

CHAF REPORTS

Summer 2012

CHAF Basics

The Cambridge Housing Assistance Fund is operated by the Cambridge Community of Real Estate Professionals in a public/private partnership with the Cambridge banking community, HomeStart and the Cambridge Multi-Service Center for the Homeless. CHAF provides a bridge to housing for homeless and near homeless families and individuals by assisting with the initial costs of renting an apartment and providing one time assistance grants to families at risk of becoming homeless

CHAF is a broad-based community coalition of Realtors, civic and business leaders, universities and local banks pulling together to break the cycle of homelessness. Since its inception in 1999, CHAF has raised more than \$1.7 million - enough to open doors for more than 1,500 households.

CHAF Presents *Open Doors* for the homeless *Enjoy spectacular river views, heavy hors d'oeuvres, music & networking*

The Cambridge Housing Assistance Fund is proud to present Open Doors for the Homeless, our 14th annual fundraising event, on Thursday, November 1, 2012 from 6-8:30pm, at the Microsoft New England Research and Development (NERD) Center. Join us for an evening of skyline river views, networking, heavy hors d'oeuvres, light classical music provided by members of the Cambridge Symphony Orchestra, silent auction, and working together to end and prevent homelessness.

We are honored to welcome Philip F. Mangano, President and CEO of the Boston-based group American Round Table to Abolish Homelessness, as our guest speaker. A respected national voice on the subject, Mangano will articulate the need for more solutions that emphasize permanent housing over managing the homeless through the shelter system and other services. We share his



vision of funders coming together to support options that reduce spending and have a long-term positive impact on our community. In addition to Mangano, we'll also hear a stirring testimonial from a formerly-homeless client whose life was transformed thanks to CHAF funding and the services of one of our agency partners.

This inspirational evening would not be possible without the generous support of our

sponsors and guests. Please visit our web site at www.chafund.org for more information on how to donate or sponsorship levels. Businesses may also show their support by purchasing ads in our program book. Tickets for this event will be available for \$65 prior to October 15th, then \$75 up until the day of the event. Watch for our invitation in the mail this September or visit our web site to order online.

CHAF's 2012 goal is to raise \$150,000 to help 125 homeless or at risk households escape or avoid homelessness by assisting with the startup costs associated with rental housing. The highlight of CHAF's fundraising, Open Doors for the Homeless, promises to be an enjoyable evening and a chance to catch up with old friends united in the mission to end homelessness and to make new ones. To order tickets or donate online, visit our web site at www.chafund.org.

East Cambridge Savings Bank to lead CHAF's Fundraising Drive in 2012



Art Spears, CEO of ECSB

"East Cambridge Savings Bank is pleased to lead CHAF's Annual Fundraising Campaign," said Arthur C. Spears, CEO. "Our goal is to help as many families and individuals as possible to obtain housing or remain in their homes." He noted that CHAF has helped more than 1,500 homeless and near homeless families and individuals since its inception in 1999.

"CHAF is a great organization. For

many years, CHAF's good works have been performed by volunteers from local real estate agencies, banks, lawyers and many others. The Cambridge community and beyond has been very generous in the past and we hope that you will continue to be so in the future. We know these are trying times, but your donations do make a difference in the lives of many. We hope to see you at the annual event!" said Spears.

Thanks to Microsoft

for donating the use of the 10th and 11th floor community space at its One Memorial Drive NERD Center facility for the occasion. Guests are greeted by spectacular sweeping views of the Charles River and the Boston city skyline as they descend a grand staircase into a dramatic open space perfect for relaxing and mingling.

CHAF funds help bring stability to Cambridge man facing health challenges



Michael Pontes, CHAF Recipient

by Doug Wood Boyle

The reasons for homelessness are many and it has been said that most of us are only three paychecks away. Michael Pontes was successfully employed until the degenera-

tive effects of Muscular Sclerosis (MS) and the death of his mother left him homeless about four years ago.

Pontes had been working as a Kitchen Supervisor at Emmanuel College and living with his mother when he was diagnosed with MS in December 2006. However, about a year later, his mother passed away and within four months as the MS worsened he found himself homeless and within six months became handicapped.

“I didn’t want to live with family or friends,” Pontes said. “I had to leave work and a lot changed, but I’m stubborn in a good way. I don’t give up.”

He entered into the shelter system at that point. “The shelters were

hard. I had to deal with people with different issues,” Pontes said.

He turned to HomeStart, one of CHAF’s agency partners, for help. A Housing Search Advocate was able to place him into the Cambridge YMCA. He then became a client of then Housing Stabilization Advocate Seth Michaelson and then Eileen Wilson (both of whom are now program directors with HomeStart). Wilson was able to place Pontes into his present, spacious, one-bedroom apartment in East Cambridge. He was also able to reclaim some furniture from storage that had belonged to his mother, and HomeStart was able to draw on funds provided by CHAF to help with startup costs.

Pontes now has time to deal with

the issues surrounding his MS and the space to do the exercises that will help him to keep mobile with the aid of a walker. He also has the privacy to read and watch DVDs on different countries and cultures.

“To me East Cambridge is a nice place because it is diverse. There are a lot of restaurants and it is in between a lot of areas (such as Harvard Square, Central Square, Somerville etc.)” Pontes added, “I am greatly appreciative of HomeStart. Without HomeStart I don’t know where I would be right now.”

CHAF’s 2012 goal is to raise \$150,000, so that HomeStart and the Cambridge Multi-Service Center can continue to transform the lives of Michael Pontes and many other families and individuals in need.

Philip F. Mangano, President and CEO of *The American Round Table to Abolish Homelessness* to Speak at CHAF Open Doors for the homeless



Philip F. Mangano

Philip F. Mangano is President and CEO of the American Round Table to Abolish Homelessness, whose mission is to be a strategic partner with every level of government and every element of the private and faith-based sectors to prevent and end the long misery of homelessness for our poorest neighbors. Internationally recognized for his bold leadership on an issue seen as intractable, Mr. Mangano’s unique blend of business experience, public service, and personal commitment energizes partners to

focus on solutions. In his decades of work for both individuals and families, Mangano has emphasized partnerships with all stakeholders, including consumers, and housing as the central antidote to homelessness.

Mr. Mangano led the national strategy to prevent and end homelessness in his position as the Executive Director of the federal United States Interagency Council on Homelessness for seven years. Mr. Mangano was appointed as the Council’s Executive Director in 2002, serving under both President George Bush and in the first 100 days of the Obama Administration.

The key accomplishments of the new national strategy were unprecedented: increased targeted investment and decreased numbers. Record levels of increased Federal spending on homelessness for eight consecutive years nearly doubled

resources between 2000 and 2009 to more than \$5 billion. The first documented national decrease in homelessness was achieved, a 36% decrease in street and chronic homelessness and a 12% overall decrease in homelessness between 2005 and 2009. Mangano’s new strategies resulted in an unprecedented national partnership of 20 Federal agencies, 53 Governors of States and Territories, and over 1,000 Mayors and County Executives partnered in over 350 local jurisdictional Ten Year Plans to End Homelessness.

Mangano led the application of cost benefit analysis and business planning to the issue of homelessness. His work at the Council gained the attention of mainstream media and some of the foremost business thinkers of our day, including best-selling authors Malcolm Gladwell and Jim Collins. He was nominated as one of TIME

Magazine’s 100 Most Influential People [2007]; recognized by the International Downtown Association (IDA) in 2008 with a Lifetime Achievement Award; and named by Governing Magazine as the first and only Federal official ever to be honored with its Public Official of the Year Award [2006].

Prior to his appointment to the Council, Mr. Mangano was the founding Executive Director of a regional advocacy alliance that became the Massachusetts Housing and Shelter Alliance (MHSA), a statewide coalition of 80 agencies operating more than 250 programs. During his 12-year tenure in that position, MHSA developed statewide strategies to reduce and end homelessness in Massachusetts, including the innovation of housing search, which influenced national dialogue on homelessness in Washington and throughout the nation.

From the Board



David Pap, CHAF Board Chair

This year CHAF presents Open Doors for the Homeless, our 14th annual fundraiser to end and prevent homelessness. After nine years of benefit concerts at Sanders Theatre and four years of dessert tastings at the Hyatt Regency, this year's event will be held at Microsoft's New England Research and Development (NERD) Center at One Memorial Drive, Cambridge on November 1st. We are excited that Microsoft is donating this

dramatic space with its sweeping Charles River views for our use!

CHAF will refocus its efforts this year on helping homeless and near homeless families and individuals. Our featured event speaker will be Philip Mangano, President and CEO of the American Round Table to Abolish Homelessness. Mangano has a long history of homeless advocacy in the Boston area and also headed the U.S. Interagency Council on Homelessness in Washington for seven years. Mangano's goal is not just to 'manage' homelessness, but to end it.

CHAF assists homeless and near homeless families and individuals with the start up costs of renting an apartment. CHAF focuses on prevention as well as cure. For an average \$800, CHAF can prevent a family from losing their home. Once homeless, it costs the state approx. \$40,000 to maintain that same family in an emergency shelter, which is all too often a motel.

CHAF continues to partner with HomeStart, Inc. and the Cambridge Multi Service Center for the Homeless. With follow up services from HomeStart, 96% of clients remain housed one year after receiving financial assistance from CHAF. Since its founding in 1999, CHAF has raised nearly \$1.7 million to assist nearly 1,500 at risk households. Our goal this year, is to raise \$150,000 to assist 125 more families.

We ask that you give generously to CHAF. Whether you are a business that wants to sponsor our event, or a concerned citizen who wants to help a family move from shelter to home, every gift helps us pull together as a community to help those in need of housing.

We hope to see you at Open Doors for the Homeless!

For info on how to sponsor or donate, or to buy tickets to Open Doors for the Homeless, please visit our website at: www.CHAFund.org.

A Look at the Numbers

Did you know:

*2.6% of Massachusetts residents are experiencing homelessness.

*Families are now the homeless population's fastest growing segment.

*On any given night in Greater Boston, more than 7,000 people are homeless, including 3,000 children.

*The demand for family shelter has increased steadily with 5,697 families in Massachusetts entering the shelter system in FY11.

*Few communities have felt the impact as much as Cambridge,

where the number of homeless individuals has increased by 56% since 2009.

*More than 98% of clients served by our agency partner Homestart are below the HUD Extremely Low Income guideline and most report income significantly below this limit, with an average annual household income at program intake of less than \$10,000.

*According to a study by the National Low-Income Housing Coalition, Massachusetts has the seventh most expensive rental market in the country. More than

60% of renters in the greater Boston metropolitan area are unable to afford the cost of market rent; in order to rent a two-bedroom apartment, an individual earning minimum wage would need to work 130 hours each week.

These numbers add up to remind us that homelessness in our communities persists, as well as the need for programs and services that promote access to and retention of safe, permanent and affordable housing—provided by CHAF partners HomeStart and the Cambridge Multi-Service Center and supported by CHAF funds.

CHAF

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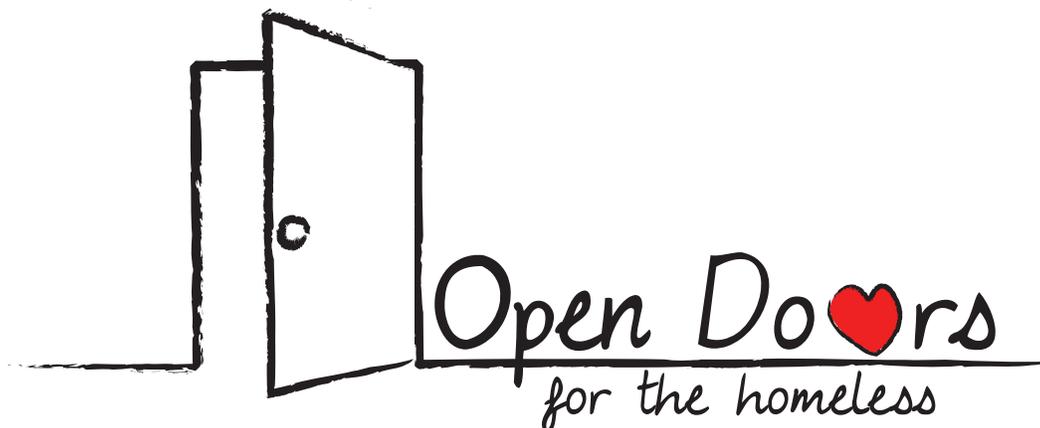
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You can help end or prevent homelessness - **donate online now!**



An evening of skyline river views, networking, light classical music, heavy hors d'oeuvres, silent auction, and *working together to end and prevent homelessness*

Date

Thursday, November 1, 2012

Time

6:00 pm - 8:30 pm

Location

**Microsoft NERD Center
One Memorial Drive, Cambridge, MA**

Featuring

**Philip F. Mangano
President and CEO**

The American Round Table to Abolish Homelessness

Tickets

**\$65 before October 15th
\$75 anytime thereafter**



*Helping homeless and near-homeless families and individuals to **move** from shelters and streets to homes, or to **retain** the housing they have*

Thank you to our 2011 & 2012 supporters!

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