

During the past year Haley House built—or more precisely, completely renovated—69 “houses” in the South End, bringing to 110 the total number of affordable housing units that we own and manage. And we (I) continue to be very much aware of the hand of God in the success of our work.

The latest 69 family units, collectively known as Interfaith Apartments, are scattered in four buildings in the South End. Two were turn-of-the-century residential hotels; the remaining two were walk-up townhouses. (History tells us that the American impressionist artist Childe Hassam lived in one of the buildings, The Albemarle, close to Back Bay; local lore holds that Babe Ruth stayed in another, The Chatham, when the infamous Yankee came to Boston to ply his trade against his former teammates.)

In March 2001, the Boston Housing Authority (BHA) issued a request for proposals for a neighborhood not-for-profit to assume ownership of the buildings and completely renovate them. After a competitive bid process that saw five local groups submit proposals, the BHA tentatively designated the partnership of Haley House and Madison Park Development Corporation of Roxbury, Mass., to take over the properties.

Our proven track record clearly recommended us, and we were told that our proposal gained approval for other reasons, too: As part of our management strategy, we included residents in decision making, believing that well-managed properties are a product of a resident-ownership-management partnership. And we guaranteed that all units would remain affordable for 99 years.

With the Haley House/Madison Park partnership in the lead, the remainder of the project team consisted of Mostue and Associates (architects), CWC (general contractors) and Robert Goldstein (project manager). Maloney Properties is the management agent for Interfaith.

We funded the renovations with a combination of federal and city money, low-interest mortgage money, low-income housing tax credits, and historic tax credits. Over the next three years we worked closely with the existing tenant group to make sure that we heard their concerns as well as their hopes as we went about determining the scope of the work to be done. This group, with the assistance of the Massachusetts Alliance of HUD Tenants, had worked very hard to save the buildings from being sold and turned into market-rate housing, an outcome that would have left the residents out in the cold. Now, with the future of their homes secure, two issues concerned the tenants: First, the residents wanted to be assured that after the buildings were reno-

vated they would have the right to return. Second, because it was clear that residents would need to temporarily relocate to off-site apartments to accomplish the scope of work required, they wanted assurances that their temporary housing would not cost them more than their current housing

Interfaith Housing

photo: Greg Creanna



Interfaith Apartments

69 units of affordable housing, South End, Boston

Dedication 10 August 2004

Haley House Inc. & Madison Park Community Development Corp.

and that it would be in—or very close to—the South End. We were able to calm their fears with assurances on both issues. Of the 69 units, 47 were set aside for original, returning residents. For the remaining 22 units, available only through a closely supervised lottery held in the summer of 2003, there were 1594 applicants, an alarming testament to

“Unless the Lord build the house, those who build it work in vain.”

Psalm 127:1

the enormous, unmet need for affordable rental units. The two townhouses on Mass Ave., each consisting of five units, were completed in time for Thanksgiving 2003. In February 2004, 28 additional units in the third building were occupied and in September 2004 the remaining 31 units were occupied. With all residents now settled into their new homes, we continue to work with the tenant organization and the Resident Service Coordinator to make Interfaith Apartments a model for attractive, safe, well-managed, and affordable homes in the City of Boston.

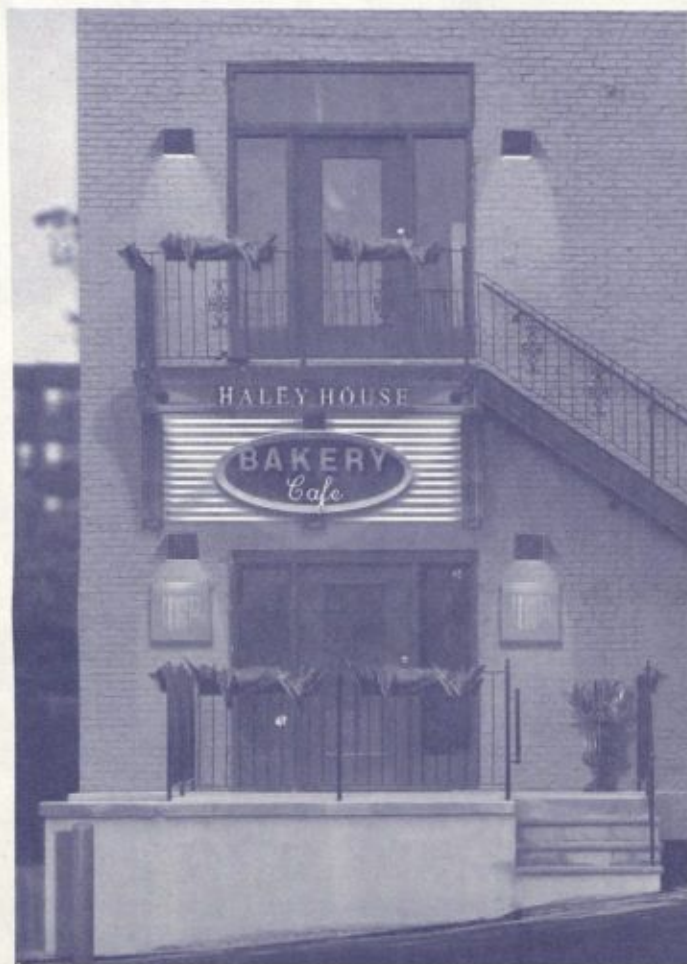
This May we are celebrating the metamorphosis of The Bakery at Haley House! Many of you have watched the

Grand Opening of the Haley House Bakery Café

steady growth of this training program and the small business that supports it. You may even have visited the fabulous corner shop next to the Soup Kitchen. Now you can enjoy our full-service Haley House Bakery Café in Dudley Square, the culmination of our long-held vision to move the bakery to its own efficient production space.

The cornerstone of this new initiative is Didi Emmons, cookbook author, chef and entrepreneur of Veggie Planet, Pho Republique, and the Deluxe. In response to the desire of Dudley neighborhood residents and employees, Didi has developed an exciting menu of food that will nourish their well-being along with their pallets.

"Our diet should be diverse, dynamic, and interrelated," Didi states. "Nutrition is not a 'diet' with a list of what you can eat. Nutrition is eating a wide variety of foods, foods that are wholesome. We need to ask not what vegetables and meats we are eating, but how our vegetables and meat were treated."



Our bakery café re-imagines sustainability.

1. A community is sustained by healthy members. We will offer the people who live and work in Dudley Square a menu that reflects our commitment to community well-being.

2. A business district is sustained by economic activity. Our socially responsible business will create jobs, train underemployed people, and host evening events. We will participate in the revitalization of Dudley Square by actively countering its history of disinvestment.

3. The environment is preserved by sustainable agriculture. We will use locally grown and organic ingredients. Featuring fairly traded coffee from Equal Exchange advances

"Nutrition is not a 'diet' with a list of what you can eat. Nutrition is eating a wide variety of foods, foods that are wholesome."

—Didi Emmons

organic farming and economic independence in producing countries.

4. Businesses are sustained by operating on an effective business model. We will balance our risk by complementing our retail sales in Dudley Square with wholesale sales of baked goods to cafés, coffee shops, restaurants and specialty food stores in metro Boston.

5. Trainee graduates are sustained by having jobs that enable

them to support themselves. We will promote economic independence through our job training program for underemployed men and women.

In Dudley Square, we are bringing healthful food to the residents and employees with whom we are engaged, in a welcoming, professionally designed setting. Our vision of sustainable community recognizes our interconnections and ensures opportunities for personal well-being and economic independence.

Our bakery café re-imagines sustainability



Bakery trainee André making pizza dough

"The Haley House Bakery Café is about healthy, wholesome cooking," affirms Didi. "We are preparing our trainees to work in places where food is treated with respect and integrity. Keeping the quality of food high gives them a much better education and a much better chance at growing their careers."

NOONDAY FARM 20TH ANNIVERSARY CELEBRATION

FAITH IN A TIME OF DARKNESS: SOWING SEEDS

A Clarification of Thought

**Sunday, May 29, 2005
Gathering at 3:00 p.m.**

Please RSVP your intentions with name, email, ground mail & telephone to Bill Beardslee:
wfb@monad.net

or

73 Howard Hill Road, Jaffrey, NH 03452

REFLECTIONS

LIVE-IN COMMUNITY

People often ask me if my family has a history of radical politics and activism. I talk about my grandfather, my mother's father, and his life in Cyprus. He gave his entire life to the freedom and human



rights deserved by his people. First, resisting the occupation of Cyprus by the British, then opposing the occupation of the northern 37 percent of the island, which the Turkish population stole in 1974. There were consequences: he spent time in jail as a political prisoner, was held hostage for days and tortured, accused of corruption, and in an attempt on his life, he was shot through the shoulder.

I have the memory of vaguely understanding that this man is important, true, and principled, of character. I felt it sitting in his office watching him work, his thick fingers typing on an old computer. His death was heavy on me. I had just begun to grow into my political self and like my grandfather, it was wrapped in a love for people, a profound respect for the human rights every person deserves. I wanted to talk to him about it, wanted him to know that something had passed on from him to me. I wanted his advice.

My grandfather impacted me in many ways, but his politics were not something I began to understand until soon before he died. My parents must wonder where all this in me came from, this commitment to a "radical" life: to making my life's work a life of being with people's suffering and working to undo and change injustice and violence.

My father gives to all who ask. He is there for difficult times with his patients, not just telling them when they have cancer, when their hearts are functioning not quite right. He is also at their homes when their husbands die. At the hospital patients come in who cannot pay and he treats them. He does not work at a free clinic, but he may as well.

When my father was sick with we didn't know what, he stayed calm. He had surgery. I stayed in the hospital overnight with him. I could not sleep. I watched his deep breaths going in and out, his chest rising and falling. A few moments after I finally fell asleep, he woke up and I helped him get to the bathroom with his IV drip. He taught me by letting me love him the ways he loved me.

My mother is small and she is a force. She speaks up and is unafraid of standing alone, doing so because she believes she is doing what is right. She is uniquely intelligent. Her specialty, pediatric hematology oncology, is rare and she is one of the best. She doesn't just treat her patients, she gives them love and is able to connect with these young children who have experienced so much suffering. They trust her.

What the Doctors Gave Me

—soula pefkaros

But life is far too ironic sometimes. When I was a child, my mother got breast cancer the first time and had a mastectomy. Last year she got breast cancer for the second time, and had a second mastectomy. I was there at the last surgery. Perhaps it was the painkillers, perhaps just how she deals with pain, but finally she let herself need someone else. I helped her to the bathroom with her IV drip.

We are challenged to take risks that only we can take, risks the world needs us to take, challenged to find where our greatest passion meets the world's greatest needs. Both my parents have done that and have taught me to do that, to a degree that probably scares them. They left a war-torn Cyprus, not knowing when they'd return, and went to England (where they met) speaking little English, to study medicine. They were lonely as hell. They had little, but enough, and in terms of emotional support, perhaps even less.

Certainly, the many experiences in my life have brought me to where I am now. But if you are wondering where, in part, I got this from, it is from them. They have only themselves to blame. And I am grateful.

"They have only themselves to blame."

REFLECTIONS

AT HALEY HOUSE

After graduating from the University of Missouri in 2000 with degrees in math and English, I decided it was finally time to get an education. Sheltered by the stability of a secure small-town family and stagnant under bleached, prepackaged classroom theory, I escaped. I needed substance; I sought experience. My deepest desire was to confront the unknown, to risk my clichés as I dove into mystery, to create with the medium of wonder and intentionality, to be shocked and silenced by reality. To engage challenge and discover under the blubber and baggage scorched away by adversity a rock in the tempest, a core to center on. A taste of the Real.

This path led through several adventures, each distinct though completely dependant on the previous, its genesis a 41-hour, 5-plane odyssey from St. Louis to Kathmandu, Nepal. It continued through Cambodia, South Africa, Morocco, river guiding in Wyoming, a solo West coast bike trip

tery, the moment all my previous adventures had been preparing me for. In my view, I was walking onto the road and sticking my thumb out, and Providence would come for me over the horizon. I would end up exactly where I needed to be, someplace beyond what my mind could imagine, offering the challenge my character required.

It took just over a week and twelve cars to make it from the Yukon to Boston, where I stopped off to visit the one person I knew in the Northeast, Mary Wiltenburg, living at 54 Montgomery. On my third day, I noticed a small local bakery across the street (one of my favorite treats), went in for a goodie, and I'm still here nearly a year later.

The faith I sought and discovered led me to Haley House, a place that I never even could have described in that conversation with my mother, for it would have been too absurdly ideal, myself too undeserving. Having never heard of the

"My deepest desire was to confront the unknown..."

From the Adventures of Adam Campbell

from Canada to Cabo San Lucas, creating a math tutoring business to support independent music studies, and so on. In the midst of the last experience, a memory: walking with my mother on a visit, her asking what the next phase held. I described urges: to swap the exposure of solitude for the accountability and exchange of community. To untangle the stereotype of homelessness and grapple with the conundrum of poverty, an epidemic plaguing me since Nepal. To live in a city, not just pass through.

I never expected to combine those three things, unsure if it was even possible. But that summer I visited a friend in Alaska and bought a one-way ticket, just to make it interesting. For my return, I decided that since I had never seen Canada, nor hitchhiked, that I would live and die by the thumb and the kindness of strangers. It was also an opportunity to take my most severe leap into the Great Mys-

words "catholic worker" or "intentional community," the concept of Haley House was literally beyond my wildest imagination. So is the experience.

I leave in three weeks for a summer of previous commitments. Autumn is, as usual, unknown. It would be a joy to return to Haley, to its synergy and humble struggle. But the world is big and the call wild, and I am committed to its wayward lead. So if you see me on the road and want to join in on the serendipity, pick me up. I'm the guy with the thumb.



SAVE THE DATE ♦ SAVE THE DATE ♦ SAVE THE DATE

Haley House's First Annual Spring Fundraiser



Saturday June 11, 2005
4 p.m. to 7 p.m.



Silent Auction
with Dinner & Wine-Tasting



Sampling of Auction Items:

- Wine • Legal Services • Hand Made Rug
 - Restaurant Gift Certificates • Tech Support Services
 - Home Cooked Meal Prepared by Didi Emmons
from Veggie Planet and Pho Republique
 - Boston Bed and Breakfast Weekend
- ~ Plus Raffle Prizes & 50/50 ~



Cost: \$20 in Advance or \$25 at the door
email: kmkenna@haleyhouse.org

SAVE THE DATE ♦ SAVE THE DATE ♦ SAVE THE DATE

BRINGING ARTS & AWARENESS TO THE STREETS WHATS UP MAGAZINE



It's all in the name: Whats Up. Alternative art & music, community culture and movements, the human impact of US foreign policy, a monthly column looking at the world from behind prison bars, hip-hop reviews, a "hood report" bringing news and perspectives from Boston's working class neighborhoods. In other words, while the "mass media" speak the language and concerns of the educated elite, Whats Up, a small, community driven magazine, is relevant to the lives of most people.

Whats Up's origins lie in the street paper movement of the 1990s. These organizations brought new opportunities to low income people in cities throughout the US and Europe. The idea was to offer people with very limited resources a low cost product to sell at a profit. The usual formula is for vendors to buy copies of the street paper for about a quarter and sell them for a dollar. Street papers quickly became a phenomenon because they yielded immediate results. While new vendors usually start slow, everyone makes money. Skilled vendors on a good day can make \$20 an hour (and of course in Europe, that's 20 euros an hour!)

Whats Up has been one of the few street publications to accomplish quality content and design while remaining volunteer-based. Focusing on quality empowers our vendors with a product they feel good about selling. Vendors know the content of the magazine and strike up discussions on the street with passersby about everything from the Iraq war to education cuts. We are in our eighth year, so we're not the new kids on the block anymore. But we are constantly changing shape, size and color. We've subtly updated Whats Up's classic street look to a more sophisticated zine-style, and continue to



receive praise for our outstanding covers. And 2004 was our first 12-issue year, a real accomplishment for a volunteer-written magazine.

2005 was off to a great start in January with a \$6000 grant from the Lenny Fund. It was a needed boost during the cold winter months when sales tend to be slow. Now that spring has come the vendors are coming in every day. Whats Up is being sold by vendors in Somerville, Cambridge, Boston, Allston, Dorchester, and Jamaica Plain. Plus we sell our remaining issues through dozens of neighborhood businesses. So each and every month the word is getting out.



Key to facing our many challenges as a struggling street magazine has been our partnership with Haley House. Whats Up was founded separately in 1997 but soon was folded into the Haley House community as a sponsored program. This has brought

consistent oversight and greater financial stability, plus a direct connection to the low-income community through the Haley House soup kitchen. Haley House's new bakery in Dudley Square will also serve as a venue for Whats Up community events, and a new base of outreach into Roxbury & Dorchester.

Enough already! Let's connect! Whats Up is open most days...give us a call or drop by. And don't forget about Whats Up night, 9pm-1am Sunday nights at the All Asia Café in Central Square. We can meet for beers (or your nonalcoholic drink of choice), listen to some great music, and for \$3 at the door we put more Whats Up Magazines on the street!

*This article was submitted by Ben Scribner,
editor of Whats Up*

Haley House is a spiritually based community nurtured by the personalist tradition of the Catholic Worker Movement. As a community and as individuals we struggle to carry out our double mandate: to minister to the needs of society's forgotten people, and to challenge and offer alternatives to the attitudes, institutions and structures that create and perpetuate suffering and violence.



♻️ Printed on recycled paper

Celebrating our Milestones!

This newsletter is a celebration of all of Haley House's programs. We rejoice in the grand opening of the new **Haley House Bakery Café** in Dudley Square. We prepare to celebrate the 20th anniversary of **Noonday Farm**. We look forward to Haley House's first **Silent Auction** on June 11. We congratulate **Whats Up** for completing a full year of monthly publication. And we marvel about what is coming in 2006: the 40th anniversary of Haley House.

Thank you for celebrating our programs with us.

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