2001: Ruggles Affordable Assisted Living Community opens as the first assisted living facility in the Greater Boston area exclusively for low-income, frail, and homeless elders.

2001: Episcopal City Mission in Boston and St. Peter’s Episcopal Church in Weston place faith into action and provide Ruggles Assisted Living with major financial support and “adoption” of 18 apartments for homeless elders.

Friends Make it Happen

It all began with this original “committee” ten years ago. (Left to right) Sandra Albright, Diana Laskin Siegal, Ellen Feingold, Elsie Frank, Ruth Cowin, and Anna Bissonnette. Not pictured is Joanne Bluestone.

(Above) CEEH resident, Ruth Givens beams as she is escorted to the stage of Symphony Hall by Gala Co-Chair Clayton H.W. Turnbull. She proudly spoke of her journey out of homelessness.

(Above) CEEH residents and Lorraine Driver, RN.

(Above) Having a great time at the Gala are CEEH residents and Lorraine Driver, RN.

The legendary Tony Bennett wows the crowd.

Grand opening of Uphams Corner Marketplace, Dorchester.

Ruggles Affordable Assisted Living Community resident Catherine Auffrey chats with Site Director Peter Touborg while being filmed for Channel 5’s Chronicle.

Outreach client enjoys his dinner at CEEH’s Annual Spring Fling - a celebration for newly housed elders.
Letter from the Chair and President

Annual “state of the union” reports are usually such a luxury. They are an opportunity for quiet reflection rarely afforded during our current stressful times. However, this year, just trying to recount the activities of CEEH during 2001-2002 is a major task.

How do we properly encapsulate an eighteen month period in which our organization grew by 80%; opened two new sites; developed a tenant placement and case management program for a third new site; brought up a whole new outcomes research function; endured funding cuts; opened our first web site and integrated all of our sites through a virtual network; had our most successful fundraiser to date; and made many new friends who volunteered and financially supported our work? We both get out of breath just thinking about it.

So we asked ourselves, in the blur of all the struggles and the accomplishments, what is most important to recall about 2001-2002? And the images came flooding in. We saw the delightful and dignified image of Ruth Cowin, one of our founders, as she received her award as Massachusetts Social Worker of the Year and inspired the next generation with her lifetime of caring for others. We saw Tony Mauriello, Freddy Taylor and Ron Della Chiesa hatching our first gala over lunches at Mike’s City Diner. We remembered our Bishop Street residents and friends singing quietly at the Forest Hills Pond memorial service for fellow resident Connie Burt. Joannie Jaxtimer flashed her smile at us as she confidently walked on stage to welcome Tony Bennett and 2,000 CEEH supporters and residents at Boston Symphony Hall. The residents at our recently opened Assisted Living Facility, Ruggles Affordable Assisted Living Community, were well-ensconced in their new homes, playing music from the “front porch” and interrogating all the neighbors and every visitor who happened by. Staff danced in the woods at Cochituate State Park at the annual staff picnic. Formerly homeless elders shared lunch and encouragement with other elders who were still trying to find homes during the Outreach Department’s annual Spring Fling. Residence halls echoed with the optimistic frenzy of dorm opening day as friends from St. Peter’s Church in Weston and the “BlueCrew” of Blue Cross Blue Shield furnished 30 apartments at Ruggles Street. Enthusiastic volunteers furnished the 14 bare apartments at ElderHouse, turning them into warm and welcoming homes.

There were so many images of so many friends. There were so many moments of grace. And in that process of recollection, we realized that we can give you all the facts and figures in the world, but it is still the people that make our year worth remembering. This annual report attempts to distill the key activities of CEEH during 2001-2002, but it cannot distill the power of the work or our deep gratitude for your support in doing it.

Thank you so much.

Anna Bissonnette
Board Chair

Elisabeth Babcock
President and CEO

---

2001: Fannie Mae Foundation selects Ruth Cowin House, CEEH’s home for nine elders in Brookline, as one of 12 finalists to receive the Maxwell Award of Excellence for the production of affordable housing.

2001: CEEH joins an international research team to produce a comparative study of the causes and contributory factors of homelessness among older people.
The period from January 2001 through July 2002 was one of incredible excitement and change for CEEH. Below are just some of the highlights.

**Two New Housing Sites Opened**

Ruggles Affordable Assisted Living Community opened in the fall of 2001. It is the first assisted living facility in Greater Boston exclusively targeted to low-income, very frail elders and is comprised of 43 private studio apartments and baths, and spacious community areas. A service-enriched environment including 3 meals per day, medication reminders, and wellness assessments is provided for elders no longer able to live alone safely.

Our newest supportive housing site, located in Uphams Corner, Dorchester, opened in April 2002. ElderHouse encompasses 14 studio apartments with two large common areas and a complete kitchen. Residents are 62 years or older (or 55 and disabled), who were homeless or at risk of becoming homeless before finding a home with CEEH. As in our other supportive housing sites, an integrated team of nurses, social workers, and personal care homemakers, provide residents experiencing physical, behavioral health, and/or life management problems with the supports to live independently.

**Awards/Funding**

In July 2002, the Episcopal City Mission honored CEEH’s work with their highest award, the Bishop Morris F. Arnold Award for Social Justice. The Fannie Mae Foundation recognized CEEH’s Ruth Cowin House in Brookline as a finalist for the 2001-2002 Maxwell Awards of Excellence Program for the production of affordable housing. Looking to the future, HUD Section 202 funding was awarded for the development of Bickford Street Housing in Jamaica Plain. The abandoned building will be renovated into 56 apartments for needy elders and is slated for opening in 2004.

**Research**

CEEH is proud to be part of two significant research projects. Funded in 2001 by the Charles Farnsworth Trust, our first outcomes research project will examine how our model of interdisciplinary supportive housing impacts residents’ lives. Social integration of residents will also be examined. Preliminary results of the project will be presented at a Policy Forum and CEEH Annual Meeting. The policy forum is co-sponsored by the Massachusetts Health Policy Forum and was made possible by a grant from the Robert Wood Johnson Foundation.

An international research team has been assembled among non-profit groups in the United States, Australia and England to generate a study of the causes and contributory factors of...
homelessness among elders. Results of the study will be used to increase understanding of the causes of elder homelessness and to make policy recommendations based on findings that may help prevent or identify early stages of elder homelessness.

**Outreach Elder Shelter to Home Program**

No successful site based program for homeless elders could function without the vital work of an outreach team. The Elder Shelter to Home Program, CEEH’s team of outreach case managers, served 224 elders from January 2001 through July 2002. Of this total, 157 were homeless and 67 were “at-risk” clients - not currently homeless, but at risk of losing housing due to rent increases, eviction, overcrowded conditions, etc. During the same period, outreach case managers placed 139 elders in transitional or permanent affordable housing in the Greater Boston area with stabilization services provided for one year to ensure these clients remain housed.

**10th Anniversary Gala**

Ten years of developing innovative programs to provide permanent supportive housing and assisted living to low-income and formerly homeless elders, culminated in a magical evening of celebration at Boston Symphony Hall on June 10th. The legendary Tony Bennett wowed the audience of 2,000 friends and supporters of our mission. The event raised over $502,000 helping to launch the Journey Home Fund, a fund to cover future capital improvements and developments. Channel 5 showcased CEEH’s work on a May 29th edition of Chronicle that concluded with an interview with CEEH President & CEO, Beth Babcock.

We believe The Best is Yet to Come in the years ahead. As we continue to work collaboratively with developers, elder service providers, funders, and friends to bring elders home again, we hope, with your help, to become the “Committee That Ended Elder Homelessness.”

---

**2002: CEEH’s website – [www.ceeh.org](http://www.ceeh.org) – is redesigned and agency computers are networked among all sites.**

**2002: In April, ElderHouse opens for fourteen formerly homeless elders in Uphams Corner, Dorchester.**

**2002: The Episcopal City Mission honors CEEH with their highest award, the Bishop Morris F. Arnold Award for Social Justice.**

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**2002: **

**Golfers head out to the course during 9th Annual Fore...the Elders tournament**

**Anna Bissonnette and resident show off the catch of the day during a resident fishing trip.**

**Adopt-A-Room volunteers gave generously of their time and spirit. From top left are volunteers from St. Peter’s Episcopal Church, “BlueCrew” members from Blue Cross Blue Shield of MA, and Sara Hodin and friend Alysse.**

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**COMMITTEE TO END ELDER HOMELESSNESS, INC. • 2001/2002 ANNUAL REPORT**
The Community We Serve

The Committee to End Elder Homelessness identifies, assesses and provides housing and appropriate stabilization services to homeless men and women 50 years and older and elders at-risk of becoming homeless. Most are low-income and have complex mental, physical, and substance abuse problems. Homeless elders are referred to us through shelters, transitional housing programs, hospitals, social workers, and other public and private agencies. It is our goal to provide these individuals permanent housing, the services they need to live independently as part of a community, and to preserve their dignity.

The Committee to End Elder Homelessness welcomed Agnes into a new apartment and community where she receives supportive services and regularly visits with her grandson again.

Agnes is one of over 1,200 elders in Greater Boston who have been helped by the Committee to End Elder Homelessness.

A New Beginning

Agnes lived in a homeless shelter for two years hiding her true identity under a different name. A back injury and joint disease developed later in life, prevented her from keeping her long-time job, and when Agnes’ rent doubled in the late nineties, she lost her home. Then, the Committee to End Elder Homelessness welcomed Agnes into a new apartment and community where she receives supportive services and regularly visits with her grandson again.

Agnes is one of over 1,200 elders in Greater Boston who have been helped by the Committee to End Elder Homelessness.

2002: CEEH celebrates ten years of providing permanent supportive housing to homeless elders and elders at risk of becoming homeless. The 10th Anniversary Gala was held on June 10th at Symphony Hall and featured the legendary Tony Bennett who enthralled 2,000 friends of CEEH.

2002: The Journey Home Fund is inaugurated. It is a three-year, $3 million campaign to build a stable source of funding to support operations, capital improvements, and development of future supportive housing sites.
Financial Statements

Consolidated Statement of Activities

<table>
<thead>
<tr>
<th>Operating Revenues</th>
<th>2002</th>
<th>2001</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government grants and other contracts</td>
<td>$1,133,467</td>
<td>$1,052,814</td>
<td>$774,361</td>
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<td>Rental Fees and program revenues</td>
<td>$415,168</td>
<td>$620,507</td>
<td>$518,983</td>
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<td>Donations</td>
<td>$545,590</td>
<td>$551,336</td>
<td>$380,380</td>
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<td>Other</td>
<td>$22,631</td>
<td>$38,265</td>
<td>$33,450</td>
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<td><strong>Total Operating Revenue</strong></td>
<td><strong>$2,116,856</strong></td>
<td><strong>$2,262,922</strong></td>
<td><strong>$1,707,174</strong></td>
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*Unaudited figures cover the period between January 1 - July 31, 2002.

Consolidated Statement of Financial Position

<table>
<thead>
<tr>
<th>Assets</th>
<th>2001</th>
<th>2000</th>
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<tr>
<td><strong>Current Assets:</strong></td>
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</tr>
<tr>
<td>Cash</td>
<td>$449,544</td>
<td>$526,629</td>
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<tr>
<td>Receivables</td>
<td>$357,876</td>
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<tr>
<td>Other</td>
<td>$72,616</td>
<td>$12,877</td>
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<td><strong>Property and Equipment:</strong></td>
<td>$1,847,736</td>
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<tr>
<td>Other assets</td>
<td>$656,059</td>
<td>$657,252</td>
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<tr>
<td><strong>Total Assets:</strong></td>
<td><strong>$3,383,831</strong></td>
<td><strong>$3,221,602</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Liabilities and Net Assets</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Liabilities</td>
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<td>$97,848</td>
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<tr>
<td>Long-term Debt and Deferred Interest</td>
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<td>$1,083,617</td>
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<tr>
<td><strong>Net Assets</strong></td>
<td>$2,106,667</td>
<td>$2,040,137</td>
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<tr>
<td><strong>Total Liabilities and Net Assets</strong></td>
<td><strong>$3,383,831</strong></td>
<td><strong>$3,221,602</strong></td>
</tr>
</tbody>
</table>

2001 - 2002: From January 1, 2001 to July 31, 2002, CEEH’s Outreach Team places 140 elder homeless and elders at-risk of homelessness into housing with one year of follow-up stabilization services.

2002: WCVB-Channel 5 highlights CEEH’s ten years of work on the May 29th edition of Chronicle.

...The Best is Yet to Come!
Leading the Way

The Committee to End Elder Homelessness gratefully acknowledges the following generous contributors.

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- Goddard House
- Mellon New England

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...and a special thank you to all of our other contributors throughout the year, who have given time and energy, enthusiasm and compassion. Thank you all for caring.

Gifts listed were received between January 1, 2001 and July 31, 2002. We deeply regret if your name has been omitted or appears incorrectly. Please contact Betsy Breitborde with any comments or corrections, at 617-369-1565. Thank you.