



2023 Annual Report

Addressing Elder Homelessness
Through Housing and Supportive
Services: A Current Assessment

A Lifeline for Homeless Elders
in Greater Boston

Mobilizing Partnerships
to Combat Homelessness



Dear Hearth Community,

As we reflect on the past year, it's clear that we have faced challenges and uncertainties like never before. Yet, amidst the turbulence, there has been a steadfast spirit of resilience and determination that has propelled us forward. This spirit of progress is at the heart of everything we do at Hearth.

In 2024, we have embraced the SOAR framework—**S**ervice, **O**utcomes, **A**ssessments, and **R**esults—as our guiding principle. This framework has not only shaped our approach to addressing elder homelessness but has also become a beacon of hope and inspiration for our entire community.

Service: At Hearth, Inc., service is not just a duty; it's a calling. It's about showing up every day, ready to lend a helping hand and make a meaningful difference in the lives of others. Whether it's providing housing placement assistance, offering healthcare access, or delivering essential resources, our dedicated team of professionals is committed to serving those in need with compassion and empathy.

Outcomes: We are committed to achieving measurable outcomes that demonstrate the effectiveness of our efforts. Through rigorous assessment and continuous improvement, we strive to ensure that every elder in our care has the opportunity to regain stability, dignity, and hope. Our goal is not just to meet expectations but to exceed them, delivering outcomes that transform lives and inspire hope for the future.

Assessments: Rigorous assessment is essential to our success. It allows us to evaluate the impact of our programs, identify areas for growth, and adapt our approach to better meet the needs of our community. By staying responsive to the evolving landscape of elder homelessness, we can ensure that our efforts are aligned with our mission and values, driving positive change in the lives of those we serve.

Results: Ultimately, our success is measured by the tangible results we achieve. In 2024, we celebrate the positive outcomes and milestones reached by our residents, as well as the broader impact of our programs on the community. With each success story, we are reminded of the transformative power of hope, resilience, and community—the very essence of Hearth, Inc.



Rhonda A. Pieroni
President and CEO

As we look ahead to the future, let us continue to **SOAR**—together. Let us continue to serve with compassion, strive for excellence, embrace innovation, collaborate with purpose, and conduct ourselves with integrity. Let us continue to be a beacon of hope and inspiration for all those in need.

Thank you for your unwavering support and dedication to our mission. With your partnership, we can soar to new heights of service, outcomes, assessments, and results, making a lasting difference in the lives of elders experiencing homelessness in Greater Boston and beyond.

With gratitude and determination,

Rhonda A. Pieroni
President and CEO
Hearth

Our Mission

Hearth is a non-profit organization dedicated to the elimination of homelessness among the elderly. This mission is accomplished through a unique blend of prevention, placement, and housing programs all designed to help elders find and succeed in homes of their own.

All housing operated by Hearth provides a creative array of supportive services that assist residents to age with dignity, regardless of their special medical, mental health, or social needs. Hearth believes these goals are best accomplished through respect for elders and staff, with the desire to see both achieve their highest degree of potential.

Dear Friends,

Hearth is embarking on an exciting new chapter with the elevation of Rhonda Pieroni as our new CEO. The Board of Directors has great confidence in her ability to lead Hearth in our enduring mission of ending elder homelessness. I'm so grateful to the board members who served on the search committee, especially Mary Parker, who chaired the committee with the guidance of Isaacson Miller, one of the country's premier executive search firms.

Already, in her earliest weeks on the job, Rhonda has worked quickly to develop a vision and implement a plan to build on Hearth's successes. The Board stands behind her as she strengthens Hearth's capacity to sustainably house homeless elders whose ranks are inexorably rising in the Boston area. Our model has repeatedly shown that housing, when paired with supportive services, is the most humane and cost-effective path to ending homelessness over the long term.

All of us at Hearth are grateful for Mark Hinderlie's seventeen years of leadership as Hearth's CEO. We are proud of his many accomplishments, including developing more than 100 units of new housing and bringing the issue of elder homelessness to the national stage. We wish him the very best in all his future endeavors.

We thank you for your ongoing support and look forward to seeing you at one of our events in 2024.

Douglas Poutasse

Doug Poutasse
Chair of the Board
Hearth



Doug Poutasse
Chair of the Board

Hearth's Outcomes in 2023

28 older adults, many of whom were homeless or housing insecure, moved into Hearth's housing programs

17 homeless older adults housed by Hearth's outreach program

7 housing insecure older adults prevented from becoming homeless by Hearth's outreach programs

52 total older adults housed by Hearth's programs



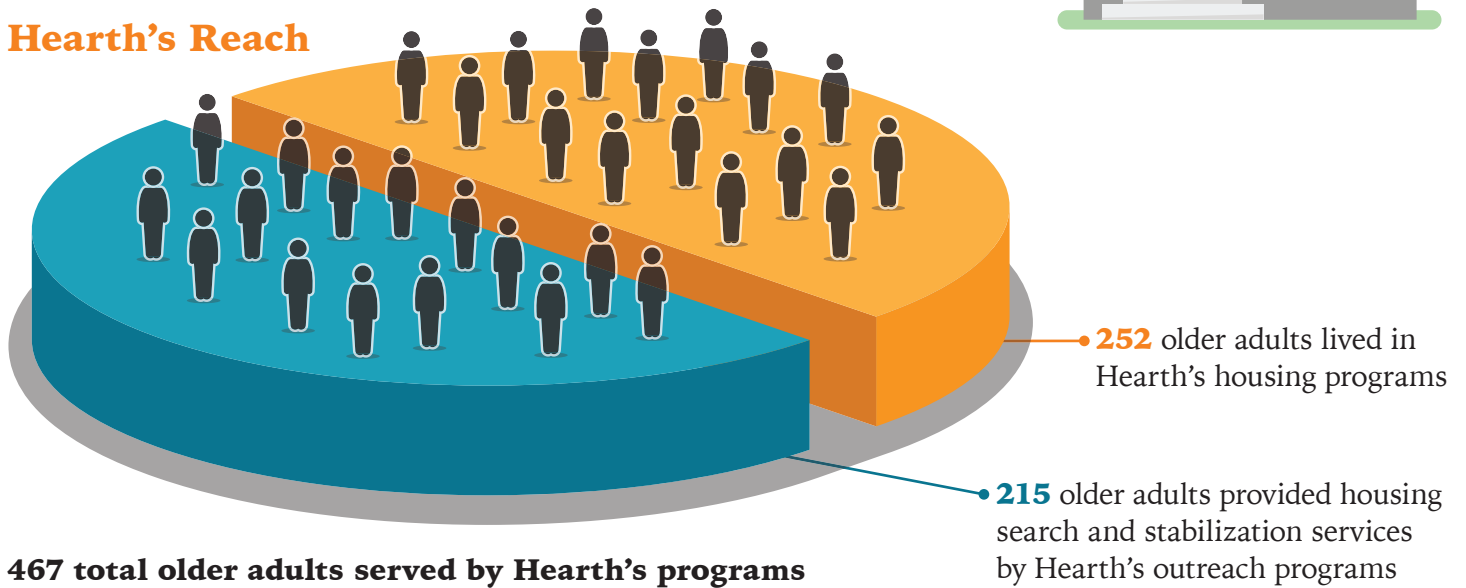


Life-to-Date Outcomes

2,989 older adults have been stably housed since Hearth's inception, many of whom were homeless or housing insecure.



Hearth's Reach



Addressing Elder Homelessness Through Housing and Supportive Services: A Current Assessment

Hearth stands as a steadfast ally to elders facing the harsh realities of homelessness. Central to our mission is Hearth Housing—a critical initiative providing not just shelter, but a lifeline of stability, dignity, and hope for vulnerable elders in need.

Currently, Hearth Housing comprises 228 units of supportive housing and assisted living, serving as a crucial resource for elders grappling with housing insecurity. Yet, despite our efforts, the demand for affordable housing continues to surge, outstripping the available supply. This pressing issue is underscored by a recent 2023 report by Channel 7, which revealed a

sobering statistic: in Boston alone, 1,700 adults aged 55 and above experienced homelessness, with 443 of them surpassing the age of 65. This distressing trend emphasizes the urgent need to expand our housing initiatives to accommodate the escalating population of homeless elders.

As the homeless demographic ages, so do our residents in supportive housing and assisted living. This demographic shift necessitates a nuanced approach to ensure our services meet the evolving needs of our aging population. To this end, we are actively engaging with medical professionals in gerontology to glean

insights and guidance on how best to support our residents as they age in place.

Innovative initiatives led by our board members further underscore our commitment to proactive care. For instance, plans are underway to introduce physical therapy and occupational therapy interns into Hearth sites. These interns will not only deliver valuable services such as chair yoga sessions but also conduct comprehensive assessments of our residents' apartments to mitigate fall risks and enhance safety measures. By addressing these concerns head-on, we aim to bolster the quality of life for our residents and empower them to maintain independence for as long as possible.

While housing serves as the cornerstone of our efforts, it is but the first step towards stability and well-being. To this end, Hearth offers a comprehensive suite of supportive services tailored to the diverse needs of

our residents. From case management and healthcare access to life skills training and social engagement opportunities, our holistic approach aims to foster independence and self-sufficiency among our residents.

Looking ahead, our focus remains resolute on expanding our housing initiatives, fortifying our supportive services, and advocating for policies that prioritize the needs of homeless elders. With each new unit of housing, each life transformed, we edge closer to our vision of a community where every elder has a place to call home and the support they need to thrive.

In the face of formidable challenges, Hearth remains steadfast in our dedication to serving those in need. Together, with the unwavering support of our partners, donors, and community allies, we will continue to be a beacon of hope and compassion for elderly experiencing homelessness in Greater Boston and beyond.



A Lifeline for Homeless Elders in Greater Boston

Our Outreach Department plays a pivotal role in extending a helping hand to those in need, offering a lifeline of support through housing search, stabilization services, and homelessness prevention initiatives.

Housing Search: The quest for stable housing is fraught with challenges, particularly in a city where the cost of living continues to rise, and affordable housing remains scarce. Yet, despite these obstacles, our dedicated outreach team tirelessly navigates the housing landscape, working to secure housing for both sheltered and unsheltered homeless elders. Their efforts are fueled by a deep commitment to ensuring that every elder has a place to call home—a sanctuary of stability and security in an uncertain world.

Stabilization Services: Securing housing is just the first step on the journey to stability. Once an individual is housed, our outreach department springs into action, assigning dedicated case managers to provide personalized support as they transition into housing. Stabilization services are the cornerstone of

our efforts to prevent individuals from slipping back into homelessness, offering a safety net of support to navigate the challenges of independent living. Through ongoing guidance, advocacy, and access to essential resources, we empower our clients to build a foundation for long-term success and resilience.

Prevention: As the cost of living continues to rise, many residents find themselves teetering on the brink of homelessness, forced to choose between paying rent and meeting basic needs such as food, medicine, and utilities. Our prevention efforts aim to intervene before crisis strikes, providing crucial assistance to individuals at risk of losing their homes. Thanks to grants and funding dedicated to our prevention department, Hearth has been able to offer vital support, such as paying a month's rent or utility bill, to those in need. Yet, the need for funding remains urgent, as the demand for prevention services continues to outpace available resources. Increased funding is essential to expanding our reach and ensuring that no elder falls through the cracks of homelessness.

Mobilizing Partnerships to Combat Homelessness

We recognize the power of partnerships in driving systemic change and amplifying our impact on behalf of homeless elders in Greater Boston. Our advocacy efforts extend far beyond our organization’s walls, reaching out to partners across sectors to share expertise, pool resources, and champion policies that prioritize the needs of those experiencing homelessness.

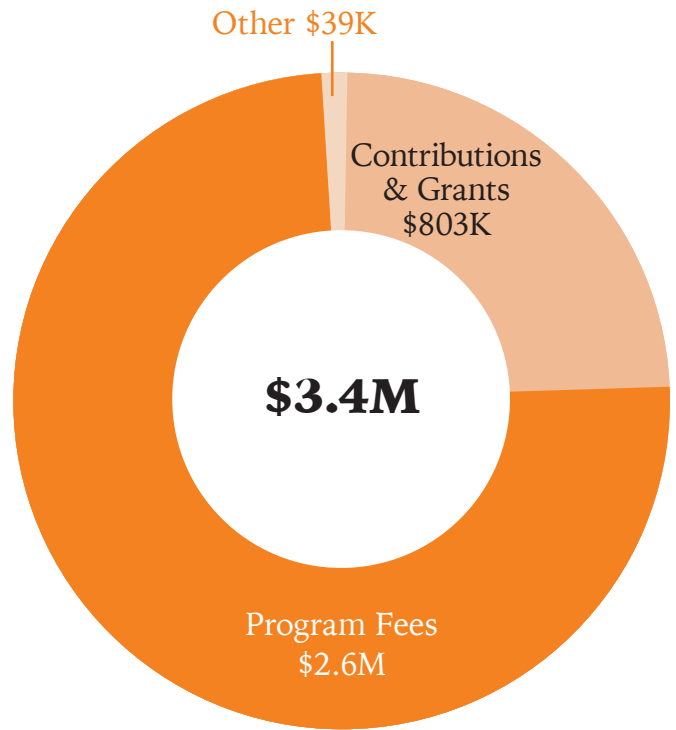
Partner Collaboration: Solving the complex problem of homelessness requires a united front, which is why Hearth is actively reaching out to partners in the fight against homelessness. By forging alliances with community organizations, housing providers, and advocacy groups, we can leverage collective expertise and resources to address the root causes of homelessness and expand access to affordable housing. Together, we are stronger, and together, we can make a meaningful difference in the lives of homeless elders in our community.

Healthcare Partnerships: At the intersection of homelessness and healthcare, Hearth is partnering with area hospitals and clinicians to ensure that our residents receive the comprehensive support they need to thrive. Through collaborative initiatives, such as integrated healthcare services and mental health support programs, we are addressing the complex health and mental health needs of our residents. By working hand in hand with healthcare professionals, we can improve health outcomes, reduce hospitalizations, and promote overall well-being among homeless elders.

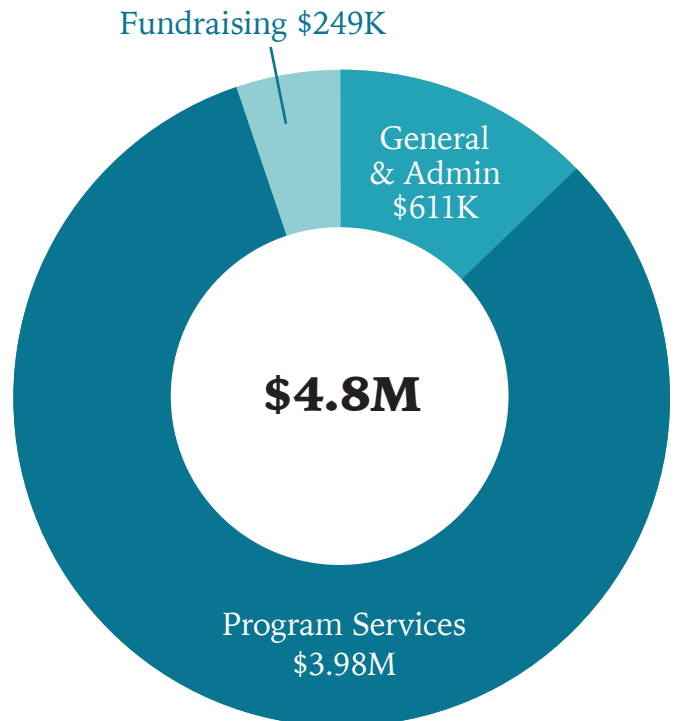
Government Advocacy: Effecting lasting change requires more than just goodwill—it demands action and advocacy at the highest levels of government. Hearth is actively engaging with local and state government officials to advocate for increased funding and support for initiatives aimed at addressing homelessness. By raising awareness, mobilizing support, and advocating for policy reforms, we can secure vital resources and create a more supportive environment for homeless elders in our community.

Moving Forward: As we continue our advocacy efforts, Hearth remains committed to building bridges, breaking down barriers, and driving progress in the fight against homelessness. Together with our partners, supporters, and community allies, we will continue to be a powerful voice for change and a beacon of hope for homeless elders in Greater Boston and beyond.

2023 Revenues



2023 Expenses



Donors 2023

\$50,000 and above

Dr. Jim O'Connell
The Baupost Group
The Bank of New York Mellon
Sailors' Snug Harbor of Boston

\$25,000 to \$49,999

Mr. Gregory D. Ansin
Liberty Mutual Foundation
Ms. Marilyn Miller
Ms. Mary S. Parker and Mr. Cragin P. Parker Jr.
Nutter, McClennan & Fish
Perpetual Trust for Charitable Giving, U.S Trust,
Bank of America, N.A. as Trustee of the Bank of
America Charitable Gift Fund

\$15,000 to \$24,999

Barbara Mitchell Fund, U.S. Trust, Bank of America,
N.A., as Trustee of the Bank of America Charitable
Gift Fund
Edward Austin Trust, U.S Trust, Bank of America,
N.A. as Trustee of the Bank of America Charitable
Gift Fund
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Mr. Doug Poutasse and Ms. Elaine S. Mittell
Mr. Greg Manousos and Ms. Amy Rosenberg
Mrs. Elizabeth B. Johnson
Ms. Karyn F. Scheier and Mr. Stanley Dolberg

\$5,000 to \$9,999

Dr. Alan Abrams and Mrs. Jilana Abrams
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Roy A. Hunt Foundation
The SWAN Society in Boston, Inc.
Ms. Lisa Tung

\$2,500 to \$4,999

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MathWorks
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