

# Hildebrand

Family Self-Help Center, Inc.

## FY25 Annual Report



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Image: Kelly Chan

# A Message from Hildebrand's Leaders

As we face a growing housing shortage, soaring cost of living, and threats to the social safety net, Hildebrand has a resounding message for our community: **we've got your back.**

Hildebrand has called Cambridge home for nearly 40 years. In that time, we've grown to reach more than 300 families annually across Greater Boston. We provide over 130 units of shelter to families experiencing homelessness and 31 units of affordable housing. Last year, 102 families moved out of our shelter programs and into permanent homes—a Hildebrand record.

In times of crisis, Hildebrand steps up. Whether it's working with families to find permanent housing, access healthcare, navigate the education system, or remain stably housed, the Hildebrand team is there. We're supporting families in our community as they break the cycles of poverty and homelessness.

No matter the challenges thrown our way, Hildebrand remains firmly committed to our vision that every family has a home. Looking ahead, we're excited to launch our Economic Mobility Program, which will include financial education, matched savings, and social enterprise. We're increasing our support for kids and teens by expanding our youth development programming. And, we're redoubling our focus on housing affordability, stabilization, and prevention in order to address homelessness at its roots.

We couldn't do this work without your support. We're deeply grateful to our partners, supporters, volunteers, neighbors, and friends, who make our community stronger.

Thank you for joining us—we're glad you are here.

Sincerely,

**Hadaryah Morgan**  
Chief Executive Officer

**Jessica Howe**  
Chair, Board of Directors

# Our Programs & Services

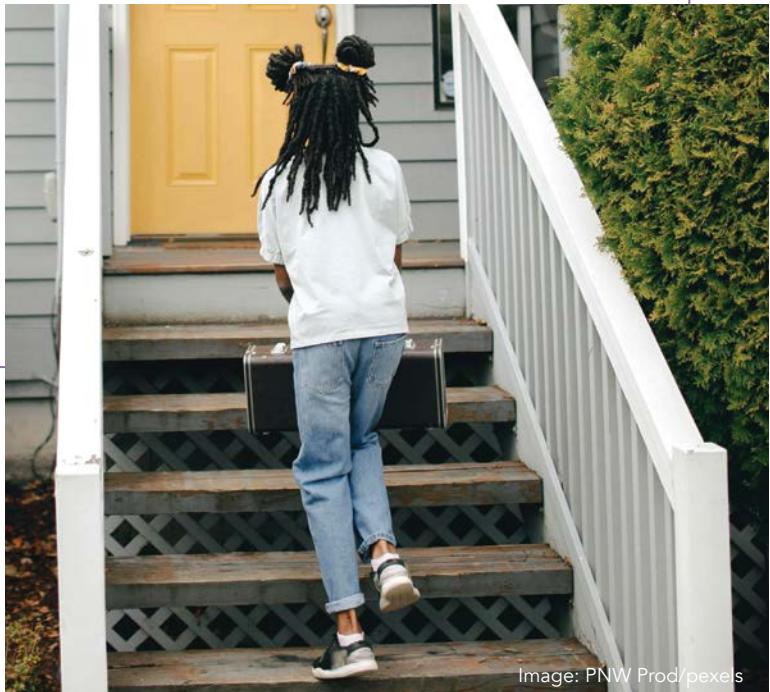
When each family arrives at Hildebrand, they find resources, services, and programming to support them throughout their journey to transition out of homelessness. Each family's situation is unique, and Hildebrand staff work together with every family to build on their strengths and leverage resources to find stability and a permanent home.



**133**  
Emergency  
Shelter Units

## Emergency Shelter

Hildebrand operates 133 emergency shelter units across Boston and Cambridge, including congregate and co-shelter living programs as well as scattered-site apartments.



## Supportive Services

Hildebrand provides culturally-responsive case management and supportive services in a variety of languages to all families in shelter. We work with each family to find, apply for, and move into safe, affordable permanent homes.



### Youth Engagement

Hildebrand works with youth in shelter to access academic support, school-based resources, out-of-school enrichment, and summer programming.

### Health Navigation

Hildebrand connects families with accessible, trauma-informed physical and mental health resources and care.

### Economic Mobility

Hildebrand secured funding to develop and pilot an economic mobility program that will include matched savings and financial education for families who have recently moved out of shelter.

### Immigration Support

Hildebrand connects families with English language classes, know-your-rights training, and immigration-related support.

## Permanent Housing

Hildebrand owns 22 units of permanent housing across Boston and Cambridge and operates nine units of permanent supportive housing for families. The Permanent Supportive Housing Program offers families an affordable permanent home with on-site support.



**31**  
Affordable  
Housing Units

## Stabilization Services

Hildebrand continues working with families for at least two years post-shelter to support families in remaining stably housed. Families work together with Stabilization Services Case Managers to increase economic mobility and work towards their goals.



**95%**  
Families  
stay securely  
housed

# Our Impact

The impact of Hildebrand's work is clear: Hildebrand's programs, services, and support result in families moving out of homelessness and into safe, stable homes.

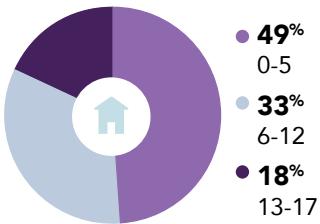
Across all programs in FY2025 Hildebrand reached:

**356** Families      **1046** Individuals      → **54%**  
were children and youth

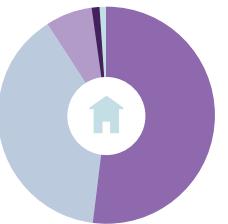


Image: Polina Tankilevitch/pexels

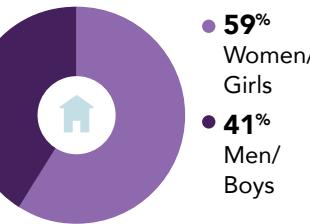
## Ages of children



## Race/Ethnicity



## Gender



Of the families Hildebrand reached:

**237** found shelter and supportive services through the Emergency Shelter Program

**188** received post-shelter support through the Stabilization Services Program

**32** housed in Hildebrand's Permanent Housing or Permanent Supportive Housing

**102** successfully moved out of homelessness and into safe, stable permanent housing

**95%** remained stably housed for at least 2 years post-shelter

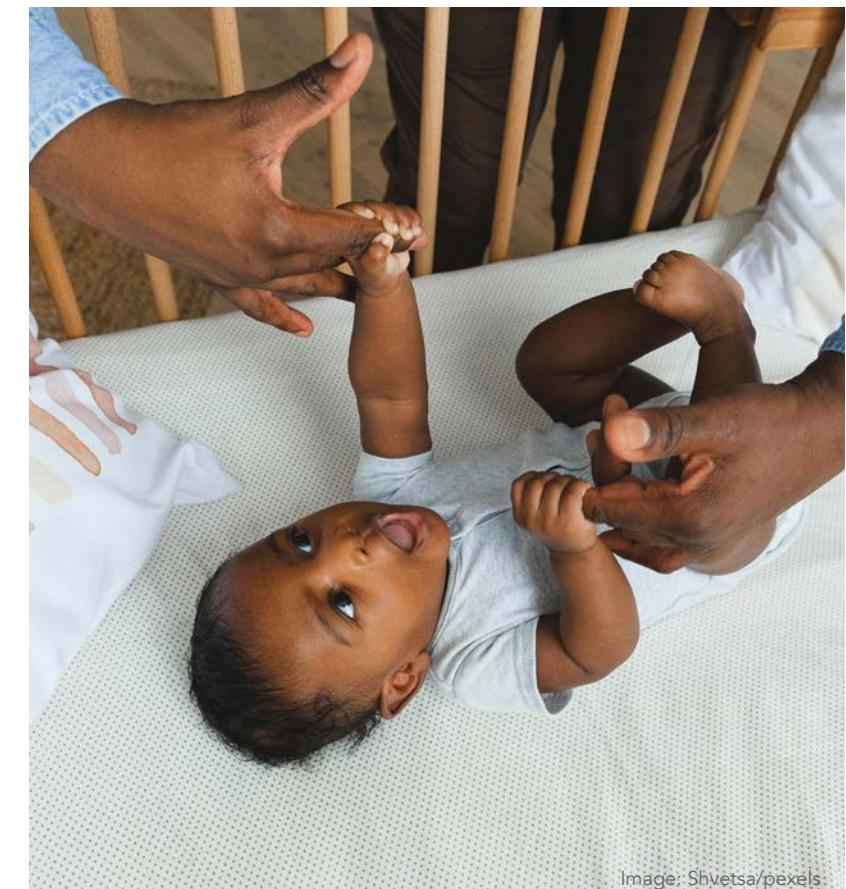


Image: Shvetsa/pexels

## Roselene's Journey from Shelter to Home Ownership



Roselene entered Hildebrand's emergency shelter program in 2015 with her two young children. Determined to reach her goals and find a permanent home for her family, Roselene worked closely with Hildebrand's case management team on budgeting, increasing her savings, applying for a housing voucher, and searching for an apartment. She finally received a Section 8 voucher, and she used her voucher to move into one of Hildebrand's permanent housing units in Boston.

While living in affordable permanent housing, Roselene continued working with Hildebrand's stabilization services team to maintain her housing, increase her income, and grow her savings through a sou-sou, a community-based savings group. In September 2025, Roselene was able to reach her goal of purchasing her own home. After moving into her new home, Roselene shared that she was so happy because she'd worked so hard to reach this goal. When she visited Hildebrand's office to return her apartment key, staff gathered together to congratulate Roselene and celebrate this outstanding accomplishment.

# Our Past

## Our Founding

# 1988

Hildebrand was founded as an outgrowth of a social action ministry of the St. Paul AME Church in Cambridge's Central Square. The church's parsonage was converted into a shelter for families experiencing homelessness, housing 14 families across two buildings.



## Our Expansion

### 2013

Opened the Columbia House congregate shelter program.

### 2015

Opened the Morse House co-shelter program.

### 2016

Opened the Strathcona House congregate shelter program.

### 2020

Expanded the Stabilization Services Program to two years of post-shelter support.

### 2021

Purchased an 11-unit apartment building in Dorchester, doubling Hildebrand's permanent housing portfolio to 22 units.

### 2023

Opened 12 new shelter units at a congregate living program in Cambridge.



### 2024

Launched a Permanent Supportive Housing Program for nine families in Boston.

# Our Future

## What Lies Ahead

# 2026

### Launching an Economic Mobility Program

Hildebrand will develop, pilot, and scale an economic mobility program for families in the Stabilization Services Program, which will include financial education, matched savings, and exploring models for revenue-generating social enterprise.



### Growing Support for Youth

Hildebrand will expand youth development programming with a focus on college prep, educational enrichment, and the arts, led by a new Youth & Family Engagement Coordinator.



### Increasing Permanent Housing

Hildebrand will grow its permanent housing portfolio, with a goal to double its affordable housing capacity within the next three years.

# Our Supporters

Our work would not be possible without the support of our community. We are grateful to all of the donors, funders, and supporters who have partnered with Hildebrand to disrupt the cycle of family homelessness. The following supporters made a donation to during FY2025.

## Foundations

Cambridge Community Foundation  
Cummings Foundation  
Ellis L. Phillips Foundation  
Lincoln & Therese Filene Foundation  
Saab Family Foundation  
The Boston Foundation

## Corporations

Ameriprise Financial  
Bombas Socks  
Boston Scientific Foundation  
Brookline Bank  
Cambridge Savings Bank  
Citizens Energy Shelter Winter Assistance Program  
Eastern Bank Foundation  
Hamilton Company Charitable Foundation  
Hampton Inn  
HarborOne Foundation  
Loomis, Sayles & Company  
M&T Charitable Foundation  
Orna Therapeutics  
Rockland Trust Charitable Foundation  
Town Fair Tire Foundation



## Government

Emergency Solutions Grant, City of Cambridge  
Massachusetts Executive Office of Housing and Livable Communities (EOHLC)  
Mayor's Office of Housing, City of Boston

## Organizations

Beacon Hill Nursery School  
Community Service Fund, MIT  
Cradles to Crayons  
Dignity Matters  
East End House  
Follen Church  
Harvard Memorial Church



Office of Government and Community Relations, MIT

Second Chances  
Spoonfuls  
St. James Church  
Trinity Parish of Newton Centre  
United Way of Massachusetts Bay

## Individuals

Alice Poltorick  
Anonymous  
Barbara Malec  
Beverly Coles-Roby  
Carol Copeland  
Christopher Cook  
Christopher Stephenson  
Clifford and Kym A. Long  
Dariela Villon-Maga  
Daryl L. Mark  
David Smith  
Deborah Monosson  
Dorothy Derick  
Douglas Bosley  
Elizabeth Harrison Lepera  
Ellen Semonoff  
Emily Kanter  
Francisco Tolentino  
Glenda Allsopp  
Glenn and Lorraine Screen  
Harika Diaz  
Jamyl Walker  
Jeffrey Bieniek  
Jessica Howe  
Jingzhou Meng  
John Alam and Sylvie Gregoire  
John Melaugh  
John Murphy  
Jorge Colón  
Joshua Pinnolis  
Joshua Weigner  
Justin Teman  
Karen and Mart Ojamaa  
Kelly Blackburn  
Kelly Dishner  
Kirk Fackre  
Larry Ellenberg  
Mark Muskievicz  
Martha Hatch Bancroft  
Mary Rita Weschler  
Matthew Shulman  
Michael Hadley  
Michael Hughes  
Michael Plourde  
Michael Wilkins  
Michelle Meiser  
Miriam Huntley  
Niki Dangirwa-Vundla  
Paul Lee  
Rev. Dr. Ellis I. Washington  
Richard and Judy J. Cohen  
Richard Raczkowski  
Robin MacDonald  
Ruby Pontbriand  
Sam Bagnall  
Samir Kendale  
Sarah Holmes  
Sepehr Salimi  
Shaelyn Fitzgerald  
Shiela Y. Moore  
Taylor Frizzell-Colomey  
Tom Perkins  
Tom Sheehan  
Trish Leavitt  
Valeria Pasquandrea  
Vandana Patel  
Victoria Archabal  
Vivien Morris  
Wendell Joseph  
Xiumei Huang



Photos from Brews & Blues, October 29, 2025  
Images: Kelly Chan



Cummings Foundation

The Boston Foundation

United Way

United Way of Massachusetts Bay

# Community Partners

Hildebrand has an expansive network of partners across many sectors working together to support families as they transition out of homelessness.



Birthday Wishes  
 Boston College School of Social Work  
 Boston Continuum of Care, Mayor's Office of Housing  
 Boston Health Care for the Homeless  
 Boston Housing Authority  
 Boston Medical Center  
 Boston Public Schools  
 Boston University School of Social Work  
 Cambridge Agenda for Children  
 Cambridge Chamber of Commerce  
 Cambridge Community Learning Center  
 Cambridge Continuum of Care  
 Cambridge Health Alliance  
 Cambridge Housing Authority  
 Cambridge Multi-Service Center  
 Cambridge Nonprofit Coalition  
 Cambridge Public Library  
 Cambridge Public Schools  
 Camp Harbor View  
 Central Square Business Improvement District  
 Citizens' Housing & Planning Association (CHAPA)  
 Codman Square Health Center  
 Colgate University  
 Community Art Center  
 Cradles to Crayons  
 Diaper Circle  
 Dignity Matters  
 East Boston Family Engagement Network  
 East End House  
 English for New Bostonians  
 Everett Public Schools  
 FamilyAid/CHIME Mapping Project  
 Families First  
 FindIt Cambridge  
 Furnishing Hope  
 HomeStart  
 Horizons for Homeless Children  
 Immigrant Family Services Institute (IFSI)  
 Jewish Vocational Services (JVS)  
 Lesley University  
 Maria L. Baldwin Community Center  
 Massachusetts Coalition for the Homeless  
 Massachusetts Department of Children and Families (DCF)  
 Massachusetts Office for Refugees and Immigrants (ORI)  
 Metro Housing Boston  
 MIRA Coalition  
 MIT  
 NeighborHealth  
 Northeastern University  
 Our Place, Salvation Army Day Care Center  
 Phillips Brooks House Association  
 Providers' Council  
 Riverside Community Care  
 Second Chances  
 Shelter Music Boston  
 Spoonfuls  
 Suffolk University  
 The Dimock Center  
 Tufts University  
 United Way of Massachusetts Bay  
 YMCA of Greater Boston

# Financials

## Statements of Activities

Revenue and Support	2025	2024
Program Fees	\$ 11,923,525	\$ 11,111,929
Grants	\$ 756,766	\$ 176,874
Contributions	\$ 91,299	\$ 56,103
Investment Income	\$ 83,225	\$ 85,278
Other Income	\$ 738	\$ 220,909
<b>TOTAL REVENUE</b>	<b>\$ 12,855,553</b>	<b>\$ 11,651,093</b>
<b>Expenses</b>		
Housing & Supportive Services	\$ 10,225,149	\$ 9,424,495
General & Admin Support	\$ 1,966,713	\$ 1,632,710
Fundraising	\$ 206,100	\$ 227,127
<b>TOTAL EXPENSES</b>	<b>\$ 12,397,962</b>	<b>\$ 9,297,085</b>

## Statements of Financial Positions

Assets	2025	2024
Current Assets	\$ 5,607,849	\$ 5,238,515
Property & Equipment	\$ 3,984,279	\$ 3,967,706
Other	\$ 798,867	\$ 905,670
<b>TOTAL ASSETS</b>	<b>\$ 10,390,995</b>	<b>\$ 10,111,891</b>
Liabilities		
Current Liabilities	\$ 1,322,855	\$ 1,054,178
Long-Term Liabilities	\$ 3,975,274	\$ 4,422,438
<b>TOTAL LIABILITIES</b>	<b>\$ 5,298,129</b>	<b>\$ 5,476,616</b>
Net Assets		
Unrestricted	\$ 4,957,458	\$ 4,537,161
Temporarily Restricted	\$ 135,408	\$ 98,114
<b>TOTAL NET ASSETS</b>	<b>\$ 5,092,866</b>	<b>\$ 4,635,275</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$ 10,390,995</b>	<b>\$ 10,111,891</b>

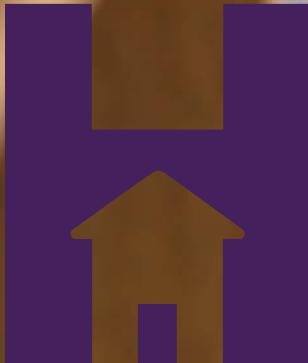


Image: FamilyFirst/StockSnap

## Our Mission

Hildebrand's mission is to transition families out of homelessness to safe, affordable, permanent housing while working to disrupt systems that lead to poverty and homelessness.

## Our Vision

**Every family has a home.**

## Board of Directors

Jessica Howe, Chair  
Michelle Meiser, Vice Chair  
Sarah A. Holmes, Treasurer  
Rev. Dr. Ellis I. Washington, Clerk  
Beverly Coles-Roby  
Jorge Colón  
Dariela Villon-Maga

## Executive Team

Hadaryah T. Morgan, Esq.  
Chief Executive Officer

Schebania Cherilus  
Chief Operating Officer

Gregg Ellenberg  
Chief Program Officer

## Hildebrand

614 Massachusetts Avenue, 3rd Floor  
Cambridge, Massachusetts 02139

617.491.5752  
[hild-selfhelp.org](http://hild-selfhelp.org)

[in](https://www.linkedin.com/company/hildebrand-family-self-help-center-inc) [company/hildebrand-family-self-help-center-inc](https://www.linkedin.com/company/hildebrand-family-self-help-center-inc)  
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