview House – thus helping homeless families. It is our hope that hotel reservation conversions and local ad sales increase to the point where we can donate much more to Brookview.

We are deeply aware, at VisitingNewEngland.com, that vacations are a luxury, not a necessity — and that many families in our region and beyond face economic challenges that can result in, at best, careful budgeting, and at the very worst, foreclosure and homelessness. But for those people who can still travel they can travel knowing that they are helping homeless families.

# Brookview House, Inc.

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2 Brookview Street, Dorchester, MA 02124  
617-265-2965 • www.brookviewhouse.org

*"Helping Families Achieve Personal  
and Economic Self Sufficiency"*

Grants and Contributions FOR THE PERIOD 10/1/2008 TO 9/30/2009

# Thank you

## INDIVIDUAL DONORS

Katherine Reynolds  
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