Dear Friend,

2019 will mark Bethany Hill Place’s 25th year of providing safety and opportunity for hundreds of individuals—adults and children alike. This report celebrates and commemorates our beginnings in the early 90’s and the Congregation of the Sisters of St. Joseph of Boston’s courageous step into a new realm, providing housing and education to those most in need. Capturing some important moments in time, we hope to offer you proof of our success and also exemplify the durability of the CSJ charism that guides our programming and community strength—both hallmarks of Bethany Hill Place.

Even in Bethany Hill Place’s earliest days, the Sisters knew it would be important to widen the circle and involve others in this unique mission. They enlisted many lay leaders to partner with them and carry their dream forward. Over a quarter century span, nearly 100 dedicated Board members have answered the CSJ request and risen to the occasion, offering their passion and commitment, innumerable volunteer hours, professional expertise and financial support to ‘care for the dear neighbor without distinction.’ We are very grateful to these dedicated individuals!

A special group of past Board Chairs has maintained an extraordinary connection with Bethany Hill Place. Nicknamed the ‘Justice League,’ this group of former and current chairs continues to gather periodically to share the impact Bethany Hill Place had on them and to watch over Bethany Hill Place, offering guidance, connections, and advice for the organization’s long term sustainability. With the idea of reducing reliance on the Congregation, the Justice League recently established the Leadership Fund, a fund of major gifts intended to secure the long term needs of Bethany Hill Place. Five former Board Chairs—Donna Gallo, Catherine Mesner, Paul Connolly, Donna Hale, Marianne McLaughlin—and current Chair Tiffany O’Connell have ‘seeded’ the Leadership Fund with more than $70K, above and beyond their annual and Gala giving.

Everyone reading this is an important part of the Bethany Hill Place community. Please join us this year in celebrating the beginning of our 2nd quarter century! Save the evening of Thursday May 2nd 2019 for a special event at the Historic Village Hall in Framingham to recognize this important milestone and laud those who paved the way for resident accomplishments and Bethany Hill Place’s success.

Together, we are ready for the next 25!

Tiffany A. O’Connell
Board Chair

Trish Appert
Executive Director
While he was serving time in prison, Angel's sponsors sought to help him navigate his reentry into society. Growing up in what Angel describes as a tough environment in Puerto Rico, he at first didn’t know what to make of their encouragement: ‘you can do it - its up to you. Make a plan and stick to it’. They also urged him to apply for housing at Bethany Hill Place. He followed their advice, and came to live in one of our studio apartments soon after his release from prison in 2011.

“You arrive there with no hope. But if you take advantage of their resources and can accept the support, you can move on with your life.” He worked diligently to earn and save money, and the community at Bethany Hill Place helped him to be less isolated, breaking down the insecurity learned in prison. Within three years, he was ready to move on from Bethany Hill Place.

Four years later, Angel is married and he owns a thriving landscaping business. He counts the joys of his life, among them financial stability, home ownership, a business, and a wonderful family. In Angel's own words “Bethany Hill Place gave me the start I needed.”

“BHP is not just a nice place to live. If you want change in your life, it is not easy. But it is worth it. My wife and I feel blessed. We feel like we can help others.” Angel is still in contact with his former sponsors, as well as some of his former neighbors at Bethany Hill Place. He has hired two young men who grew up at Bethany Hill, becoming a mentor and role model himself.
This volunteer crew of BOSE employees did an incredible job painting our ground floor space in June!
VOLUNTEERS

The work of our 2 program staff is leveraged by the help of over 70 volunteers each year. We are grateful to these individuals who provide a myriad of educational, community-building and practical skills and support to our community.

Basma Abdulnabi
Lori Allen
Aymee Beaudoin
Staff Sergeant Bell
Elijah Bondar
Bose Corporation Employees
Tim Boykov
Diane Brooks-Ring
John Bullerjahn
Brittany Cannata
Margaret Casey
Mark Chistolini
Ellen Clay
Sarah Conners
Mike Croci
Peggy Cross
Jamai Dantley
Gerald Dowd
Shawna Downey
Tom Driscoll
Reinaldo Egipciaco
Laura Elkayam
Connor Fallon
Rickie Figeroa
Framingham State University students-Reading Buddies
Jessica Friel
Marissa Green
Karen Greenberger
McKenzie Hammond
Victoria Hartford
Ashley Henriksen
Rosamond Hooper-Hammersley
Liz Kaprielian
Martha Ann Kelley, CSJ
Mary Kulas
Lisa Lopes
Barbara Loud, CSJ
Samantha Manero
Massachusetts Bay Community College - Human Services Club
Brenna McGinnis
John McNamara
John McNulty
Kelsi Mercer
Justin Morris
Susan Niden
Courtney O’Regan
Ryan Pitt
Jenny Plezime
Ashline Plezime
Regis College Campus Ministry
Katelin Rodriguez
Bonnie Rosenberg & Blake the Dog
Stephen Sampson
Steven Sampson
Domingo Santiago
Peter Sibson
St. Joseph Preparatory High School - Dear Neighbor Club
Allison Stagg
Alyssa Sullivan
Emily Sulloway
Alex Tracanna
Kelley Tuthill
Terri Valentine
Molly Wheeet
Alan Winn
Monique Young
Bethany Hill Place

1993
Congregation applies for and is awarded a Federal Home Loan Bank of Boston AHP grant $250K to help renovate the building

1994
Bethany Hill School opens its doors in June

1998
The TJX Foundation funds our Parenting Program and we launch a 20 year partnership with Families First Parenting Program

2001
A Reading Club for resident children is formed, this is followed by children's singing groups 'Puppy Love', 'New Kidz on the Hill' and 'Joyful Noise'

“We have met so many wonderful friends while at Bethany and come back to visit as often as we can. With the programming provided by Bethany I have made the decision to go back to college and even received the help planning the logistics. I’m so grateful for all the work and care Bethany has done for our family.”

FEMALE RESIDENT ELLE

“I became involved in the Bethany Hill project when it was first proposed and was met with significant neighborhood opposition. It was ironic that the neighbors were so adamantly opposed as many of them had acquired their homes by purchasing land from the Congregation and nearly all of them had been educated by Sisters of St. Joseph. The Sisters stood tall and calm as they held their ground defending the dignity of homeless people who would otherwise have no voice. It was an inspiring show of extraordinary courage in the face of heartbreaking attacks from their former pupils and current neighbors. In the end the Sisters prevailed and created a warm, welcoming home…and fresh starts…and for many families who would call Bethany Hill their home. That was the beginning of new lives for the Bethany Hill residents and the beginning of my 30 plus year relationship with the courageous women of the Congregation.”

JAMES HANRAHAN, FORMER BOARD CHAIR

“We have met so many wonderful friends while at Bethany and come back to visit as often as we can. With the programming provided by Bethany I have made the decision to go back to college and even received the help planning the logistics. I’m so grateful for all the work and care Bethany has done for our family.”

SR. BETSY CONWAY, FORMER NEW BEGINNINGS PROGRAM DIRECTOR

“I look back with great joy and pride at what has been accomplished over these twenty-five years. I reflect on the incredible residents, strong and resilient, who made their home there. Just as the first Sisters of St. Joseph perceived a need in society and responded to it, so too, Bethany Hill Place’s founders responded to a need to create affordable housing with a strong educational component, as always, impelled by God’s inclusive love.”

SR. DENISE KELLY, FORMER PROGRAM DIRECTOR

“Before coming to Bethany Hill I was homeless and living here gave me more stability for my family and myself. My kids and I feel safe here. I can honestly say that not just one person impacted my stay here. All the staff and residents played a big part in my stay here, and I’m so grateful for the love they showed my family and me.”

CURRENT RESIDENT YOLANDA

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FEMALE RESIDENT ELLE
Celebrating 25 Years

The ability to interact, or not, with people who have gone through similar struggles, and don’t take things for granted. I’m proud to say I live at Bethany Hill, and truthfully (at least for now) wouldn’t want to live anywhere else. The support, the caring about me as a person during and after my medical escapades has been tremendous and means a lot. The staff is amazing.”

CURRENT RESIDENT JOHN

“We see the residents’ faces and hear their voices. Their stories are riveting and reveal what seemingly impossible things can happen within a loving, safe and respectful community: single mother to college graduate or business owner; refugee to citizen; troubled youth to police officer. I have witnessed the loveliest, mild mannered volunteers, staff, and board members use their precious time and talent to move mountains for our residents. Twenty five years now of stories. I get it. We all win. This is the legacy of The Sisters of St. Joseph.”

DONNA HALE, FORMER BOARD CHAIR

“...The opportunity to live at Bethany Hill came at exactly the right time. I didn’t know I needed a place like Bethany, or that even such a place existed, but here I am. I’m thriving instead of just surviving. A fresh start for so many who need one. For that I’m eternally grateful.”

CURRENT RESIDENT, ANONYMOUS

“...Our desire to reach out to women and children, especially those who were homeless or threatened with homelessness, was the primary motivation for the development of Bethany Hill School as “a living and learning community.” The combination of a safe community environment and a variety of opportunities for personal development has been the key to the success of this wonderful Sponsored Ministry of the Sisters of St. Joseph for these twenty-five years. Also key has been BHP’s long-standing collaboration with our partners, Maloney Properties and South Middlesex Opportunity Council (SMOC).”

SR. BETTY CAWLEY, FORMER BOARD MEMBER

“I am most grateful for the support I have been given to develop my abilities to full potential when I was full of self doubt. The staff allowed me to grow and often remind me of how far I have come.”

CURRENT RESIDENT, ANONYMOUS

2005
Application for 10 Project Based Assistance HUD sec 8’s approved

2005
National Award for Excellence in Affordable Housing given by MetLife Foundation– 1st place in property and asset management

2009
Board of Trustees Strategic Planning process leads to hiring of organization’s first Executive Director

2016
Bethany Hill School changes name to Bethany Hill Place to better describe mission
DONORS

Bethany Hill Place gratefully acknowledges the following individuals, corporations and foundations who have so generously made contributions to Bethany Hill Place during the 2017/2018 fiscal year.

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$250 - 499
Julia Benson
Sean Burke
Nancy Carapezza
Kathy Caruso
Paul Connolly
Toya Farrar
Fidelity Investments
George Fiske
Joe & Nancy Fleming
Lori C. Frieling
Charles E. Gagnon & Elizabeth P. Grob
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Anisia Gifford
David & Kate Haviland
Judith & Shawn Javidpour
Peter & Winifred Kelly
Amy Kidd
Judith Lauch
Isabel N. Lyndon
Marian High School
William McNamara
Ruth McSparron
Murphy, Edwards, Goncalves and Ferrera PC
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Leona McCaughey-Oreszak & Eugene Oreszak
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Zoe Rasmussen
Jim and Sue Repetti
Sacred Heart Parish
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Janet L. Testa

$125 - 249
Paul M. Vermette
Peter & Kathy Waisgerber
Wellesley Toyota

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Lee Hogan, CSJ
Patricia E. McCarthy, CSJ
Abbe Cullen
William Davis
Gail Donahue, CSJ
Kellianne & Chris Erath
Zita Fleming, CSJ
Melissa M. Ford
Lisa Fritts
Ann Marie Ghiloni, CSJ
Christine Girnik
Donna & Fred Greatorex
Mr. and Mrs. Kenneth Hachey
Melissa Halstead
Eileen G. Healy
Heritage Hunt Hackers
Joanne Wong Hilger
Rosamond Hooper-Hamersley
Theresa Jardin CSJ
Robert & Helen Kaplan
Denise Kelly, CSJ
Kathy McCluskey, CSJ
Kathleen & Gregory McDermott
Brigid McNamara
Pat & Bill McSparron
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Helene Michael Nihill, SSJ
Mary Ellen O’Connell, CSJ
Madeleine O’tani Oldman
J anet & Brian Paradise
Jennifer Peterson
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Mary Jo Quirk, CSJ
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William & Doris Rooney
Roshelle Rucker
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Deborah Stande
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Margaret L. Sullivan, CSJ
Christine Tibor
Carol & Charles Wilson
Michelle Yestrepsky

Michael Kelly
Mary Kulas
Marianne Vergano-Laughton & E. Joseph Laughton
Barbara Loud, CSJ

In-Kind Donations

American Sewing Guild -Boston Chapter
Applebees
Arturo’s Ristorante
Paul Bacigalupo
Richard and Leslie Bishop
Bob’s Discount Furniture
Boch Chevrolet
Bonefish Grill
Bose Corporation
Bueno Y Sano
Margaret Casey
Chateau Restaurant
Chipotle Mexican Grill, Inc.
Mark Chistolini and Christine Lam
Christmas Tree Shops
David & Edlyn Clay
Clay Subaru
Concord Museum
Adrienne Cost
Costco
The Cottage Wellesley
Larry and Roberta Cristofori
Peggy and John Cross
Cumberland Farms
William Davis
deCordova Sculpture Park and Museum
Sue DeRoche
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**SUMMARY OF FINANCES**

- **2017-2018**

**Income**
- Corporations & Foundations: $162,600
- Individual Contributions: $217,692
- Interest Income: $47,449
- CSJ in-kind Contributions (rent): $150,000
- Rental Income: $672,663
- Other income: $6,493
- Fund Balance: $(60,358)

**Total Income**: $1,196,539

**Expenses**
- Personnel: $319,773
- Debt Service & Fees: $48,384
- Property Related Expenses: $112,319
- Administrative Expenses: $81,525
- Professional Fees: $170,643
- Rent & Occupancy: $150,000
- Direct Program Expenses: $76,050
- Utilities: $100,187
- Depreciation: $127,659

**Total Expenses**: $1,196,539

**Net gain(loss)**: $-

Discovery Museums
Sherry Doane
Ecotarium
Laura Elkayam
Kellianne and Chris Erath
Exhibit A Brewing Company
Connor Fallon
Brenda Forry, CSJ
Frank Pepe Development Co.
Mark and Mary Fraser
Fun and Games
Donna Gallo & William Leary
Rebecca Gallo and Paul Mazzotta

Ann Marie Ghiloni, CSJ
Gourmet Gift Baskets
Great NH Restaurants
Kathleen Hagerty, CSJ
Donna L. Hale & John Donovan
HOPesudbury
Hub Pen Company
Huntington Theatre Company
The Institute of Contemporary Art
International Tennis Hall of Fame
Invidia Salon & Spa
J .P. Licks
Jackson Walnut Park Schools

Judith J avidpour
John Kindzierske
Katie Kline
Legoland Discovery Center
The Local
Barbara Loud, CSJ
Brian and J ulie MacFarland
Marie Therese Martin, CSJ
Massachusetts Bay Community College
Joan McNamara
Merrimack Repertory Theatre
Mystic Aquarium
New England Aquarium
Helene Michael Nihill, SSJ
North Shore Music Theatre
O’Hara’s Food & Spirits
Courtney O’Regan and Joe Barry
Tiffany Anne O’Connell
Anietie Okuk
Our Lady of Fatima Parish, Sudbury
Good Shepherd Parish, Wayland
Pawtucket Red Sox
Prime 131 Grill
Providance Bruins
Regis College
Diane Brooks Ring
Roche Bros.
Salem Witch Museum
Rita Shanahan
Russell’s Garden Center
St. Bridget’s Parish, Framingham
St. Bridget’s Food Pantry
Swan Boats
Todd’s Salsa and Inner Beauty Hot Sauce
Total Wine & More
Boston Duck Tours
Tower Hill Botanic Garden
Turkey Hill

Union Street Restaurant
Vin Bin Academy
Wahlburgers
Water Wizz Waterparks
Wegmans
Rose White
Michael Wiernasz
Worcester Bravehearts
SAVE THE DATE

25th ANNIVERSARY GALA

Thursday, May 2, 2019
Historic Village Hall
Framingham