



Bethany Hill Place

Annual Report

2025-2026

Dear Friends,

Every family and individual who calls Bethany Hill Place home has a unique story, but together they share a common dream: a safe, affordable place to live and the ability to create a more stable future. Through our housing-plus-programming model, BHP provides residents with the relationships, resources, and guidance to set their own goals, build confidence and skills, and take meaningful steps toward greater stability and independence.

This year, we reinforced that foundation throughout the BHP community. We addressed deferred maintenance in our building and improved property management systems, welcomed a new program team, and expanded partnerships that connect residents with food, essential resources, and health and wellness supports. We also nurtured a strong sense of community on campus, with volunteers from longtime partner TJX helping revitalize our Community Garden and residents gathering throughout the year for cookouts, celebrations, workshops, gardening, and other activities that foster connection and belonging.

Looking ahead, we are focused on BHP's long-term sustainability and growth—strengthening the programs and partnerships that help residents move from stabilization toward greater independence while exploring the potential to expand our facility and reach more individuals and families.

Thank you for believing in the power of a stable home—and in all that becomes possible when people have the encouragement and resources to shape the future they envision. ❀

With gratitude,

James Tresner
Executive Director

Bruce Rhodes
Board Chair

Hear From Our Residents

Their voices tell the story of what becomes possible when they have the stability and opportunity to shape their own lives. Scan to watch this new video premiered at our 2026 Annual Gala.



A Foundation for Lasting Stability

At Bethany Hill Place, we believe a safe, affordable home is the beginning—not the end—of stability. Through individualized support, education, wellness resources, and community connection, residents define their own goals, develop their strengths, and move toward greater independence.

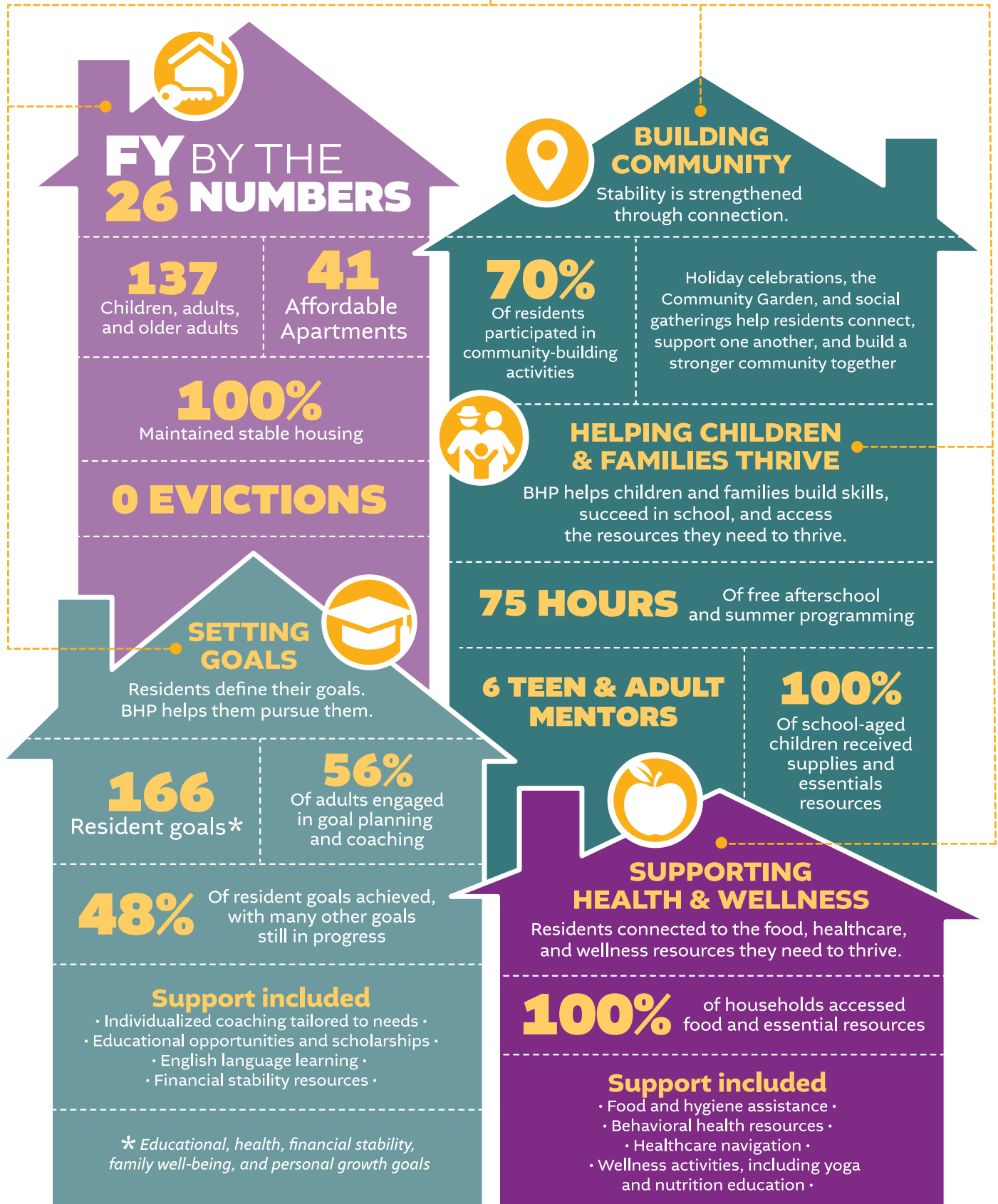
When people have the security of a home of their own and support to pursue their goals, they can create the lives they envision for themselves and their families. ❀



A Stable Home. A Supportive Community.

A Path Forward

Stable housing provides the foundation. Support and relationships help residents focus on the future.



RESIDENT SPOTLIGHT

Creating Her Own Path

When Karen moved to Bethany Hill Place, she was looking for stability—a place where she could continue building her life while navigating health challenges and pursuing greater independence.

She found more than an affordable apartment. She found a community where friendships, encouragement, and an unexpected passion for art would shape the next chapter of her life.

During her 15 years at BHP, Karen built lasting friendships and became an active member of the community. When a program staff member encouraged her to try a jewelry-making class, Karen signed up—and discovered a talent and passion she never knew she had.

"I didn't do art as a kid," she says. "I'm self-taught."

During a challenging period, Karen discovered that making art could be "a lifeline." She began creating sculptural jewelry and eventually launched *Karen Joy Artworks*, where she designs jewelry, paintings, greeting cards, and stickers.

Today, Karen rents a studio at Saxonville Mills in Framingham, creating alongside other local artists. She wants it to be a welcoming place where people can enjoy her work, share a smile, and one of her "free compliments" cards.

Karen holds a bachelor's degree in human services from UMass Boston's College of Public and Community Service and has worked in human services. Those experiences continue to shape how she moves through the world.

"I try to take that community spirit with me wherever I go," she says.

Now living independently with her dog, Bo, Karen cares for her aging father, walks dogs for neighbors, sings in a local choir, takes voice lessons, and explores new artistic projects. She dreams of growing her business, traveling, returning to tennis, and bringing her ever-growing list of ideas to life.

Karen looks back on her years at BHP with gratitude for the stability, staff, and community that gave her room to discover new interests, nurture her talents, and imagine new possibilities.

When asked what home means to her today, Karen smiles. "Home is where my dog is."

Karen's story shows what's possible when stability, support, and community give people the opportunity to discover their strengths, pursue their passions, and thrive. ❖

Karen is the owner of *Karen Joy Artworks*. Learn more about her work at www.karenjoyartworks.com.



Nurturing Potential.

Residents have access to:

- ❖ Individualized resident support
- ❖ Educational opportunities and scholarships
- ❖ Children's enrichment and school support
- ❖ Food, hygiene and essential resources
- ❖ Health and wellness programming
- ❖ Community-building activities

Because of You

You make the foundation stronger.

Every number in this report represents a person, a family, or a possibility. Your generosity strengthens the foundation that helps residents pursue the futures they are building.

With heartfelt gratitude, we thank the individuals, foundations, corporations, and community partners who make this work possible.

\$35,000+

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Thank you for standing with Bethany Hill Place and our residents. A complete list of our generous donors is available at www.bethanyhillplace.org.

“I really just came to BHP for the affordable housing. The surprise was that I could benefit from living here. It saved my life. It could save someone else’s.”



Our Partners

A Place to Turn
Advocates Inc.
Cocotree Kids
Daniel's Table
Dignity Matters
Family Promise Metrowest
Hoops and Homework
Leadership MetroWest
Little Footprints in the Sand
Hope and Comfort Hygiene Hub
Maloney Properties
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MetroWest Nonprofit Network
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Spoonfuls
Voices of the Community
Wayside Youth and Family Support Network



Bethany Hill Place

89 Bethany Road • Ste 001
Framingham, MA 01702
Tel: 508.875.1117
www.bethanyhillplace.org

Bethany Hill Place is an independent 501(c)(3) organization. Donations are tax-deductible to the extent of IRS regulations.

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