



# HARVEST OF HOPE 2021







# WELCOME TO OUR 2021 HARVEST OF HOPE

## Dear friends,

In light of the ongoing pandemic, this year we are celebrating our annual Harvest of Hope event in spirit and in print, rather than in person. After 35 years of loving service, it is fitting that we take a look back to acknowledge our founders, report on our development, and articulate our vision for the future. We are also celebrating YOU, because you are a part of our story of building hope and homes for the families we have served since 1985.

All proceeds from donations to this year's Harvest of Hope will help us to provide service and support for the 97 families in shelter and permanent housing entrusted to our care. The Harvest is our only annual fundraiser, and it is important to us to raise critical unrestricted dollars to support our work and enable our mission of affirming the dignity of all we serve.

We continue to be deeply grateful for the support of our Harvest of Hope sponsors and donors. Your financial gifts make it possible for House of Hope to serve well and grow strong. We are also thankful for your prayerful support and kind thoughts; these, too, support our efforts and empower our work.

I hope that next year we will once again be able to celebrate our Harvest together—it will indeed be a joyful gathering of friends and supporters. Until then, we give thanks for you and your ongoing support of our important work.

Please enjoy the enclosed report, “A Community of Hope,” and know that you are a part of our success.

With gratitude,

*Daniel O'Connor*

Dan O'Connor, Board President

*Deb Chausse*

Deb Chausse, Executive Director

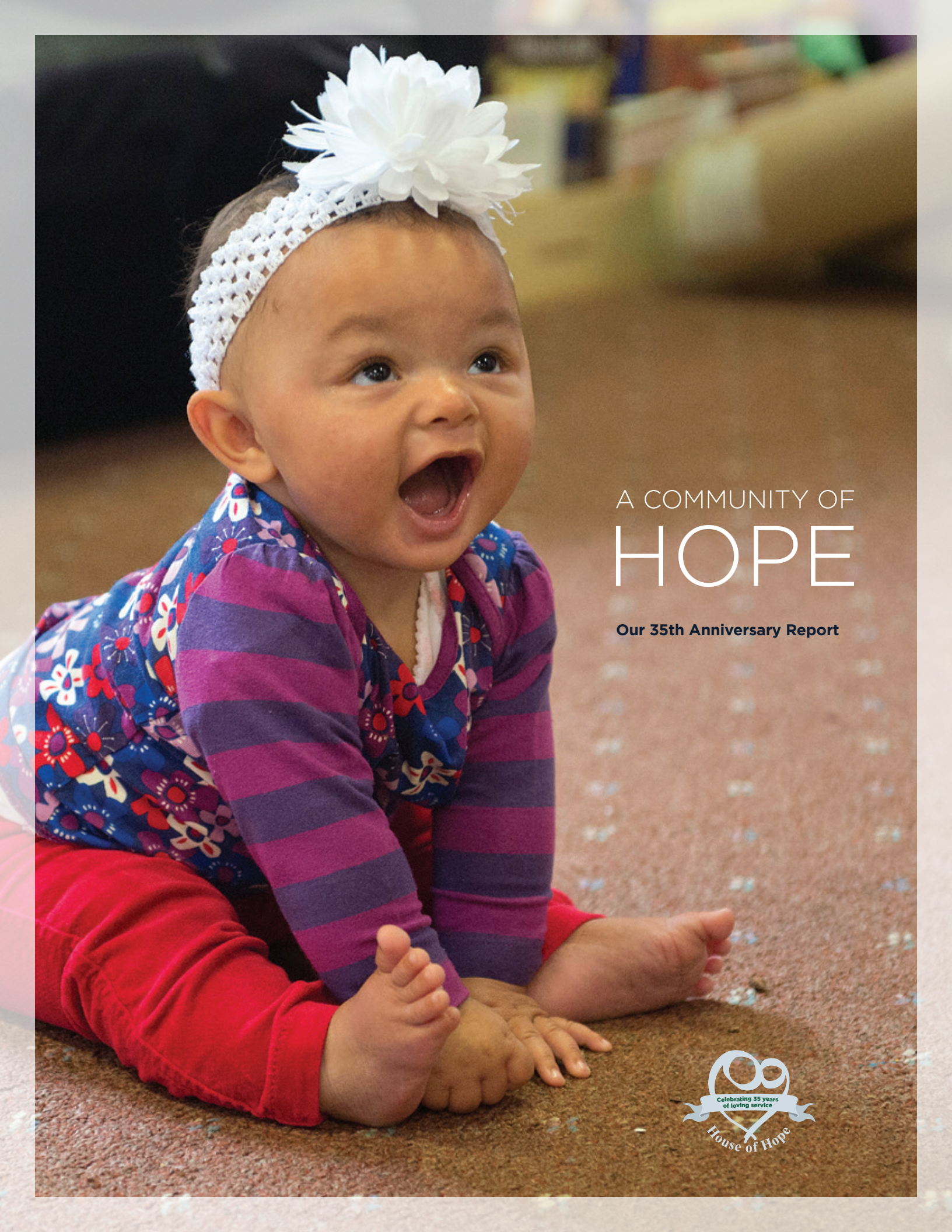
## BOARD OF DIRECTORS

Daniel O'Connor  
*President*  
Kate Tyndall  
*Vice President*  
Brian Stafford, CPA, MST, AEP®  
*Treasurer*  
Rachael Garneau  
*Secretary*  
Yovani Baez  
Brian Bonenfant  
Andrew Boyle  
Jeff Bush  
Ellen Cataldo  
Michael Conway  
Ryan Dunn  
Diane Earl  
Andrew Gilmore, Esq.  
Daniel Mansur, Esq.  
Emily Moloney Smith, Esq.  
Barbara Smith  
Marc Teal

## EMERITUS

Laurie Gould  
Nels Palm  
Patricia Sullivan Talty, Esq.



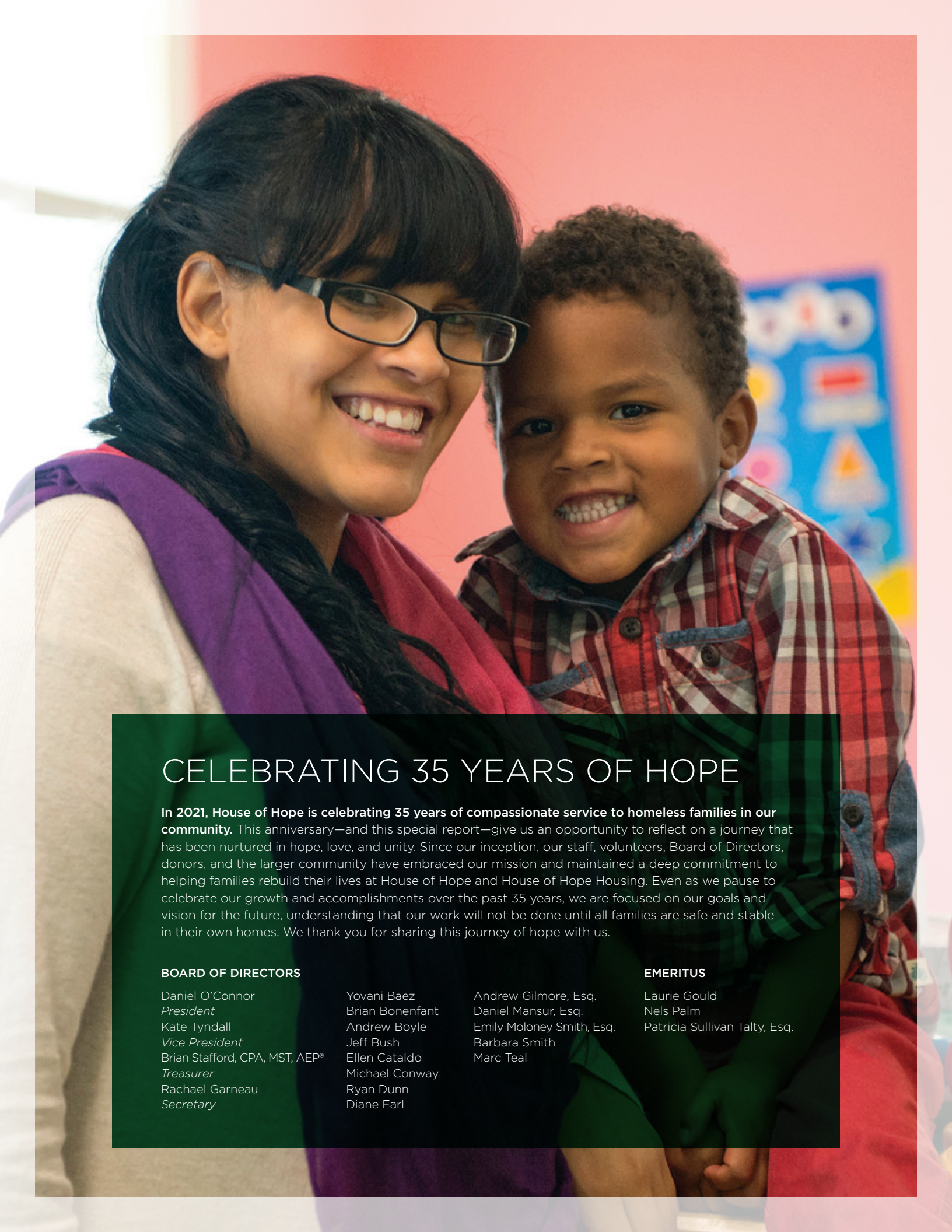


A COMMUNITY OF  
**HOPE**

**Our 35th Anniversary Report**





A photograph of a woman with dark hair and glasses, wearing a purple vest over a white shirt, smiling warmly. Next to her is a young child with curly hair, wearing a red and white plaid shirt, also smiling. They are in front of a pink wall with a colorful poster in the background.

## CELEBRATING 35 YEARS OF HOPE

**In 2021, House of Hope is celebrating 35 years of compassionate service to homeless families in our community.** This anniversary—and this special report—give us an opportunity to reflect on a journey that has been nurtured in hope, love, and unity. Since our inception, our staff, volunteers, Board of Directors, donors, and the larger community have embraced our mission and maintained a deep commitment to helping families rebuild their lives at House of Hope and House of Hope Housing. Even as we pause to celebrate our growth and accomplishments over the past 35 years, we are focused on our goals and vision for the future, understanding that our work will not be done until all families are safe and stable in their own homes. We thank you for sharing this journey of hope with us.

### BOARD OF DIRECTORS

Daniel O'Connor  
*President*

Kate Tyndall  
*Vice President*

Brian Stafford, CPA, MST, AEP®  
*Treasurer*

Rachael Garneau  
*Secretary*

Yovani Baez  
Brian Bonenfant  
Andrew Boyle  
Jeff Bush  
Ellen Cataldo  
Michael Conway  
Ryan Dunn  
Diane Earl

Andrew Gilmore, Esq.  
Daniel Mansur, Esq.  
Emily Moloney Smith, Esq.  
Barbara Smith  
Marc Teal

### EMERITUS

Laurie Gould  
Nels Palm  
Patricia Sullivan Talty, Esq.

“Housing is essential in creating safe and stable futures for families. It provides the foundation needed for women to get an education, develop job skills, find employment, and care for their children.”

**DEB CHAUSSE**, EXECUTIVE DIRECTOR



## Leadership Message

Thirty-five years ago, our community—inspired by an ecumenical spirit of service—created House of Hope to provide compassionate shelter for homeless people. Over time, the shelter became exclusively for families.

For the past 20-plus years, our organization has addressed the growing homelessness crisis through the strategic expansion of our shelter programs and the creation of affordable permanent housing with support services. Our focus has progressively shifted from temporary emergency shelter toward long-term solutions that seek to build family self-sufficiency and stability. We are proud to be recognized as a Massachusetts leader for our shelter programming and permanent housing development.

The key to this success is our people—our outstanding staff, dedicated Board of Directors, and generous volunteers and donors—and our incredible community, which has embraced and supported our mission from day one.

Our vision is that one day, family homelessness will be a thing of the past, our shelters will be converted to apartments, and House of Hope will further our legacy of having a profound impact in providing affordable permanent housing for those in need.

It is through your continued support that we can persevere in this mission to serve families in dire need with respect and dignity as we seek to end this crisis of homelessness, one precious family at a time.

Sincerely,

A handwritten signature in black ink, appearing to read "Deb Chausse".

**DEB CHAUSSE**, EXECUTIVE DIRECTOR, HOUSE OF HOPE





## Who we are

House of Hope in Lowell, Massachusetts is dedicated to helping homeless families gain stable housing through a service model based on respect, dignity, and compassion. With a long-term commitment to grow our solutions-based programs and permanent housing services, we seek to make a real impact in ending homelessness in Massachusetts.

What started in 1985 as a single emergency shelter for a handful of individuals has grown into eight buildings serving 97 families through two distinct nonprofit organizations:

**House of Hope** serves 58 families at a time (approximately 200 individuals sheltered daily), at four emergency shelter locations in Lowell.

**House of Hope Housing**, the housing arm of House of Hope, is dedicated to building and managing affordable permanent housing to families who have been previously homeless. As of 2021, we are housing 39 previously homeless families at five housing property locations in Lowell.

Together, these sister organizations share a commitment to transitioning homeless families into a stable community life through services that 1) respect and nurture families so they can begin to heal from the trauma of homelessness, and 2) support parents by guiding them through opportunities to build economic self-sufficiency and embrace a stable home life.

### Our services include:

- Emergency food, shelter, and clothing for 58 families.
- Case Management work with residents to assess their circumstances and plan for their futures.
- On-site Behavioral Health support for all families.
- Children's services covering a wide spectrum of outreach, intervention, engagement, and love.
- The Learn2Work Program, consisting of a children's resale clothing store at 397 Market Street for customer service internships, and a culinary training program that provides internships for clients while learning real work skills preparing meals served at our shelters.
- Case Managers and Housing Advocates who work with parents to mitigate barriers and secure housing for their families as swiftly as possible.
- Goal-oriented stabilization services for all families that we rehouse to assist them in remaining stably housed.

Our dedicated, professional staff are committed to giving respect, encouragement, and hope to all families served. We proudly offer services that they need to better their situation for themselves and their families, today and in the future to come.

# HOPE IN THE MIDST OF A PANDEMIC

## DID YOU KNOW?

Massachusetts has the third highest rent in the country, with the average Fair Market Rent for a two-bedroom home at \$1,642 per month.

Providing shelter, housing, and support services for up to 97 families is a challenge every day of the week. Doing it in the midst of a pandemic might be too much for some organizations, but not for House of Hope.

Recognizing that the frontline workers (cooks, cleaning staff, etc.) needed to be onsite to do their jobs, House of Hope leadership made an immediate decision of solidarity—that if some staff needed to be on site, all staff would be on site, including administration. Staff were given incentive pay, and leadership ensured that their team members were fully equipped with the personal protection equipment (PPE) needed to keep them safe.

Staff banded together to navigate the challenges of COVID, finding creative solutions to establish physical distancing (such as modifying the transportation van with a plexiglass shield to divide the compartments) and reconfiguring common areas in the shelters to create quarantine space should there be an outbreak requiring isolation.

When the pandemic forced schools to shift to remote learning for students, we created discrete spaces at the shelters for children to participate in classes online, putting desks at the end of corridors or in quiet hallways to provide privacy. We provided tablets with Disney+ streaming so children could watch movies in their rooms instead of in common areas too small for adequate physical distancing. We also hired education guides—funded by grants and private donations—to provide after-hours tutoring and one-on-one sessions for children struggling with the challenges of virtual learning. Our education guides are continuing to help children with ongoing virtual learning and tutoring during the 2021 school year.

“A crisis of the magnitude of COVID shows you what an organization is capable of. Our staff have been there for our families every single day of the pandemic, demonstrating a level of teamwork and unity that I have never seen before at any organization,” said Executive Director Deb Chausse. “Being forced to figure out how to make things work in a pandemic world brought our staff together and made us even stronger.”

**“Throughout this pandemic, the leadership team at House of Hope has gone above and beyond to keep us safe and protected, showing how much they value and care for us not just as employees, but as people. We are a family here.”**

— Katelyn Mello, Behavioral Health Specialist



# HOPE IN ACTION

Family homelessness is a social crisis in our nation and in our state. Every day, families experience the harsh realities of homelessness, housing instability, and the lack of stable affordable housing. Though housing markets, economic conditions, social structures, and government policies have undergone significant changes since House of Hope was founded in 1985, two things have remained constant: homeless families have a dire need for critical shelter and housing services, and House of Hope has faithfully answered the call to help them.

Today, House of Hope and House of Hope Housing work together to transition families and to provide affordable permanent housing paired with supportive services to help previously homeless families build family economic self-sufficiency and to provide educational opportunities that improve the lives of our most vulnerable children.

## Our history and mission

House of Hope was founded in the mid-1980s, as the nation struggled through a deep recession and homelessness exploded. Once perceived as an affliction of men with mental health and/or substance abuse issues, the trauma of homelessness now encompassed a different demographic—women and children.

A group led by the Rev. Paul Bailey of St. Michael's Church joined with the Ethnic Covenant to set up a house for the homeless. In April 1985, Sister Jeanne Poor was hired to lead the House of Hope, modeled after Lazarus House in Lawrence. Soon after, House of Hope entered a \$1 annual lease with the former St. Joseph's Hospital for the first two floors of 812 Merrimack Street.

After extensive renovations, and the donation of 100 Army cots, House of Hope opened December 24, 1985. In its first year, House of Hope served adult homeless individuals as well as families. As the Middlesex Shelter, now the Lowell Transitional

Living Center, opened in 1986 to serve single homeless adults, House of Hope's focus shifted to the needs of women and children forced into homelessness.

## The need for permanent housing

By 2000, family homelessness had become a crisis. Soaring housing prices and government funding shortfalls for supported low-income rental units put more and more women and children in precarious situations, often aggravated by stress due to poverty, major life events, and the fragmentation of families.

Homelessness is devastating for families and jeopardizes every stage of a child's development. The profound trauma of homelessness can lead to hunger, developmental delays, poor physical and mental health, and missed educational opportunities. Children require secure housing to thrive, and mothers need secure housing to obtain the education and employment necessary to build their own self-esteem, as well as that of their children.

Understanding that permanent affordable housing is the key to ending homelessness, in 2002 we established House of Hope Housing as an independent but affiliated nonprofit. Together, House of Hope and House of Hope Housing would work to transition homeless families into safe, stable communities with links to support services.

Our approach is unique in that it provides "supportive housing" to families, with case management services provided to families as needed to assist them in overcoming life's hurdles, managing any behavioral or physical health issues, building economic self-sufficiency, and providing educational opportunities for them and their children.





## OUR FAMILIES WHY WE'RE HERE

“ ”

House of Hope  
opened doors that I  
thought were closed  
to me. They gave  
me a future.

**JASMINE**

“It’s called House of Hope for a reason. They gave me hope when I didn’t have any. Walking into a shelter is humbling. You’ve hit rock bottom. But there was no judgment, just open arms to welcome me. It felt like a home. In shelter, they do so much for you—help you find a job, get babysitters and tutors, food, cleaning supplies, rides to appointments. I worked as an intern at Hope Chest and loved it. I made good money and they taught me so much. They have a finance program and teach you how to budget and save money so you can move forward in the outside world. They helped me get back into school and find a job. There is always someone who’s got your back and is on your side, saying, ‘How can I help?’

“When you move out into an apartment, they don’t leave you. They’re still here supporting me today. I realize now that they didn’t just change where I live; they changed the way I feel about myself. And now it’s my time to shine. I’ve got a good job as a home health aide, my own car, and a nice apartment for me and my son. I am just so grateful.”

“The House of Hope is a true asset to the Lowell community, not only in providing critically needed emergency shelter, affordable housing, and essential support services to vulnerable families, but also in revitalizing underutilized properties throughout the city, which contributes to the vitality and safety of our neighborhoods. This organization has had a profound impact in addressing the needs of our city’s homeless families over the past 35 years, giving them hope for a future of self-sufficiency and stability.”

**EILEEN DONOGHUE**, LOWELL CITY MANAGER

“Every single person at House of Hope is so supportive and caring. They were there to embrace me, comfort me, and give me the resources to get back on my feet. They believed in me when I didn’t believe in myself, and they never gave up on me.”

**YASHIRA**, FORMER HOUSE OF HOPE RESIDENT

## Our team

We are always mindful of the many people whose hearts and hands make our work possible. The 60+ employees of House of Hope have the honor and privilege of bearing witness to the lives of the families we serve.

Teamwork, concern for coworkers, and a collective enthusiasm for their work forms the foundation of House of Hope’s innovative and supportive work environment. Our staff range from formerly homeless mothers through master’s level clinicians, united in their compassion, mutual respect, and the shared objective of ending family homelessness.

Our staff deftly and professionally provide a range of services, including comprehensive case management services, mental health and substance abuse support, extensive children’s services, a structured internship and work-readiness program, and a Housing Resource Center.

We know that it is the talent and ability of the staff that make House of Hope truly exceptional.

**“The extraordinary professionals at House of Hope possess the skills, expertise, and attitude necessary to address the complex issues and trauma facing the women and children who turn to us for help. As importantly, they possess true humanity and compassion for every person who walks through that door.”**

*- Board President Dan O’Connor*

## Our growth: Goals set and met

Over the past 20 years, House of Hope has engaged in strategic, organic growth to respond to the needs of homeless families, as well as to the priorities of the Commonwealth and the City of Lowell.

Today, House of Hope Shelter serves 58 families at a time (about 200 individuals daily), at four emergency shelter locations in Lowell. Our Housing Resource Center is committed to finding available affordable units across the state to house each of the 58 families who reside in our shelters at any given time. Over the years, we have placed thousands of previously homeless families into housing throughout the state, providing stabilization services to support the wellbeing of the family and sustain their housing.

Each of the 39 families residing in the five House of Hope Housing apartment locations are participating in subsidized rental programs that enable them to stay housed.

We take pride in keeping our properties well maintained and well managed. Sunny, bright exteriors, careful landscaping, and high property management standards demonstrate our commitment to long-term family housing stability. The city and neighborhoods have embraced our shelters and housing, supporting our mission and our commitment to be an asset to the community.







## Workforce development and economic self-sufficiency

Understanding the need to empower homeless parents with essential employment skills, a positive employment experience, and an increased sense of self-worth to serve as the foundation for long-term employment stability, we have developed the Learn2Work Program, which provides a supportive work environment that ignites the desire within each intern to successfully support their family and make a difference in their community. The Learn2Work Program also provides “soft-skills training” (such as communication and interpersonal skills) and job-placement support to every intern. Learn2Work includes two initiatives: the Hope Chest Retail Program and a Culinary Skills Program.

**Retail Sales & Management: Hope Chest.** In March 2012, we launched the Hope Chest—a nonprofit children’s resale store that sells affordable, gently used children’s clothing—at 397 Market Street to provide retail sales and customer service internships. Our store employs 3-4 interns at a time for up to 20 hours a week.

**Culinary Skills Program.** Taking full advantage of the magnificent kitchen at our newest shelter location on Fletcher Street, we are teaching homeless parents the basics of institutional kitchens and commissary food preparations as we prepare them to serve as cooks in local universities, hospitals or nursing homes, as well as preparing food in high-end restaurants. Participants also receive certificates in ServSafe and MA Food Allergen Training.

We have been through transitions, and we have faced many challenges in the past 35 years, but House of Hope has held fast to our ecumenical spirit and faith-filled commitment to affirming the dignity of life of all whom we serve.

## OUR FAMILIES WHY WE’RE HERE

“ ”

I thought ending up in a homeless shelter was the worst thing to happen to me, but it turned out to be the best. House of Hope saved me.

**TAHJE**

“I never thought I would end up in a homeless shelter. But life sometimes takes unexpected turns and there I was, with a three-year-old and a baby on the way and no place to live. It was the lowest point in my life. From the moment I walked in the door, I knew I didn’t have to go it alone anymore. The staff are amazing. Everyone genuinely cares and does everything they can to prepare you to be successful. They provided everything I needed when the baby was born, got my daughters into daycare so I could go back to school, and helped me find an apartment when I was ready. They even paid the first and last month’s rent and security deposit. The staff took me through the whole process. I was never alone. They offer so many things, all these support services, to get you on the right track, and that continues when you walk out the door. They never gave up on me, which is why I’m here today, working as an EMT, living in my first apartment, and providing a good life for my daughters.”



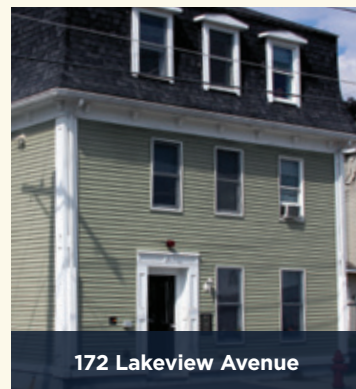
812 Merrimack Street



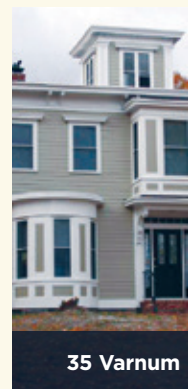
203 Salem Street



179 Salem Street



172 Lakeview Avenue



35 Varnum

## A timeline of hope: Our shelters and housing

Our buildings represent so much more than real estate. They are the public face of our commitment to provide a caring environment in which families can heal from the trauma of homelessness.

Our buildings are also a visible manifestation of our commitment to strengthen our neighborhoods and our city. With the exception of the New Hope Apartments on Salem Street, which was new construction, all of our properties are preserving and giving new life to previously vacant buildings. With extensive renovations and maintenance, these properties are contributing to property values and the betterment of their neighborhoods. In addition, we pay taxes on all of our housing properties, contributing to the city's tax base and wealth.

### Shelter for those in need

House of Hope provides shelter and services to 58 families at a time at four sites in Lowell: our main facilities at 812 Merrimack Street and 520 Fletcher Street, a smaller facility on Varnum Avenue, and a co-shelter unit on Salem Street. Although different in size, all four shelters share a commitment to treating families with dignity and respect and an expectation that they will engage our staff and contribute to creating a road map that will resolve their homelessness. Our shelters operate 24 hours a day.

### A new start in life

House of Hope Housing creates, owns, and manages permanent housing with support services for homeless families. These apartments give tenants a safe, comfortable home while they are re-entering the workforce, or pursuing training or other educational advances. All 39 families residing in the five House of Hope Housing buildings participate in subsidized rental programs that enable them to stay housed. The units are two-, three-, and four-bedroom apartments with parking provided; three are equipped to accommodate physically disabled residents.

### 1985

#### Our First Shelter: 812 Merrimack Street

House of Hope's main emergency shelter opened in 1985 at 812 Merrimack Street. In 1994, we purchased the location, and through the years purchased the two adjacent lots, added a playground and picnic area, and completed a major expansion, adding 2,800 square feet of living and program space to the shelter. Today, the building has three stories of living space, a common dining area, and an exceptionally large indoor and outdoor play area for our children, who engage with our volunteers in art projects, story time, and creative and constructive play. The outside play area has swings, a jungle gym, slides, water sprayers, and stationary play structures to create both entertainment and exploration for House of Hope's kids.

### 2005

#### New Hope Apartments: 203 Salem Street

In 2005 we opened our first permanent housing—New Hope Apartments—at 203 Salem Street. Located directly behind House of Hope's main shelter on Merrimack Street, this eleven-unit building offers two-, three-, and four-bedroom bright and cheery apartments, as well as a community room and a laundry area.

### 2007

#### Housing and Co-Shelter: 179 Salem Street

Purchased, gutted, and fully rehabilitated in 2007 "The Green House," as it is known, abuts our New Hope Apartments. It features a first-floor apartment of permanent housing with two large bedrooms. The second floor serves as co-shelter for two families who would otherwise be living in an emergency shelter.

### 2007

#### Housing: 172 Lakeview Avenue

In 2007, we purchased 172 Lakeview Avenue from the City of Lowell who had converted it into three beautifully renovated apartments, originally intended as condominium units for first-time homebuyers.





Avenue



391 Pawtucket Street



520 Fletcher Street



98 Smith Street



333 Pawtucket Street

## 2009

### Hope to Opportunity (H2O) Shelter: 35 Varnum Avenue

In 2009, we opened the Hope to Opportunity (H2O) shelter at 35 Varnum Avenue, renovating this charming 100-year-old building to provide comfortable living space and support services for seven homeless families. The carriage house of this beautiful building houses a children's playspace.

## 2014

### New Hope 2 Apartments: 391 Pawtucket Street

This seven-unit building, including a converted garage, was opened in 2014 and consists of six two-bedroom apartments and one three-bedroom apartment.

## 2017

### Emergency Shelter: 520 Fletcher Street

We opened our largest and newest shelter at 520 Fletcher Street in 2017. This spacious and beautifully renovated home—previously known affectionately as “the Old Ladies Home” run by Merrimack River Valley House—today provides shelter for 31 families, with the ability to serve larger families and those who use wheelchairs and mobility devices. There is also a playground for the children.

## 2019

### New Hope 3 Apartments: 98 Smith Street

The former Horn Home for the Aged is now a safe, comfortable, and affordable housing for 17 previously homeless families. Sunny bright exteriors, careful landscaping, open-concept units, and high property management standards demonstrate our commitment to long-term family housing stability.

## 2019

### Administrative Offices: 333 Pawtucket Street

House of Hope was blessed with the opportunity to acquire the former San Damiano House of Prayer in the summer of 2019 from the Sisters of St. Francis of Assisi. This beautiful house has become House of Hope's administration and staff training center. The spirit of the sisters can still be felt enabling a homelike, welcoming, and loving environment in which to conduct business.

## OUR FAMILIES WHY WE'RE HERE

“ ”

They believed in me  
when I didn't believe  
in myself, and they  
never gave up on me.

**YASHIRA**

“My daughter was less than a week old when I arrived at House of Hope. Everyone was so reassuring and comforting. They helped me with everything—getting a job, getting daycare, buying a car, finding a new apartment, and reuniting with my children I had lost custody of when I was homeless. Every single person at House of Hope is so supportive and caring. They were there to embrace me, comfort me, and give me the resources to get back on my feet.

“There was always someone there to guide me. Because of them and their support, I am here today, reunited with my children and living on my own. None of this would have happened without House of Hope.”





# WE ARE A STORY OF COMMUNITY

## DID YOU KNOW?

Children under the age of 18 made up 60 percent of people experiencing homelessness in families in 2020.

## Our community

It is due to the deep commitment and support of our vast community—our volunteers, Board of Directors, funders and donors, corporate partners, and Greater Lowell neighbors—that we are able to fulfill our mission every day to provide a healing environment where our families can begin to build new lives. We are deeply grateful to our neighbors and supporters who believe in our mission and trust in our ability to make a difference.

## Our volunteers

Volunteers are the heartbeat at House of Hope, providing immeasurable support to our paid staff. Volunteers offer their time and talent in so many ways: to create nourishing meals, play with kids living in our shelters, sponsor activities, offer holiday gifts, and serve as coaches and mentors for our families. This quality time spent with House of Hope residents can translate to improved self-esteem and increased confidence, helping to ease the burden for our moms and bring joy to our kids. Volunteers also bring a positive energy to staff as they interact and provide feedback on the team and organization.

In recent years, we have averaged nearly 800 community members donating more than 2,000 volunteer hours and more than 1,000 visits per year. We are so incredibly appreciative of the profound impact they have on our families, staff, and organization.

## Our partners

Our success is largely a reflection of the strong partnerships we have developed with funders and supporters at the Statehouse, City Hall, corporations, private foundations, and individual donors. Both their funding and their support of our mission are vital to our existence.

These partnerships validate the strength of our institutional relationships and reflect their trust in us. We consider that trust sacred, and we ensure that we earn it every day through sound, ethical, and transparent business practices, along with an unwavering commitment to our mission.

We are incredibly grateful to our leading funder, the **Commonwealth of Massachusetts Department of Housing and Community Development (DHCD)**, for their ongoing support of our organization. The role of DHCD is to create economic opportunity for residents, collaborative leadership in communities, an environment that supports job creation and business growth, and new housing for residents through targeted investments.

“House of Hope is a story of community, of how miracles can happen when a dedicated board, funders, volunteers, and local and state government are united behind a talented staff in support of a spiritual and humanitarian mission. House of Hope is a reflection of that community support, without which we would not be here today.”

**DEB CHAUSSE**, EXECUTIVE DIRECTOR

“The House of Hope is a remarkable development with a mission to combat family homelessness,” said Mike Kennealy, Massachusetts Secretary of Housing and Economic Development. “Recognizing the multi-faceted approach required to get the Commonwealth’s most vulnerable back on their feet, House of Hope offers deeply affordable, income-restricted units with as many as four bedrooms, alongside job training and stabilization services to help families thrive and achieve independence.”

Our **corporate partners** come through for us year after year, ensuring we can meet our fundraising goals, particularly as sponsors of our annual Harvest of Hope fundraiser, and also in times of emergency. We value these relationships not only for the funding, but for the enthusiasm and interest by their employees, many of whom have become supporters, board members, and volunteers, expanding our base of support.

We value our **private, individual donors**, who understand that every dollar given to House of Hope makes a difference in the

lives of our families. This includes the many in-kind donations of clothing, diapers, household goods, and other items that help improve their quality of life and remind them that they are not alone in this fight to get back on their feet.

Our **neighbors in the City of Lowell** have been gracious, welcoming, and supportive from day one, embracing our mission and our developments. Not once have we felt unwelcome or unwanted by either City Hall or the neighborhoods where we are located. We are so grateful for this.

## Our board of directors

Our Board of Directors has provided courageous support as we have overcome challenges and fulfilled dreams of creating a safe, supportive shelter system, as well as quality affordable housing for families who have experienced homelessness. This board’s leadership, compassion, and dedication have made House of Hope what it is today.





## How Your Donation Makes a Difference at House of Hope



### **\$25 funds:**

Filled backpack for school

Gift cards for emergency prescriptions and transport needs

Art supplies for holiday and seasonal crafts for the children

Diapers and wipes

Bike helmet



### **\$50 funds:**

Local field trips for five children

Baby mattress

Work clothing needs

Ice cream social at shelter for parents and children



### **\$100 funds:**

Car seats and booster seats

Twin or full mattresses

Welcome baskets (e.g., new pillows and towel sets, toiletries, baby monitor, toys)



### **\$500 funds:**

Laptop or a semester of books for a shelter resident returning to school

An entire year of holiday parties for children in House of Hope Housing



### **\$1,000 funds:**

Two forgivable \$1,000 loans or multiple smaller loans to residents, who pay back only 50 percent if they keep to the negotiated payment schedule. These loans help residents with education needs, work attire, and unexpected emergencies like car repairs, while teaching and rewarding timely repayment.

“The House of Hope is a remarkable development with a mission to combat family homelessness. Recognizing the multi-faceted approach required to get the Commonwealth’s most vulnerable back on their feet, House of Hope offers deeply affordable, income-restricted units with as many as four bedrooms, alongside job training and stabilization services to help families thrive and achieve independence.”

**MIKE KENNEALY**, MASSACHUSETTS SECRETARY OF HOUSING AND ECONOMIC DEVELOPMENT





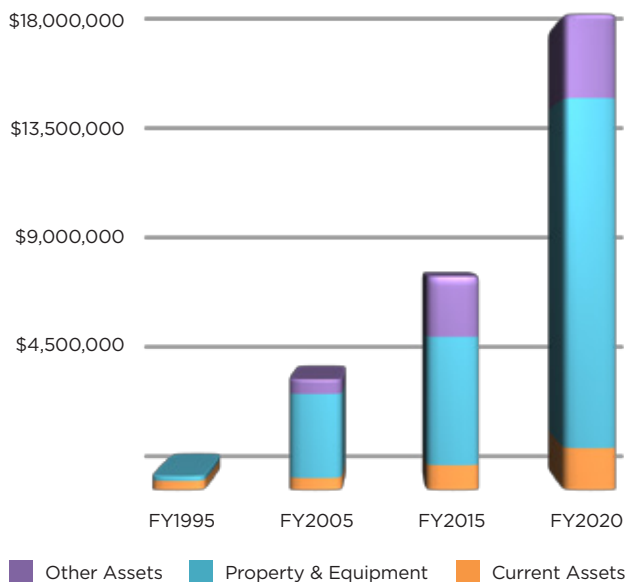
# FINANCIALS

Over the past 20 years, House of Hope and House of Hope Housing have grown from a \$521,566 operating revenue to a \$5,401,882 operating revenue and \$18,211,715 in assets.

**“Through responsible financial growth and the careful oversight of the board and House of Hope leadership, House of Hope has engaged in prudent, strategic growth to address the homeless crisis and grow our assets. We have always prided ourselves on our financial transparency and integrity, as we are deeply committed to the design, implementation, and maintenance of comprehensive internal controls.”**

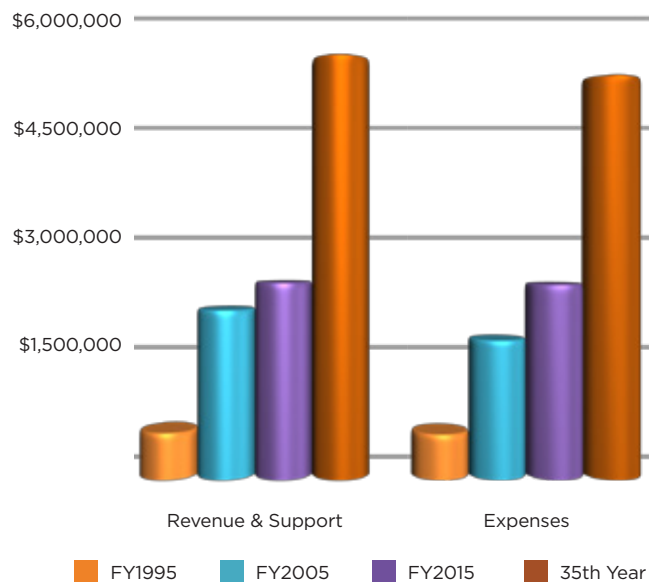
*- Treasurer Brian J. Stafford, CPA, MST, AEP®*

## 35 YEARS OF ASSET GROWTH



- In 1994, House of Hope purchased for \$25,000 the property at 812 Merrimack Street which it had leased since inception.
- The first major bump in asset growth came when HOH Housing began building the New Hope Apartments in 2005.
- In 2007, HOH Housing added the Lakeview House and HOH aquired the Green House.
- In 2014, HOH Housing added “New Hope 2” apartments at 391 Pawtucket Street Street in Lowell.
- In 2019, HOH Housing added “New Hope 3” apartments at 98 Smith Street Street in Lowell.

## REVENUES & EXPENSES: 35 YEARS OF SERVICE



- The original shelter at 812 Merrimack now serves 18 families per night.
- In 2009, HOH added another major shelter location at “H2O” meaning “Hope to Opportunity” which enables us to serve seven more families each night.
- In 2015, HOH served 25 families per night in emergency shelter and HOH Housing owned and operated 22 units of permanent housing.
- In the 35th year, HOH has grown to serve 58 families each night and HOH Housing is serving 39 families in permanent housing.

# LOOKING AHEAD

## DID YOU KNOW?

**On a single night in January 2020, an estimated 171,575 people in families (55,739 households) in the United States were identified as homeless.**

Much has changed in the 35 years since House of Hope was founded, but our commitment to homeless families remains as strong as ever. As a value-based organization, it is our ecumenical spirit and our focus on mission that guide us in doing this sacred work.

## Our Future

It is clearer than ever that the solution to homelessness is permanent, affordable housing. We recognize that emergency shelters do not adequately support family life, children's development, and privacy needs. While they serve an important role in meeting needs in a crisis, and can provide caring, nurturing support, they are not a long-term solution.

Our long-term vision is to convert all our shelter space—including 812 Merrimack Street—into stable, permanent housing. We are working towards a day when emergency shelter is no longer needed due to: 1) the availability of affordable housing, and 2) tenants having access to support services to remain in their homes. Until that day, we will continue to do all that we can to shelter and house homeless families in our community with respect, compassion, and dignity.

Our growth over the past 20 years has been in direct response to the evolving needs of the homeless crisis. When state leadership sets a goal to reduce emergency shelter capacity, it will serve as a catalyst for us to convert buildings into permanent, affordable housing. As the opportunities and funding arise, we will further explore long-term solutions and expansion of permanent housing.

## Your Support

Our success is guided by our mission, and it depends upon your continued support. We are deeply grateful for our funders, volunteers, and neighbors whose support enables us to serve our families as we work toward our goal of ending homelessness, one family at a time.

You can help homeless families in Massachusetts individually or through your place of work. We welcome donations of time, money, and in-kind donations. Every hour and every dollar make a difference in transforming the lives of our families and positioning House of Hope for further growth.

**Visit [www.HouseofHopeLowell.org](http://www.HouseofHopeLowell.org) to learn more.**





Alone we can do little.  
Together we can do so much.

**HELEN KELLER**

Since our inception in 1985, House of Hope has transformed the lives of thousands of families. We have been able to do so much because of you and your support of our mission.

**We thank you from the bottom of our hearts.**

### **DID YOU KNOW?**

**A staggering 2.5 million children are now homeless each year—one in every 30 children in the United States.**

As two distinct nonprofit organizations, House of Hope and House of Hope Housing have two distinct mission statements.

### **House of Hope Shelter Mission Statement**

The House of Hope, a temporary shelter, provides advocacy and care for homeless families. Rooted in a belief in God, and under the direction of an ecumenical board, it seeks to affirm the dignity of life to all who are served.

### **House of Hope Housing Mission Statement**

House of Hope Housing is a not-for-profit organization created in 2002 by House of Hope in response to the ever-growing, critical need for affordable housing for families in Massachusetts. HOH Housing provides affordable permanent housing and support services to previously homeless families with an enduring commitment to build family economic self-sufficiency, promote neighborhood stability, and provide educational opportunities to improve the lives of our poorest children.



### **HOUSE OF HOPE INC.**

812 Merrimack Street, Lowell, MA 01854  
978-458-2870 info@houseofhopelowell.org

**[HouseOfHopeLowell.org](http://HouseOfHopeLowell.org)**



# HARVEST OF HOPE 2021 SPONSORS

## Tractor Sponsors



*Susan & Clifford  
Boehmer*



The Nancy L. and  
Richard K. Donahue  
Charitable Foundation

## Plow Sponsors

Eastern Bank  
International Family  
Church, Inc.  
St. Joseph the  
Worker Shrine  
VIVA Consulting LLC

## Seeder Sponsors

Anonymous  
Ellen & Edward Cataldo  
Deb Chausse  
Diane & Dave Earl  
Gary S. Hunt  
Klein Hornig LLP  
Lowell Five Bank  
Kevin & Janice Roden  
The Sisters NH, LLC

## Bushel and a Peck Sponsors

Anonymous  
Brian Bush  
Rosemary O. Cogswell  
Conway Insurance  
Agency  
Fred C. Church Insurance  
Ray Galloni  
Jeanne D'Arc Credit Union  
Law Office of  
Daniel J. Mansur

Moloney Smith Law, LLC  
Nanak & Saroj Madan  
Riverside Glass Company, Inc.  
St. John's Episcopal Parish  
Sisters of Charity  
of Ottawa  
Talty Floors, Inc.  
Trans Med USA, Inc.  
Kate Tyndall &  
Deborah Grossman





# THANK YOU!



**HOUSE OF HOPE INC.**

812 Merrimack Street, Lowell, MA 01854  
978-458-2870 info@houseofhopelowell.org

**HouseOfHopeLowell.org**