Celebrating 10 Years

Rewarding Innovation
Sharing Solutions
Building a Better America

MetLife Foundation
Awards for Excellence
In Affordable Housing

in partnership with
Enterprise

MetLife Foundation

Established in 1976 by MetLife, MetLife Foundation supports health, education, civic and cultural programs throughout the United States. An emphasis of the Foundation's current giving is promoting development and quality management of affordable housing, including housing with supportive social services.

Enterprise

Enterprise is the nation's leading provider of the expertise and development capital for building decent, affordable homes and revitalizing poor communities. Over the past two decades, Enterprise has privately raised and invested $6 billion in equity, grants, and loans to produce over 175,000 affordable homes and provide opportunities for low-income families nationwide. Organizations working to rebuild their communities can find free resources and tools at www.enterprisefoundation.org/resources.

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Dear Colleagues,

MetLife Foundation and Enterprise are pleased to present this publication commemorating 10 years of the MetLife Foundation Awards for Excellence in Affordable Housing. Established in 1996, the awards showcase and sustain the work of nonprofits developing high-quality supportive housing and demonstrating exemplary property and asset management.

Through the program, MetLife Foundation has awarded more than $1 million to 60-plus nonprofits. The award-winning projects highlighted in this publication demonstrate the difference that well-conceived and -managed housing can make in the lives of individuals, families and communities. By sharing the organizations' work, we hope to inspire and provide models for other organizations committed to providing decent, affordable housing.

We congratulate the award winners and all of the organizations that have submitted applications over the past 10 years. You have not only built affordable housing, but also created opportunity and hope for the people and communities who need them most.

Bart Harvey
Chairman and Chief Executive Officer
Enterprise

Sibyl Jacobson
President
MetLife Foundation

MetLife Foundation Awards for Excellence in Affordable Housing

These awards recognize community-based or regional nonprofit organizations and Tribes that excel in property and asset management or in providing housing to people with special needs.

Awards are presented in two categories: Supportive Housing, and Property and Asset Management. First-place winners receive $25,000, second-place winners $15,000 and third-place $10,000. The money may be used to cover any of the needs of the winning organizations. Honorable mentions were also given to nine organizations over the years. These special acknowledgments recognize aspects of an organization's program that are especially resourceful.

Since 1996, almost 500 organizations have applied for these awards. Winners represent 22 states and 43 cities. A total of 63 organizations have been recognized, and six of those have been honored with two awards:

1. A Community of Friends, Los Angeles, won first place in Supportive Housing in two years: in 1996 for the Selby Hotel, and in 2003 for the Vista Nueva Apartments.
2. AIDS Services of Dallas won second place in Supportive Housing in 1996 for the Ewing Center, and third place in 2000 for Hillcrest House.
3. Neighborhood Housing Services, Inc., of Boise, Idaho, won second place in Property and Asset Management in 1998 for Homeward Bound, and second place in Supportive Housing in 2003, also for Homeward Bound.
4. Palladia, Inc. of New York City, won third place in Supportive Housing in 1998 (under its former name, Project Return Foundation) for Cedar Tremont House, and second place in 2005 in the same category for Hill House.
5. Progressive Redevelopment of Decatur, Ga., won third place in Property and Asset Management in 2000 for Welcome House SRO Apartments, and in 2002 it won second place in Supportive Housing for Delowe Village Apartments.
6. Downtown Emergency Service Center of Seattle, Wash., won second place in Property & Asset Management in 2004 for The Lyon Building, and in 2005 it won first place in Supportive Housing for Kerner-Scott House.

In total, the award-winning projects have provided decent, affordable housing for more than 5,000 individuals and families, many of whom receive special services in tandem with the housing. The housing highlighted in this brochure serves diverse populations, including formerly homeless, HIV/AIDS affected, mentally ill, brain injury survivors, senior citizens, physically disabled, Tribal families, immigrants, single-parent families, homeless veterans, developmentally impaired, and the chemically dependent. We congratulate all the winners for their achievements in making positive differences in the lives of families and individuals.

Each year, Enterprise produces a book highlighting the winners. To download a PDF of these books, go to www.enterprisefoundation.org/metlife.

Supportive Housing Winners

Thirty-two organizations have been recognized in Supportive Housing over the past 10 years, including five honorable mentions. During this time, supportive housing providers have created and standardized innovative methods of supplying services to many populations with special needs. This stable housing, provided along with specialized support, allows people with physical disabilities or mental illness, for example, to live as independently as possible for as long as possible. Providers have created clear paths to independence for the formerly homeless – paths that include transitional housing in tandem with intensive services to address individual challenges, build personal assets and successfully move them to independent housing and self-sufficient living. To do this, many supportive housing developers have established reliable partnerships with service organizations to deliver services both on and off-site for their housing residents.

Supportive housing has proven to be the best and most cost-effective solution for serving homeless and other special needs populations. Studies have shown it saves the public thousands of dollars per year in healthcare services alone for each person using this housing, it improves the health of the residents, it improves their likelihood of employment, increases their income, and it serves the neediest among us. Over time, providers have significantly improved the measurement of the impact of their services for the individuals and families they house – thereby enabling them to better demonstrate what services work best. Their pioneering programs and measurable successes have strengthened support and broadened the funding base for these services. These awards and the publication of the winners' best practices have been instrumental in sharing new models and growing this most critical industry. We congratulate the winners, which have led the way by designing and delivering the best in supportive housing for many of the most vulnerable populations in our country.

2005

First Place
Downtown Emergency Service Center
Kerner-Scott House, Seattle
Population Served: Homeless, mentally ill, chemically dependent

Second Place
Palladia, Inc.
Hill House, New York City
Population Served: Homeless, substance abusers

Third Place
Mercy Housing, Inc.
Decatur Place, Denver
Population Served: Victims of domestic violence

2004

First Place
Association for Community Housing Solutions
Del Mar Apartments, San Diego
Population Served: Homeless, mentally ill

Second Place
Harbor Interfaith Services
Accelerated Learning and Living (ALL) Program, San Pedro, Calif.
Population Served: Homeless families, primarily single-parent families

Third Place
Greyston Foundation
Issan House, Yonkers, N.Y.
Population Served: Homeless HIV/AIDS individuals, mentally ill, chemically dependent

2003

First Place
A Community of Friends
Vista Nueva Apartments, Los Angeles
Population Served: Homeless, mentally ill, single-parent households, families

Second Place
Neighborhood Housing Services, Inc., of Boise
Homeward Bound, Boise, Idaho
Population Served: Homeless, new Americans/immigrants

Third Place
Women's Transitional Housing Coalition, Inc.
Transitional Housing Program, Duluth, Minn.
Population Served: Singles, families, homeless, chemically dependent, mentally ill

2002

First Place
Carrfour Corporation
Rivermont House, Miami
Population Served: Senior citizens, homeless, physically disabled, HIV/AIDS, single adults, immigrants, developmentally impaired, mentally ill

Second Place
Progressive Redevelopment, Inc.
Delowe Village Apartments, Decatur, Ga.
Population Served: Families, homeless, people recovering from substance abuse

Third Place
Larkin Street Youth Services
Larkin Street Assisted Care Program, San Francisco
Population Served: Homeless, physically disabled, HIV/AIDS, mentally ill youth

2001

First Place
Project New Hope
Jack Plimpton New Hope Courtyard Apartments, Los Angeles
Population Served: HIV/AIDS, homeless

Second Place
House of Ruth, Baltimore
Population Served: Female victims of domestic violence and their children

Third Place
Sarah's Circle, Inc.
Sarah's Circle, Washington, D.C.
Population Served: Seniors

2000

First Place
Beyond Housing
Support Services Provision Program, St. Louis
Population Served: Single mothers, families

Second Place
ShelterCare
The Ulhorn Program, Eugene, Ore.
Population Served: Brain injury survivors

Third Place
AIDS Services of Dallas
Hillcrest House, Dallas
Population Served: HIV/AIDS, formerly homeless, physically disabled, senior citizens, new Americans/immigrants, developmentally impaired, mentally ill

Honorable Mention
Concern for Independent Living, Inc.
Concern's Reinvestment/ACT Housing, Medford, N.Y.
Population Served: Mentally ill

1999

First Place
LAMP, Inc.
LAMP Lodge, Los Angeles
Population Served: Homeless, developmentally impaired, mentally ill

Second Place
Colorado Coalition for the Homeless
Renaissance at Loretto Heights, Denver
Population Served: Single-parent households, homeless, families, new Americans/immigrants, physically disabled, developmentally impaired

Third Place
Independence Center
Newstead Place Apartments, St. Louis
Population Served: Mentally ill

Honorable Mentions
Common Ground Community, H.D.F.C., Inc.
The Times Square, New York City
Population Served: Low-income and formerly homeless single adults, HIV/AIDS, mentally ill, elderly

Central Community Housing Trust
Youth Housing Projects (YHP)/Archdale Apartments, Minneapolis
Population Served: Formerly homeless youth ages 16-20

1998

First Place
Community Family Life Services, Inc.
Trinity Arms, Washington, D.C.
Population Served: Homeless with children

Second Place
Central Oregon Community Action Agency Network
Bill Healy Family Housing Center, Bend, Ore.
Population Served: Single or two-parent households, elderly, immigrants, developmentally impaired

Third Place
Project Return Foundation
Cedar Tremont House, New York City
Population Served: Families living with HIV/AIDS

Honorable Mentions
Crossway Community, Inc.
Family Leadership Program, Kensington, Md.
Population Served: At-risk families

Mental Health Housing Development Corp.
Hanratty Place, Forth Worth, Texas
Population Served: Mentally ill, low-income renters

1997

First Place
Warren Village, Inc.
Warren Village, Denver
Population Served: Single-parent families

Second Place
Burrell Behavioral Health
Wilkinson Semi-Independent Apartment Program, Springfield, Mo.
Population Served: Elderly, homeless, physically disabled, single adults, immigrants, developmentally impaired, mentally ill, HIV/AIDS

Third Place
Concern for Independent Living
Concern's Reinvestment/Act Housing, Medford, N.Y.
Population Served: Individuals, single or two-parent households, homeless, mentally ill

1996

First Place
A Community of Friends
Selby Hotel, Los Angeles
Population Served: Single adults and mentally ill

Second Place
AIDS Services of Dallas
Ewing Center, Dallas
Population Served: HIV/AIDS

Third Place
Columbus Housing Partnership
Emerald Glen, Columbus, Ohio

Property and Asset Management Winners

Thirty-three organizations have been recognized in Property and Asset Management over the past 10 years, including four honorable mentions. During this decade, the field of nonprofit property and asset management has proven its value. Ten years ago, a staff person dedicated to managing the property for long-term success was an anomaly. Today, many organizations staff asset managers. Written, standard asset management policies and procedures – once so unusual – are commonplace today. Property management systems have evolved, and software has become affordable to even smaller groups. These improvements has proven critical to affordable housing, as across the country, real estate markets have peaked and fallen, putting pressure on the performance of affordable housing. Strong property and asset management systems have enabled owners to continually meet the challenging double bottom-line objectives for the social and economic performance of their properties.

These awards have recognized the creativity and durability of these organizations. They have brought visibility to a side of our industry that was often overlooked, and have provided for the sharing of best practices, which have improved learning and speeded adoption of successful systems. In today's world of shrinking resources and subsidies, the successful implementation of property and asset management has sustained properties as valuable opportunities to support low-income families on their road toward financial independence. We congratulate the following organizations, which have led the way during this coming-of-age decade for property and asset management.

2005

First Place
Bethany Hill School, Inc.
Bethany Hill School, Framingham, Mass.
Population Served: Developmental disabilities, substance abusers

Second Place
Urban Homesteading Assistance Board
Rogers Avenue Homesteading HDFC, New York City
Population Served: Low-income families

Third Place
Better Housing Coalition
Winchester Greens, Richmond, Va.
Population Served: Low-income families, senior citizens

2004

First Place
homeWORD Inc.
Fireweed Court, Missoula, Mont.
Population Served: Single-parent households, at-risk homeless

Second Place
Downtown Emergency Service Center
The Lyon Building, Seattle
Population Served: Homeless people with AIDS, mentally ill, chemically dependent

Third Place
Community Partnership for the Homeless
Veteran's Re-Entry Program, Austin, Texas
Population Served: Homeless veterans, physically disabled, senior citizens

2003

First Place
Bickerdike Redevelopment Corporation
West Town Housing Partners, Chicago
Population Served: Singles, families, senior citizens, physically disabled

Second Place
Community Housing Partnership
Iroquois Residence, San Francisco
Population Served: Homeless singles and families

Third Place
Urban Edge
Westminster Court Apartments, Roxbury, Mass.
Population Served: Singles, families, senior citizens, physically disabled

2002

First Place
Los Angeles Community Design Center
New Harbor Vista, Los Angeles
Population Served: Families, immigrants

Second Place
First Community Housing
Rincon de Los Esteros, San Jose, Calif.
Population Served: Low-income families, singles, senior citizens, physically disabled, immigrants

Third Place
Rogerson Communities
Beacon Place, Boston
Population Served: Low-income elderly, physically disabled, single adults

2001

First Place
Riverbend Community Mental Health
Riverbend Mill House, Concord, N.H.
Population Served: Frail elderly with mental illness, homeless

Second Place
Integrated Community Services
Ft. Howard Apartments, Green Bay, Wis.
Population Served: Senior citizens who also may be physically disabled, mentally ill and/or immigrants

Third Place
Greater Germantown Housing Development Corporation
Cricket Court Commons, Philadelphia
Population Served: Senior citizens, single parents, physically disabled

2000

First Place
Housing and Community Services, Inc. (formerly Terra-Genesis Housing)
Oak Manor/Oak Village Apartments, San Antonio
Population Served: At-risk families

Second Place
Chinatown Community Development Center
Larkin Pine Senior Housing, San Francisco
Population Served: Senior citizens with physical limitations

Third Place
Progressive Redevelopment, Inc.
Welcome House SRO Apartments, Atlanta, Ga.
Population Served: Homeless, mentally ill, HIV/AIDS, substance abuse and dependency, elderly

2000 Honorable Mentions
Mesa Grande Band of Mission Indians
Mesa Grande Reservation Housing Phase I, Ysabel, Calif.
Population Served: Low-income Native American Tribal families

The Metropolitan Area Advisory Committee on Anti-Poverty
Mercado Apartments, National City, Calif.
Population Served: Low-income single parents, families, new Americans/immigrants

1999

First Place
Little Tokyo Service Center Community Development Corporation
Casa Heiwa, Los Angeles
Population Served: Single parent households, families, single adults, senior citizens, physically disabled, new Americans/immigrants, developmentally impaired, mentally ill

Second Place
Foundation Communities (formerly Central Texas Mutual Housing Association)
Sierra Ridge Apartments, Austin, Texas
Population Served: Low-income families

Third Place
Cabrillo Economic Development Corporation
Santa Paulan Senior Apartments, Saticoy, Calif.
Population Served: Senior citizens

1998

First Place
Rocky Mountain Mutual Housing Association, Inc.
Heritage Estates, Denver
Population Served: Elderly, disabled, families, single-parent households

Second Place
Neighborhood Housing Services, Inc. of Boise
Homeward Bound, Boise, Idaho
Population Served: Low-income families

Third Place
Charleston Affordable Housing
The Cathy Project, Mt. Pleasant, S.C.
Population Served: Elderly, disabled, families and formerly homeless households

Honorable Mentions
Community Assisted Tenant Controlled Housing
Central Harlem Mutual Housing Association, New York City
Population Served: Low-income

Lakefront SRO Corporation
The Major Jenkins, Chicago
Population Served: Homeless

Photo © 2005 Crossways Community

1997

First Place
Housing Opportunities, Inc.
Marketview Housing, Inc., Rochester, N.Y.
Population Served: Low-income families

Second Place
Nuestra Comunidad Development Corporation
Stafford Heights Cooperative, Roxbury, Mass.
Population Served: Elderly, families, disabled, single-parent households

Third Place
Arlington Housing Corporation
Woodbury Park, Arlington, Va.
Population Served: Low and moderate-income people

1996

First Place
Mercy Charities Housing California
111 Jones Apartments, San Francisco
Population Served: Low-income families, elderly, homeless

Second Place
Lakefront SRO Corporation
Carlton Terrace, Chicago
Population Served: Homeless, low-income

Third Place
Low Income Housing Institute
Arion Court, Seattle
Population Served: Homeless, low-income

Through the Years . . .

MetLife Foundation is proud to have sponsored the Awards for Excellence in Affordable Housing for 10 consecutive years. These stories, submitted by previous winners, illustrate what sustained support and commitment can achieve in terms of strengthening community organizations and in turn, the people they serve.

AIDS Services of Dallas

1996, Supportive Housing, 2nd place
2000, Supportive Housing, 3rd place

Photo © 2005 AIDS Services of Dallas

When Bob came to ASD in 1996, he came only with the clothes on his back. That's because his friends had sold the rest of his clothes and furniture after Bob's doctor had given him only two weeks to live.

"I'm still friends with all of 'em," says the 52-year-old resident of Ewing Center, one of two ASD facilities that have received MetLife Foundation recognition. "They were at a loss as to what to do. They were told by a medical professional that I wasn't going to be around."

Almost 10 years later, Bob is still around. He moved into one of ASD's sub-acute rooms in 1996 with only 135 pounds on his 5-foot, 11-inch frame and a T-cell count – which helps regulate immune system response – of four. He was so weak he couldn't walk and was confined to a wheelchair. After two months, Bob moved into an apartment at Ewing after he got his weight and strength back. He also reclaimed something else: a positive mental attitude.

"A lot of it is a blur," Bob says of his first months at ASD. "But as I started to feel physically better, my mental outlook improved. I think it was a combination of a lot of things: the staff was excellent, the PCAs (personal care assistants) took great care of me, and as I became self-sufficient, my attitude definitely improved."

Although he has detached retinas in both eyes as a result of HIV and is legally blind, today Bob's T-cell count is about 730. He has gained full mobility and has served as a member of ASD's Board of Trustees since 2001 and as president of the Ewing Center's Resident's Council for four years.

"I've also had to buy some new clothes along the way," he adds with a grin.

Warren Village, Denver

1997, Supportive Housing, 1st place

"Warren Village helps motivated low-income, single parents move from public assistance to self-sufficiency through subsidized housing, on-site child care, counseling, and education or job training. The MetLife Foundation Award was the catalyst for us. It sparked awareness that Warren Village was part of a 'big picture' response elevating housing challenges for low-income families. It enabled Warren Village to become more focused, more involved and more collaborative in our efforts. We experienced a new sense of pride and inspiration!"

– Sue Mohrman, President and CEO

Lakefront Supportive Housing, Chicago

1996 Property and Asset Management, 2nd place
1998 Property and Asset Management, Honorable Mention

"Even though I had a job, I was homeless until I moved into Lakefront Supportive Housing. My job paid $8 an hour, not enough for an apartment in Chicago, but enough to pay rent at Lakefront.

"Then the firm downsized and I was unemployed. I chose to train for work with a railroad, because of the job stability. But it would require intense *unpaid* training for eight weeks.

"With a rental subsidy, I could keep my apartment and focus on school and passing the training program. I am now a conductor for CSX railroad. It's physical work, it's tough both on my brain and on my body, but I love it."

– Mr. Terry Adams, of Lakefront's South Loop Apartments

Charleston Affordable Housing, Mt. Pleasant, S.C.

1998, Property and Asset Management, 3rd place

The Cathy Project transformed blighted vacant lots into attractive and functional housing for single parents. The interiors were designed to make efficient use of space and respond to the needs of families who may have little furniture of their own. Desks and bookshelves were built in. A cushioned window seat serves as a spare bed. Closets have extra shelving and built-ins were provided in the bedrooms for toys, clothes and other personal items. The kitchens are open with eat-in counters and bar stools provided. All units have ceiling fans and glass doors, and the walls are painted bright colors.

Photo © 2005 Charleston Affordable Housing

Crossway Community, Kensington, Md.

1998 Supportive Housing, Honorable Mention

Since Crossway Community received this award, 125 families have graduated from its Family Leadership School. Because of Enterprise's and MetLife Foundation's vision and leadership, Crossway Community has a whole new generation of strong, resilient families living lives of promise and hope. Here's one story:

The Jacobs family is one of these. Jackie Jacobs and her daughter, Ebony, came to Crossway Community when Jackie entered the Family Leadership School. They lived there from 1997 to 1999. Jackie was hardworking and industrious. She worked two jobs and attended classes on weekends to earn a higher degree. And she was always supportive of her daughter. Ebony was focused on school and earned good grades at a local, overcrowded public school, but she was shy and introverted. She wanted a more intimate and personal experience in high school. Jackie helped Ebony get a scholarship to a private high school, and Ebony blossomed. She was involved in clubs and service activities, made many friends, and became a social, outgoing and vibrant girl. Ebony's academic excellence won her a college scholarship through the Posse Foundation, and in December 2004, she was awarded a full scholarship to Grinnell College.

Neighborhood Housing Services, Boise, Idaho

1998 Property and Asset Management, 2nd place
2003 Supportive Housing, 2nd place

When Roxana entered the Homeward Bound Program with her sons, she was so terrified she could not make eye contact and was unwilling to invite even her case manager into her apartment.

"The trauma of unemployment, illness, medical bills and abuse left me feeling I had no hope. Homeward Bound provided me with the support I needed to feel safe and become productive again. We had a nice home in a good neighborhood where we could make friends. The staff helped me work creatively on my problems and set goals," she explains.

Homeward Bound provided the resources, but Roxana did all the work. She held a job, participated in Homeward Bound's classes and workshops and attended university. She graduated as a registered nurse, got an excellent job and purchased a home. Her sons are doing well in school, and they're very proud of their mom.

Like other Homeward Bound graduates, Roxana is grateful to our donors for giving her the opportunity to turn her life around. Like our other families, Roxana recognized that no matter how hard you try, "Sometimes when you are homeless, you can't do it by yourself. You don't have the resources."

Low Income Housing Institute, Seattle, Wash.

1996 Property and Asset Management, 3rd place

MetLife Foundation award-winning Arion Court provides 37 units of permanent single-room-occupancy housing for homeless men and women. To this day, residents remain active in advocating for housing justice.

LIHI owns or manages more than 1,600 units, over 500 of which provide transitional and permanent housing for homeless families and individuals. It continues to develop mutual housing where residents participate on a resident council and contribute self-help hours for the good of the community.

Photo © 2005 Low Income Housing Institute

This mural was painted on the side of the Arion Court to pay homage to the concept of everyone having a home.

Progressive Redevelopment, Decatur, Ga.

2000, Property and Asset Management, 3rd place
2002, Supportive Housing, 2nd place

After moving to Atlanta, Leslie Baker became addicted to crack and lived on and off the streets for eight years. She turned to prostitution to support her drug habit. In 2001, she served five months in jail. She stated that when she got out of jail and felt she could not stay with her father, the "Welcome House gave me a safe place to go." She found Welcome House in December 2001, and reports that she has now been clean for four years.

Today, Leslie is the president of the Welcome House Resident Association. She volunteers at schools, telling kids about the dangers and realities of drugs. She even wants to start a women's group and works "to help other women who have experienced some of the same things." Leslie credits therapy, faith, and the Welcome House as helping her overcome her past.

Photo © 2005 Bickerdike Redevelopment Corporation

Bickerdike Redevelopment Corporation, Chicago

2003, Property and Asset Management, 1st place

Bickerdike is a 37 year-old nonprofit community development corporation revitalizing Chicago's West Town, Humboldt Park, Logan Square and Hermosa communities. West Town Housing Partners is a development with 140 units – mostly family-sized three- and four-bedroom units – across five sites. Constructed in 1973, it is as beautiful today as it was over 20 years ago.

"Recognition from MetLife Foundation and Enterprise affirms that it is possible to successfully develop and manage high quality affordable housing through resident involvement. The residents of West Town Housing Partners, many of whom are the first and only occupants of their units, have played a significant and evolving leadership role in the community and in the organization. They have been role models for other residents as Bickerdike's portfolio has grown to include 12 rental developments with 861 units in over 100 buildings.

"The award also illustrates it is possible to revitalize communities through well-built and responsibly managed affordable multi-family rental housing. Twenty-three years ago, the West Town neighborhood suffered from severe disinvestment. Today, the town homes are surrounded by half-million dollar condominiums and newly constructed single-family homes selling for a million dollars. This award has helped Bickerdike continue to build affordable homes for low- and moderate-income families and to help maintain racial and income diversity in Chicago's evolving communities."

– Joy Aruguete, Executive Director

Downtown Emergency Service Center, Seattle, Wash.

2004, Property and Asset Management, 2nd place

After spending a month at inpatient treatment, a sober and proud John B. returned to his apartment. John has a history of binge alcohol use; he has HIV/AIDS, is diagnosed with schizophrenia and is mildly developmentally disabled. Before moving into the Lyon Building, he was staying in homeless shelters, interrupted by short stints in jail for minor offenses.

Intoxicated and homeless, John seriously injured himself and was sent to a nursing care facility. When he had sufficiently recovered, John was at the top of the list for a recently vacated apartment in the Lyon Building. John had not had an apartment for a long time. DESC staff helped him navigate apartment life – keeping his apartment clean and making good choices about guests. John quickly became active in the community. One evening after Bingo, he told a residential counselor that he thought he should stop drinking and wanted help. Staff helped John check himself into inpatient chemical dependency treatment.

Today, John is back and doing well. He goes to support groups daily and is taking Antibuse to help avoid alcohol. He has returned to playing Bingo with his fellow residents. DESC staff members often stay up late with him, playing cards or ping-pong to help him through the night without drinking. His success is a reflection of the unique approach to property management for which DESC was recognized for this prestigious award.

Community Housing Partnership, San Francisco

2003 Property and Asset Management, 2nd place

"In 2003, CHP received $15,000 through the MetLife Foundation Awards. These funds helped CHP develop new housing for homeless adults and families. Today, CHP has three new projects in development, a site that will house 85 homeless adults with disabilities, a site that will house 50 homeless seniors, and a site that will house 35 homeless adults and 50 homeless families. We appreciate the recognition for the work we do in property and asset management. The award enabled us to replicate our successful model at three new housing sites."

– Jeff Kositsky, Executive Director

Photo © 2005 Community Partnership for the Homeless

Cottage Community will consist of 30 single-family homes scattered throughout a seven-acre site. Onsite child care and adult training programs will provide convenient access for low-income families.

Community Partnership for the Homeless, Austin, Texas

2004, Property and Asset Management, 3rd place

"As citizens of a country with some of the highest standards of living in the world, we should all have access to a healthy living environment – regardless of wealth or class. Cottage Community helps create a mélange of support services and good urban design enabling families to grow and flourish. We are grateful to our partner, Metlife Foundation, who joins us in this."

– Alison Schmidt, Executive Director

Rogerson Communities, Boston

2002, Property and Asset Management, 3rd place

"The MetLife Foundation's grant has allowed us to help hundreds of Boston's elders through our Elder Assistance Fund. Elders living independently receive one-time financial support and scholarships for things like health-related equipment and housing support. Scholarships are awarded to attend our adult day programs.

"Rogerson recently helped one low-income, Jamaica Plain resident receive permanent dentures. She later wrote: "Thank you for your generous assistance to me. Your help provides me with dental care I could not afford, dignity and a sense that compassion does exist in this world."

"Since founded in 1860, Rogerson has evolved from a single retirement home for older men to a network of innovative, accessible, affordable housing and services for elders, people with disabilities and low-income individuals and families in the Greater Boston area. Today, we serve more than 1,500 families through 23 facilities and programs."

– James Seagle, Jr., President

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