

H E A R T H



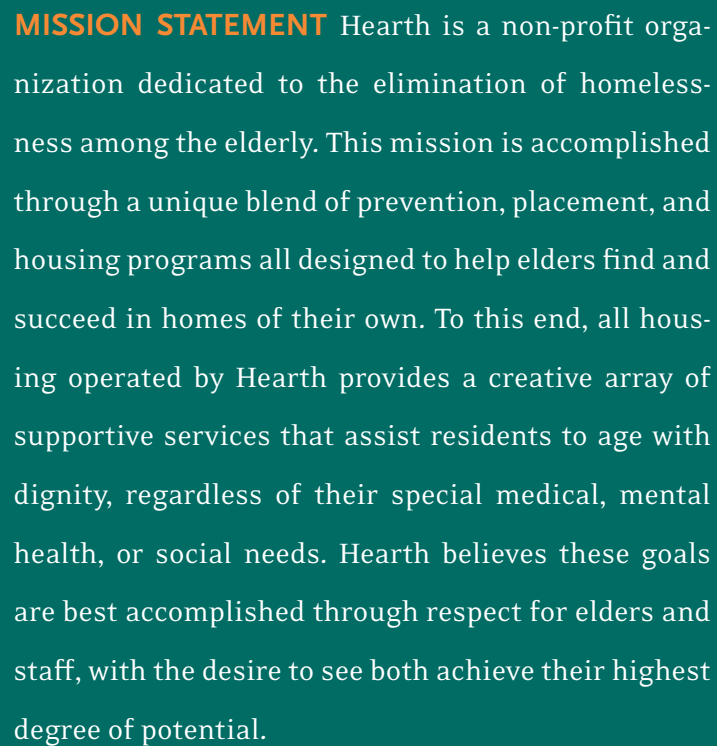
Annual Report Year 2007



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MISSION STATEMENT 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. To this end, 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.



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Dear Friends



ision and heart are two words that come to mind when we describe Hearth's work. Thanks to the collaborative efforts of the many who understand the effectiveness and potential of the Hearth approach, we are poised not only to solve the crisis of elder homelessness in Boston, but to take our model of providing housing for elders with supportive services beyond Boston. In the pages of this report, you will read about the three strategic initiatives that define and focus our efforts to tackle elder homelessness.

We don't want simply to manage a problem that will always be there - we want to eliminate a crisis that does not have to exist. We know that the power of all of us putting our resources behind this effort can carry us to this goal. Elder homelessness will end because of the diligent work of the Hearth staff, board and board of visitors, our research and policy advisory committees, and the work of so many volunteers. Elder homelessness will end because of the financial support of the foundations, corporations and individuals who enable us to pursue our work. Elder homelessness will end because our partners in this work understand the critical importance of our unique role in the larger struggle to end homelessness for everyone. Elder homelessness will end thanks to the wisdom and commitment of the Mayor, the Governor, our elected representatives, and the skilled and dedicated administrators we have the good fortune to work with in both the city and state government.

We thank all of you who believe in us, and enable us to think big while continuing to deliver the warmth and caring that are the hallmark of our housing and services. We thank you for continuing the fight to bring elders **HOME FOR GOOD.**

Sincerely,

Mary Parker
Hearth Board Chair

Mark Hinderlie
Hearth President & CEO



All of us at Hearth are extremely grateful for the continued faith and commitment demonstrated by the generosity of our friends and supporters.



Hearth began as a seven-woman committee in 1991 with one goal: to end elder homelessness. Today – sixteen years and over 1,200 housed elders later – Hearth is a nationally recognized organization making strides towards that original mission. Under the leadership of Hearth President and CEO Mark Hinderlie and staff, the Board of Directors has formulated three strategic initiatives designed to further our mission.

The Boston Leadership Initiative:



Expanding our Outreach Program and increasing efforts to prevent homelessness



Developing Hearth at Olmsted Green, a mix of supported and assisted living units – up to 80 in all – designed to serve the needs of some of Boston’s most vulnerable residents



Continuing to seize new opportunities for small project developments as they arise

The Massachusetts Leadership Initiative:



Conducting research to document the successes of the Hearth model of service



Using research to inform legislative and administrative policy to address and solve elder homelessness



Fostering and supporting public commitment to the prevention and elimination of elder homelessness

The National Leadership Initiative:



Looking for the right opportunity to develop a project in another location in the United States



Continuing to learn from our experience to inform future growth of the Hearth model and to strengthen our capacity to provide national leadership in the mission to end elder homelessness



2007 MEMBERS - BOARD OF VISITORS

The Board of Visitors is a way for both current and new friends to join Hearth in our efforts to eradicate homelessness among the elderly. Members serve as advisors, as advocates, and as ambassadors for Hearth to the broader community.

At the same time, it is specifically designed as a way for busy people with multiple commitments to make a positive difference in a most efficient way. Hearth's model - with its interlocking programs of supportive housing, outreach services, and advocacy - works. We want help spreading the word.

Ultimately, the Board of Visitors provides a vehicle for caring people, organizations, and community members to act effectively to bring our elders home for good.

Pamela Anderson
Frank Badger
Robert Bickford
Frank Capezera
Hannah Cohen
Julie Connelly
Lisa Davis
Sheila Devine
Diana Garmey
Bob Houlihan
Sue Kaufman
Suzanne Kenney
Brenda King
Joyce King
Gary W. Lamson
Carol S. Lobron
Judith McDonough
Marilyn Miller
Greg Manousos
Judi Mullen
Mamadou Ndiaye
Michael Neel
Ellen Nolan Gard
Erica Raine
Steve Renahan
Deidre Robinson
Linda Roemer
Ruth Schwartz
Johanna M. Smith
Bruce Taylor
Shirley Thorne
Jim Wayman
Gretchen Woodruff

2007 MEMBERS BOARD OF DIRECTORS

Mary S. Parker, *Chair*
Kevin McCall, *Vice Chair*
Ellen Feingold, *Founder & Treasurer*
Myrna Putziger, *Clerk*
Pamela Jones-Sampson, *Assistant Clerk*
Mark D. Hinderlie, *President and CEO*
Greg Ansin
Anna M. Bissonnette, *Founder*
Susan M. Forti
Bob Halloran
Paul R. Mazur, MD
Gene Miller
Laura B. Morris
Rebecca Ridley Nazareth
Karyn Scheier
Irma M. Schretter





Hearth VOLUNTEERS



Among Hearth’s most valuable partners are the volunteers who donate their time and energy. They visit with our elder residents and take on special projects contributing to the warm environment and specific needs of each of Hearth’s residential sites.

While the Board of Directors and Board of Visitors strategize to end elder homelessness in Boston and beyond, individuals and groups including community organizations, businesses, schools and universities, and religious organizations provide companionship and caring service to our elders who have successfully moved from the streets into homes.

There are numerous opportunities for volunteers to participate with Hearth, and we are grateful for the thoughtful individuals who visit daily, weekly, or monthly to run activities with our residents like bingo, a quilting club, exercise classes, and worship services. We are also thankful for the many volunteers who prepare and serve meals, entertain our residents with their arts and talents, and provide socialization opportunities which are enjoyed by elders and volunteers alike.



Most of the landscaping at Hearth’s sites is accomplished with volunteers.

“Volunteering at Hearth allowed us a unique and fullfilling opportunity to contribute to a great organization that’s working so hard to assist homeless elders.”

A Hearth Volunteer



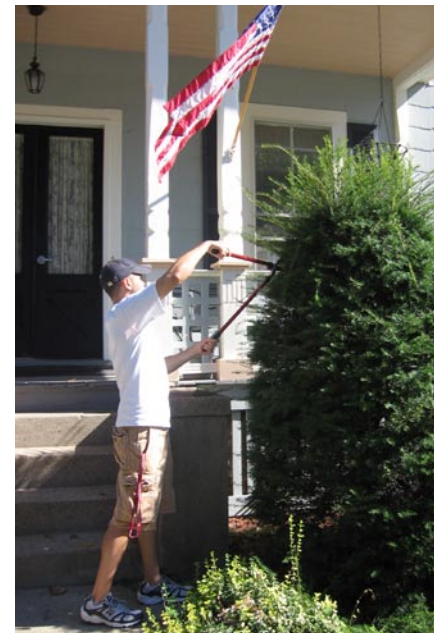
Tufts University students reorganized supplies and storage space at the Anna Bissonnette House.



Students from MIT (left) brightened up Bishop Street with a fresh coat of paint on the white picket fence.



Novo Nordisk employees (below) ambitiously tackled storage challenges at our Ruggles Assisted Living residence by building and installing much needed cabinetry. Ruggles staff, especially site director Virginia Coakley (right) is thrilled with the new storage space.



Members of Harvard's Wrestling Team visited Burroughs Street and readied the yard for fall, including pruning the evergreen shrubs.



Ask any Hearth Outreach Case Manager what they do for a living, and they will answer, “I help homeless elders find permanent housing.” It seems simple on the surface: Outreach reaches out to elders in need. However that word “need” can mask a multitude of hardships, just as the phrase “reaching out” does not even begin to convey the length, depth, and breadth to which case managers will go to reach Boston’s neediest seniors.



Hearth Outreach Case Manager Megan Burgess readied one of the buffet tables at the 2007 Spring Fling.

Helping homeless elders starts with finding them. Case managers visit shelters and work with other agencies to identify homeless seniors.

Once a case manager connects with a senior, the process of securing a home for good begins:

- Formulating an individualized plan, detailing all the steps that need to be taken to achieve success
- Assisting the client to obtain necessary documents like birth certificates and social security cards
- Connecting the client with health services
- Helping to straighten out a client’s financial situation, such as accessing Social Security funds or veterans’ benefits
- Assisting, as needed, with housing application forms and locating housing opportunities

- Preparing for housing interviews, and accompanying clients to the interviews
- Advocating for clients if the housing application is not approved

It often takes a year of hard work before an outreach client finally obtains housing. When the happy news finally arrives, the case manager helps the elder with the move-in. Part of that help comes in the form of a small grant from Hearth’s Fresh Start program. Funded in large part by the Lawrence Model Housing Trust Fund, these small grants - \$225 - can be used anyway the elder likes, to buy bed linens or pots and pans or to put towards the first month’s rent.

Each year Hearth hosts a luncheon for all outreach clients. The annual Spring Fling celebrates housing successes big and small, from filling out that first housing application to being handed the keys to a new home.

Mr. Phelps' story



ister Phelps, a former school teacher, was 79 years old when he was diagnosed with lung cancer. He moved from western Massachusetts to Boston to receive treatment, but when his housing fell through, he ended up in a shelter.

During the day Mr. Phelps would receive chemotherapy and radiation treatments but have to return to the shelter at night - not a very comfortable place for convalescing. Luckily he met Stephanie, one of Hearth's Outreach Case Managers. Stephanie helped Mr. Phelps apply for subsidized housing, and he was offered an apartment in a new housing development.



Hearth's Strategic Initiatives are focused on Outreach and Prevention with the goal of expanding our reach beyond Boston so that more elders can find a home for good.

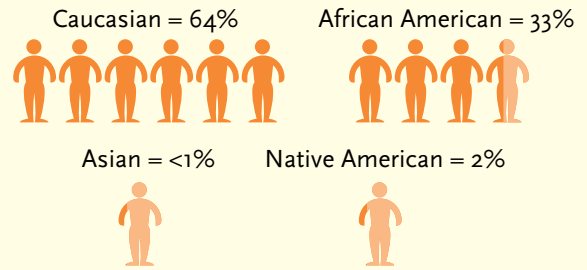
However the development's completion date was delayed from summer to fall, and while waiting for his new home, Mr. Phelps caught pneumonia. Then, while recovering from pneumonia, an old ailment flared up which required surgery.

Fortunately Mr. Phelps was able to move to a respite shelter better suited to his health needs, but he still didn't have a home. Stephanie stuck by his side, and when the new development was finally ready, she helped Mr. Phelps move into his new apartment. Stephanie is glad to report that Mr. Phelps is settling in to his new home and is feeling much better.

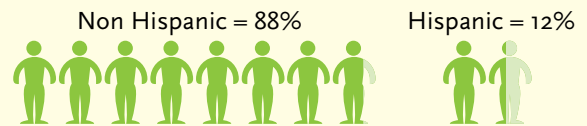
Like many elders who become homeless, Mr. Phelps' story began with an illness. Thankfully he was introduced to Hearth's Outreach Program and found a home. Many elders across the country aren't so lucky.

OUTREACH STATISTICS

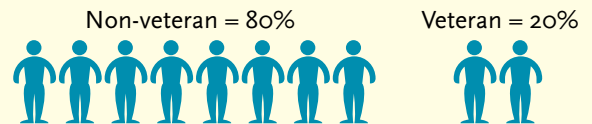
RACE



ETHNICITY



VETERAN STATUS



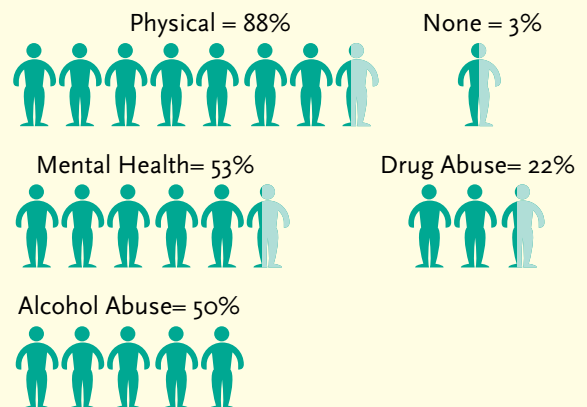
AGE - IN YEARS



GENDER



DISABILITIES





HOUSING HERO AWARD



earth was deeply honored to be chosen by Citizens Bank as the recipient of the 2007 Housing Heroes Award. The Housing

Heroes grant program is an extension of the Citizens Housing Bank, a low-interest loan program designed to increase the affordable housing supply in the state. The award was designed to spotlight a housing development that demonstrates innovative solutions, effective use of resources, leadership in creating affordable housing and strong fiscal responsibility. Hearth was chosen specifically for its Burroughs Street House, which opened in December 2006.

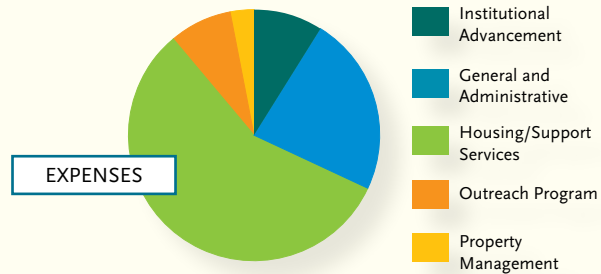
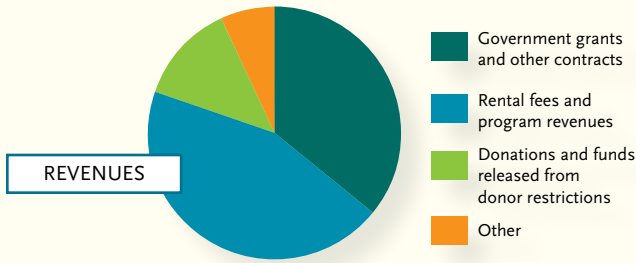


Julie Connelly (second from right), long-time friend of Hearth and Vice President of Citizens Bank, presented Hearth founder Anna Bissonnette, Hearth President & CEO Mark Hinderlie, and Heath Board Chair Mary Parker with the \$50,000 grant at the Burroughs Celebration on May 10, 2007.



Hearth FINANCIAL STATEMENT

January - December 2006



STATEMENT OF ACTIVITIES

REVENUES		% of Total
Government grants and other contracts	1,082,727	33%
Rental Fees and program revenues	1,346,988	41%
Donations and funds released from donor restrictions	584,662	18%
Other	272,061	8%
Total Revenues	3,286,438	100%
EXPENSES		
*Institutional Advancement	252,787	9%
General and Administrative	646,434	23%
Housing/Support Services	1,634,054	57%
Outreach Program	238,974	8%
Property Management	76,224	3%
Total Expenses (before depreciation)	2,848,473	100%
Depreciation/amortization	98,460	
Total Expenses	2,946,933	
Net Surplus (Deficit)	339,505	

* Institutional Advancement expenses include: newsletters & publications, volunteer management, public relations, and fundraising.

STATEMENT OF FINANCIAL POSITION

ASSETS	
Current Assets:	
Cash and Equivalent	549,135
Receivables	379,868
Funds Held in Trust	16,444
Prepaid Expenses and Deposits	58,981
Total Current Assets	1,004,428
Property and Equipment	2,898,115
Other Assets	1,213,552
Total Assets	5,116,095
LIABILITIES AND NET ASSETS	
Current Liabilities	467,901
Long-term debt, deferred interest and payables	1,843,387
Net Assets	2,804,807
Total Liabilities and Net Assets	5,116,095

COMBINED STATE OF ACTIVITIES AND OPERATIONS

HEARTH, Inc. partly owns and fully operates two for profits: the Ruggles Assisted Living Limited Partnership facility and the East Concord Street Limited Partnership supported living facility. The combined activity fully represents the financial condition of Hearth, Inc. and related parties

HEARTH, Inc. Net Surplus (Deficit)	339,505
Ruggles Assisted Living Limited Partnership Net Income (Loss)	(565,330)
East Concord Street Limited Partnership Net Income (Loss)	(246,242)
Combined Net Surplus (Deficit)	(472,067)



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