



mbhp UPDATE

Metropolitan Boston Housing Partnership • 125 Lincoln Street, 5th Floor • Boston, MA 02111-2503 • (617) 859-0400 www.mbhp.org

FALL 2010

MISSION STATEMENT

MBHP's 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.

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MBHP Receives Grant to Take FSS to Fairmount Corridor

A recently awarded \$500,000 Boston Foundation grant will help MBHP take a successful economic self-sufficiency program deep into three neighborhoods where hundreds of families can benefit from it.

The initiative will focus resources of MBHP's Family Self-Sufficiency (FSS) Program in the Roxbury, Dorchester and Mattapan areas along the Fairmount Corridor commuter rail line. Partnering with neighborhood-based organizations, MBHP will encourage Fairmount Corridor families who receive MBHP Section 8 rental assistance to participate in the

FSS program, plus receive many of the program's services and resources right in their own neighborhoods.

The FSS program helps families with low incomes increase their assets and decrease their need for public assistance. FSS participants work one-on-one with an advisor, who helps them develop a five-year plan detailing the steps they need to build assets, enhance educational and career opportunities, become and stay employed, increase earnings, and move toward economic independence.

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Mark Your Calendar for Nov. 3 Founders Celebration

MBHP's annual fund-raiser and celebration of its heritage will be from 5:30 to 7:30 p.m. Wednesday, Nov. 3, at State Street Financial Center in Boston. This year's event will honor two recognized leaders who played an important role in the creation of MBHP and who continue to work in the affordable housing field. Housing Partners Inc. Chairman Marvin Siflinger and President Eleanor White are leaders in the fields of public administration and affordable housing development. Their combined 85 years' experience spans careers advising public and private clients, administering and participating in HUD programs, and multifamily real estate financing and management.

Congressman Barney Frank, a dedicated advocate of affordable housing, graciously has agreed to be the event's keynote speaker. Sandra B. Henriquez, Assistant Secretary, Public



Marvin Siflinger and Eleanor White

and Indian Housing, U.S. Department of Housing & Urban Development, will offer comments, and National Grid's Carmen Fields will emcee the event. Event co-chairs are Robert L. Beal, President, The Beal Companies LLP, and Marty Jones, President, Corcoran Jennison Companies.

For more details—including information about tickets and sponsorship opportunities—visit www.mbhp.org. Or, call MBHP Development Director Carla Bennett at (617) 425-6705.

MBHP'S PROGRAMS

• **Rental Assistance:** Section 8 housing voucher and other subsidy programs working with 4,300 property owners and serving 7,600 disabled, elderly, formerly homeless, and other individuals and families throughout Greater Boston. Included are subsidies for people with special needs requiring both housing and support services. Other voucher initiatives target tenants striving for greater economic self-sufficiency.

• **Housing Supports:** Programs that serve tenants, property owners and others with securing, stabilizing, or improving their housing. These include:

Housing Consumer Education Center: An integrated network of services that provides housing-related information, workshops, programs and emergency financial assistance.

Specialized Intensive Programs and Services: Individualized assistance to residents who have faced domestic violence, mental health or substance abuse issues, chronic homelessness, hoarding issues and other traumas.

Fair Housing Technical Assistance: Trainings and technical assistance to tenants and property owners on their rights and responsibilities under federal and state fair housing laws.

Foreclosure Prevention and Tenancy Preservation: Serves property owners facing foreclosure and tenants facing eviction due to foreclosure.

• **Real Estate Services:** Equity services and asset management oversight, a loan program that keeps homes accessible for elders or people with disabilities, and affordable home ownership opportunities.

Letter From the Executive Director

Dear Friends,

“Partnership.” It is in our name, yet we do not always step back to reflect on what it means. I view partnership as the ability to accomplish more together than we can separately and the opportunity to harness the individual strength of two or more groups without duplicating efforts. This issue of *MBHP Update* features just a few of our many partnerships.

At the end of July, MBHP’s work with Citizens’ Housing and Planning Association, the Massachusetts Association of Community Development Corporations and others to pass legislation relative to foreclosure prevention met with success. The legislation is among the strongest in the nation, and it includes protections for tenants with state or federal rental assistance.

Also in July, we learned that The Boston Foundation, a longtime partner of MBHP, agreed to fund an expansion of our Family Self-Sufficiency Program (FSS). The FSS program helps tenants move toward increased economic self-sufficiency and housing stability, and with TBF’s support we intend to double program participation within five years and work closely with community organizations in the Fairmount Corridor of Boston.

We know that a diploma can make it possible to afford a place to live and that it is one key to success. Thanks to the University of Massachusetts Boston and a private funder, later this year there will be a four-year scholarship available to assist one FSS participant in achieving this goal. This arrangement with UMass will also allow us to increase opportunities for the families with whom we work to attend the university and access the resources that it has to offer.

One of our federally-funded partnership programs, featured in the Spring 2010 *MBHP Update* newsletter,

has reached a milestone: 219 families housed! Be sure to read more about our Housing Prevention and Rapid Re-housing work in this newsletter.

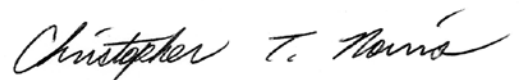
Our partnerships at the local level allow for building networks of support that can be crucial. We have provided workshops with Chelsea Neighborhood Developers (CND) and are looking to expand this while also using technology to make it easier for our clients to certify their eligibility for rental assistance programs near their homes at local agencies such as Codman Square Neighborhood Developers and CND rather than having to come downtown to our office.

One of our largest partnerships has been the Interagency Council on Housing and Homelessness Metro Boston Network, for which MBHP serves as the convening agency. The current phase of this successful program will end on September 30. During the previous quarter (April, May and June), we worked with more than 20 different agencies and helped hundreds of individuals and families stabilize their housing and avoid homelessness.

Finally, on November 3 we will hold our Third Annual Founders Celebration honoring Marvin Siflinger and Eleanor White, two people whose partnership with us has made much of our work possible. Don’t miss the opportunity to attend our annual celebration!

As summer comes to an end and the kids go back to school, at MBHP we continue to work diligently to ensure that everyone has a place to call home. Thank you for working in partnership with us.

Sincerely,



Christopher T. Norris

Donor Spotlight: Hector Cruz

Hector Cruz's relationship with MBHP started in 1992 when, as a new property manager for Winn-Management, he found an apartment for an MBHP client in a transitional housing situation.

"That's when I became aware of MBHP's programs and services," he said. "Transitional housing, homelessness prevention... MBHP's programs help families get a second chance on life."

That first experience 18 years ago was so positive that Cruz began to contact MBHP when he knew of vacancies that could help MBHP clients. The reverse became practice as well: MBHP would contact Cruz when clients needed to find apartments.

When he was promoted to executive property manager and in contact with more of Winn's properties, Cruz was able to assist even more MBHP clients find apartments.

"I enjoy working with the people at MBHP," he said. "We have the same mission, to help. When we get a tenant from MBHP, we know we and the tenant will get the follow-up, the support."

MBHP Property Owner and Inspectional Services Director Kevin Donaher got to know Cruz well over the years of their working together, and in 2008 Donaher mentioned to Cruz that MBHP had received charity spots in that year's Boston Marathon. Cruz declined to run the Marathon then because he was in the early



Cruz, far right, was one of six Team MBHP Marathon runners recognized at the May 6, 2010, Donor Appreciation Breakfast hosted by Boston Private Bank & Trust. With Cruz, from left, are Marathoners Cristo Banda, Carolyn Edsell-Vetter, Jesse Edsell-Vetter, Sean Caron and Alayna Van Tassel.

stages of training, but the next year he quickly applied to represent and raise money for MBHP while running the city's famous 26.2-mile race.

"It was a win-win for both organizations," Cruz said. "I had run a 5K, then a half-marathon, and I thought to myself, 'Let's up the ante.' I wanted the challenge, the motivation to keep moving. And I could help raise money for MBHP programs at the same time."

Not only did Cruz finish the race with a respectable time, he netted thousands of dollars for MBHP programs and services that help those who are homeless or most at risk of losing their housing.

Cruz said in his current position he has fewer personal interactions

with MBHP, but he still encourages and supports the relationship between Winn and MBHP.

"MBHP is by far the best organization I've worked with in the housing field," Cruz said. "Its beliefs, its programs, the support of the staff. You see how they care in how they communicate with their tenants."

"MBHP makes my job easier," he added.

MBHP isn't alone in its appreciation of Cruz's efforts. He's a role model at Winn, too.

"Hector's commitment to Winn and to MBHP is commendable," said Lawrence Curtis, President of WinnDevelopment. "He is a model employee and provides inspiration to others at Winn."

NEWS BRIEFS

Voters to Decide Fate of Massachusetts' Affordable Housing Law

On Nov. 2, voters will decide whether the state's affordable housing law, Chapter 40B, should remain in place. It is Question 2 on the ballot.

Since its passage, Chapter 40B has been responsible for 80 percent of the affordable housing built in Massachusetts outside of the Commonwealth's

largest cities in the last 10 years. This is housing for Massachusetts' seniors and working families.

Repealing 40B would halt immediately the creation of affordable housing in most communities across the Commonwealth. As a result, 12,000 homes currently in the pipeline would not get built, and we

would lose the economic benefits that construction would bring.

A coalition to protect the affordable housing law includes civic, business, religious and academic leaders, as well as senior, environmental, housing and civil rights groups—their information is available at www.VoteNoOnMAQuestion2.org.

Foreclosure Legislation Signed by Governor

On Aug. 7, 2010, Governor Deval Patrick signed “An Act Stabilizing Neighborhoods,” Chapter 258 of the Acts of 2010.

MBHP worked with Citizens’ Housing and Planning Association (CHAPA), the Massachusetts Association of Community Development Corporations (MACDC), and others in advocating for passage of the legislation to better protect tenants and property owners and help preserve affordable housing.

“This legislation provides significant protections for families at risk of losing an essential piece of their lives: their homes,” said Rep. Kevin G. Honan, House Chair of the Joint Committee on Housing. “By keeping tenants and home owners safe and in their homes we can begin to stabilize our neighborhoods, bolster our economy and strengthen the entire Commonwealth.”

Highlights of the legislation include:

- The prohibiting of the eviction of tenants in foreclosed properties (until there is a contract to sell the property) as long as the tenant pays rent and remains in good standing. This should put an end to the practice of automatically

and immediately evicting tenants at foreclosure.

- Extending the time from 90 days to 150 days for lenders and home owners to work together to engage in a good-faith effort to modify a mortgage loan. While negotiating the loan modification remains voluntary, lenders that do not engage in a good-faith effort must offer the home owner 150 days to cure the default.
- The criminalization of willful acts of mortgage fraud.
- The mandate that upon foreclosure a lender must assume an existing state or federal rental assistance payment contract.
- Creation of a local option for municipalities to forgive property taxes on foreclosed properties acquired by nonprofits while the properties are being rehabilitated.
- Requiring in-person counseling for reverse mortgages beginning in 2012.

“This bill provides no-cost solutions that will help to stabilize neighborhoods across the Commonwealth that are hard hit by foreclosures while also ensuring that seniors fully understand the risks and benefits of reverse mortgages,” said Senator

Susan Tucker, Senate Chair of the Joint Committee on Housing.

The legislation provides MBHP’s Foreclosure Prevention and Tenancy Preservation Initiative additional tools to help them serve tenants, home owners and small property owners facing foreclosure.

“For years we have been advocating for these tenants who often face significant pressure to vacate an apartment in a foreclosed building with little or no notice,” said MBHP Executive Director Chris Norris. “This legislation will help lessen the effect of foreclosure on tenants who, through no fault of their own, get caught in the foreclosure crossfire.”

Norris said the legislation also provides MBHP foreclosure counselors more time to help home owners whose foreclosure clocks are ticking.

“Increasing the time from 90 to 150 days for lenders and home owners to work on a solution gives more time to counsel home owners appropriately, process the necessary paperwork, and work with lenders who are overwhelmed,” Norris said.

MBHP thanks BNY Mellon, Bank of America and The Boston Foundation for their generous support of our Foreclosure Prevention and Tenancy Preservation Initiative.

NEWS BRIEFS

Partnering for Healthy Homes

MBHP, the Boston Public Health Commission (BHPC), Northeastern University and the Boston Housing Authority (BHA) have teamed up to help make Boston homes healthier.

BHPC recently was awarded two federal grants to implement a program aimed at improving the home environments of low-income families by eliminating toxins and hazards and, as a result, improving the health of the families.

Through the Healthy Homes initiative, MBHP will identify 25 of its tenants who have one or more family members with asthma and another 10 MBHP families who are jeopardy of losing their vouchers due to health and sanitation issues. MBHP, in conjunction with the initiative partners, will do one-on-one, in-home case management to help these families improve the condition of their homes and the overall health of family members as well as preserve tenancies.

Within the next several months, MBHP inspectors will be trained to be Healthy Homes practitioners. Once trained, they will be able to identify conditions that contribute to specific health issues—such as asthma—and connect families with appropriate assistance to help them eliminate housing-related hazards. Additionally, MBHP will help these families connect with other services, such as food stamps and utility assistance, to further improve their health and living environments.

Metro Boston Network Celebrates Successes, Looks Toward the Future

Michelle and Rob live in local public housing with their children. Rob has a good job, and Michelle is able to stay home and raise the children. A few months ago, their fragile household budget was devastated when the family car broke down. Rob needed the car to get to work; they had no choice but to pay to repair it. In doing so, they were unable to pay their rent for the first time since moving into their apartment more than three years ago.

With no savings to fall back on, they found themselves two months behind in rent and received a 14-day notice to leave. Panicked, Michelle called Housing Families Inc., a Metro Boston Network (MBN) sub-grantee agency. The family was assisted with flexible funds for one month's rent,

and HPRP funding was used for the second month's rent—stopping the eviction process. Rob and Michelle continue to work on their budgeting skills with their Housing Families case manager so they will be prepared for the next unexpected expense.

In just three months (April-June), MBN agencies assisted 260 families like Michelle's and Rob's. Four of them were diverted from shelter, 247 were prevented from becoming homeless, and nine were housed as part of the Housing First program. Twenty-five more individuals were assisted with similar services. Flexible funds were used for back rent, utility arrearages, short-term rental stipends and other expenses to help households stabilize their housing and avoid homelessness.

The Metro Boston Network to End Homelessness officially began operating in July 2009, with 14 agencies and organizations (sub-grantees) throughout the Greater Boston region working collaboratively to create innovative solutions to homelessness.

The network is funded by a \$1.18 million grant from the Inter-agency Council on Housing and Homelessness, and its organizations provide Housing First, homelessness prevention and diversion, and housing stabilization services.

As the end of the funding cycle approaches, MBN's Steering



MBN supporter Rep. Byron Rushing speaking during the May 17 event.

Committee and Leadership Council are considering strategies that would allow the Network to function beyond its September 2010 funding. MBN is focusing on utilizing the lessons learned through this pilot program to promote long-term change at the policy level and continuing to cultivate meaningful relationships among service providers throughout the Metro Boston region.

On May 17, MBN hosted a legislative engagement event at the Massachusetts State House to highlight the network's initiatives, activities, successes and recommendations for the future. It drew nearly 100 attendees, including 21 legislators and legislative staff members.



Somerville Community Corporation's Danny LeBlanc described how his agency has used MBN dollars to help Somerville residents.



BHP Comes to a Close

On May 5, seven community development corporations received long-anticipated checks, marking the end of a ground-breaking, 21-year public-private partnership to preserve 925 affordable apartments in Boston. The private corporations that had invested in the development and preservation of the 925 apartments two decades ago have donated their financial interest in the properties to the CDCs that have been managing the apartments throughout the partnership. Shown are Board Co-Chair Steven Rioff, Urban Edge CEO Chrystal Kornegay and MBHP Executive Director Chris Norris during the check presentation.

MBHP and UMass Boston Team Up to Offer Scholarship Opportunity

Beginning in Fall 2011, one MBHP tenant could receive a four-year scholarship to UMass Boston.

MBHP is teaming up with MBHP Board Member Matt Martinez and UMass Boston to sponsor a scholarship for one of MBHP's rental assistance tenants. Martinez, who is the founder and principal of the Beacon Hill Property Group and an MBHP property owner, said the scholarship has been his dream for more than seven years.

"I'm seeing the second generation of tenants in the same situation as their parents," he said. "A child would grow up right in front of my eyes and not finish high school or not go on to college. But education is the way out of the cycle of poverty. Housing is critical, but to break the cycle of poverty, it comes down to education, especially a college degree."

Working with MBHP Executive Director Chris Norris and representatives at UMass Boston, the scholarship will become a reality next year. To qualify, the applicant must be receiving rental assistance through MBHP and a participant in MBHP's Family Self-Sufficiency (FSS) program.

The scholarship would be for one full school year, and would be renewable for up to four consecutive years as long as the student complied with the program's continuing eligibility requirements. Vocational assistance to help the student secure gainful and relevant employment between academic years and upon graduation would be provided.

MBHP will provide housing and other stabilization services to the student, who would be expected to work toward increased financial stability. Scholarship dollars not used

after tuition, books and fees are paid can be used for other expenses such as child care and transportation.

Beacon Hill Property Group donated money to start the scholarship, dollars which will supplement any financial aid provided by UMass Boston. But the benefits of the collaboration will extend beyond the single scholarship, Norris said.

"Even if an FSS participant applies for the scholarship and doesn't receive it, a college degree still may be within his or her reach," he noted. "Through this partnership with UMass, the university will work with everyone who applies to see if they can put together a package that could work for them. We want to encourage folks to seek out that higher education."

Dr. Lisa Johnson, associate vice chancellor for enrollment management at UMass Boston, said the university is "excited" about its collaboration with MBHP. "As Boston's only public university, UMass Boston strives to provide access to higher education for Massachusetts residents," she said. "It is our hope that this partnership will help many residents of public housing realize that higher education is within their reach. We want to empower them to obtain the tools that are necessary to become self-sufficient. For there is no greater gift that one can give himself or herself than an education—it can never be taken away."

Martinez said he's encouraging others to donate to the scholarship.

"We're inviting the private sector to become partners to help raise money to fund other expenses," he said. "If we raise a sufficient amount of money, we could expand the scholarship to more families."

To donate to the scholarship, contact Norris at (617) 425-6606 or e-mail chris.norris@mbhp.org. For application information, contact FSS Program Manager Jamie DeLude at (617) 425-6701 or e-mail [jamie.delude@mbhp.org](mailto:delude@mbhp.org).



Sleep Tight

More than 100 children moving from homelessness to housing are sleeping more comfortably at night, thanks to Pegasystems. In June, Pega delivered 110 Sleep Tight Kits to MBHP. The kits are filled with bed linens, comforters, pillows, toothbrushes, stuffed animals or toys, and other goodies, ready for MBHP staff members to give to families who are transitioning from homelessness to housing. Shown are Pega's Mike Howell, Janelle Carmichael and Laura Starr-Houghton and MBHP Executive Director Chris Norris with some of the kits.



Back-to-School Help

More than 130 children who recently transitioned from homelessness to housing got a back-to-school pick-me-up, thanks to MBHP supporters Shawmut Design and Construction, Ropes & Gray, and Pegasystems. Employees from the three organizations donated fully stocked backpacks to help the children of MBHP families start the new school year with the supplies they needed. Shown are MBHP Executive Director Chris Norris with Shawmut's Katy Mulhern and Daryl Leland and Shawmut's 40-plus backpacks.

219 Families Move From Motels and Shelters into Housing

Lisa once owned a home and had a good job. But unexpected unemployment, followed by her husband abandoning her and her daughter, forced them to give up their home. Living with a family member provided only a short-term solution. By January 2010 Lisa and her daughter were homeless and placed in a local motel by the state. But thanks to the Homelessness Prevention and Rapid Re-housing Program (HPRP) administered by MBHP, Lisa and her daughter were in their own apartment by April.

Since December, MBHP staff members have met with 400-plus families sheltered in 10 motels across Greater Boston. The team's goal is to identify families who, with just a little help, could move quickly out of the motels and into homes. Cambridge-based Heading Home is also a partner in the program.

Using a combination of federal stimulus dollars through the HPRP program and privately donated flexible funds, 219 families have moved out of motel, congregate and scattered site shelters and into homes. HPRP funds help families pay the rent for up to a year and, when they are available, flexible funds can help with any related expenses, such as security deposits on apartments.

Additionally, families like Lisa's are connected with other resource agencies to help with career development, family counseling, medical needs and more to help them sustain their tenancies so that, once their rental subsidy runs out, they should be able to pay the rent on their own.

Lisa now has a job, and there's even discussion about her becoming a store manager in the near future. She says that while it will be hard

work, she'll "do whatever it takes" to be self-sufficient not just at the end of her year of rental assistance, but for good.

Another facet of the HPRP program, diversion and prevention, has helped scores of families as well.

As of July 31, MBHP staff working at the Revere and Malden DTA/DHCD offices had met with 141 families and individuals on the brink of homelessness. Thirty-two of them were housed using a combination of HPRP, DHCD Toolbox funds, Family to Family funding and other emergency funds, and all were connected with services and resources to help them stave off homelessness.

Another 73 families who were not in imminent danger of homelessness but at risk of eviction were counseled and connected with programs and resources to help them sustain their current housing.

Collaborating in Chelsea and Beyond

"How can we use technology to make our clients' lives easier and facilitate their building a support network?" This simple question has led MBHP to team up with Chelsea Neighborhood Developers (CND) to help tenants receiving rental assistance through MBHP do their annual recertifications right in their own neighborhood and better access neighborhood-based financial stability resources.

In addition to the joint workshops that they already do together, the two agencies are formulating a pilot program in which MBHP staff will visit CND's office to help MBHP tenants recertify their vouchers. Approximately 400 of MBHP's Section 8, MRVP and Shelter Plus Care voucher holders reside in Chelsea.

About 35 recertifications each month would be done at the CND offices, thereby saving residents a trip to Boston. This should result in easier access to MBHP staff, a

quicker recertification process, and more convenience for the tenants.

Additionally, the visits will help link tenants with community-based resources—such as career and asset development, social services and fuel assistance information—at CND.

Another benefit of the pilot program is its potential to increase tenant participation by Chelsea voucher holders in MBHP's Family Self-Sufficiency (FSS) Program, which links Section 8 rental assistance with support services to assist tenants working toward financial independence and the possibility of home ownership.

MBHP's collaboration with the CND gives program participants who live in Chelsea access to even more resources such as literacy training; workshops on saving, budgeting, investing and credit repair; financial empowerment support groups; and access to an individual development account program through CND.

"The partnership between CND and MBHP combines our strong neighborhood connections with important resources that MBHP is able to provide," said CND Executive Director Ann Houston. "For several years we have wanted to better support Chelsea residents and home owners; we are delighted that MBHP has been able to meet this need."

MBHP Executive Director Chris Norris imagines the pilot program revolutionizing how MBHP interacts with its partnering communities, tenants and property owners.

"Not only will this provide better customer service and put tenants in touch with more community-based resources, but it should build the sense of community among the agencies and the people they serve," he said. "We continue to look for other potential partner agencies."

MBHP plans to launch its on-site recertification pilot program in Chelsea this fall.



MBHP Receives Grant to Take FSS to Fairmount Corridor *(continued from page 1)*

Included in the FSS program is a built-in savings component: As a participant earns more, money is placed in an escrow account that becomes available to the participant upon graduation. In FY 2009, the average income increase for graduates was \$22,615, and the average escrow savings was \$15,000. Graduates use this escrowed money to get college degrees or pay debts, and some even buy their own homes.

Buying a home is exactly what recent FSS grad Anjanette Medina plans to do with her escrowed money. But she said the five-year FSS program was much more than a savings plan to her. "If you have goals, if you have an agenda, if you're thinking of the bigger picture, this program gives you the structure to accomplish what you want to do," said the Hyde Park single mother of two.

The Fairmount Corridor was chosen based on census tract data that shows these neighborhoods are in need of greater economic support and stabilization services. MBHP already has identified 1,731 families in the Fairmount Corridor who may qualify for the FSS program. Currently, about 5 percent of these families participate in the program.

By focusing the program in the neighborhoods and collaborating with neighborhood organizations, MBHP will bring its FSS best practices to program participants and increase families' connections with community-based networks. Many of the transportation issues that compromise a participant's ability to connect with services and resources will be minimized.

"We are thrilled to be able to take the FSS program, which has changed

the lives of so many families, to a whole new level," said MBHP Executive Director Chris Norris. "Collaborating with neighborhood-based organizations will provide an unparalleled network of support to the Fairmount Corridor's FSS program participants. We are grateful to the Boston Foundation for its generosity and for sharing our vision for this initiative."

"This program by the Metropolitan Boston Housing Partnership is part of a broad effort to create greater opportunity and economic security for residents of the Fairmount Corridor in the heart of Boston," said Paul S. Grogan, President and CEO of the Boston Foundation. "MBHP is a highly esteemed partner for us in this area, expanding a proven strategy to support and strengthen local families."