

A close-up photograph of a young child with light skin and dark hair, seen in profile from the side. The child is hugging a large, grey, fluffy stuffed rabbit toy. The child's face is partially visible, showing their eye, nose, and cheek. The background is a soft, blue fabric, likely a blanket or bedsheet. The lighting is warm and intimate, highlighting the textures of the child's skin and the plush toy.

**THE BOSTON HOUSE:  
HOPE AND HEALING FOR  
CHILDREN WITH CANCER**

REPORT OF GIVING 2025





# 5,848

WE HOUSED

**151 FAMILIES** FOR  
A TOTAL OF 5,848  
NIGHTS IN 2025.

## DEAR FRIENDS,

As you will read in the following report, 2025 was a big year at The Boston House. We hosted over 150 families for almost 6,000 nights – this is remarkable because we were able to be a no-cost home for so many people every day of the year, but the numbers also tell a bigger story. The consistent occupancy reflects not only the need of no-cost medical housing for the families of children with cancer and other life-threatening hematological diseases, but the changing nature of our role within the landscape. Where we used to house patients primarily from New England whose visits would comprise routine check-ups, chemotherapy, radiation and bone marrow transplants, our population increasingly includes guests from farther away and with more complex diagnoses, resulting in longer stays and innovative treatments.

Through it all we are proud to work with our medical partners at Dana-Farber/Boston Children’s Cancer and Blood Disorders Center and offer an all-important home base for these families so they can focus on their children’s treatment while not having to worry about where they will stay and how they will pay for it. We do our best to keep pace with the demand, but in 2025 we maintained a wait list for the first time ever, which we know will be an ongoing challenge, but we face it with the support of our incredible staff, volunteer community, Board of Directors, and donors.

As you peruse the outcome of our fundraising events and the stories of the many meaningful ways people contributed to The House, please know that it combines to ensure stable footing for The Boston House in 2026 and beyond, which translates to a safe and comfortable home away from home for our guests. Your role in this achievement cannot be overstated.

With love and gratitude,

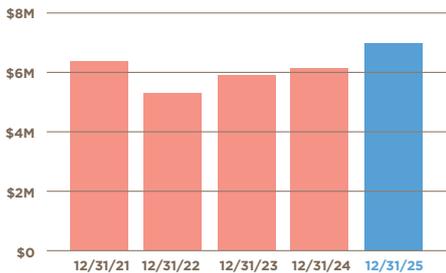
Dawn Emerman and Mike Emerman

*Co-Executive Directors*

*The Boston House: Hope and Healing*

*for Children with Cancer*

## ENDOWMENT VALUE



At the end of 2025 our endowment was \$6,885,093.

**“MY FAMILY STAYED IN THE MAIN HOUSE IN LATE MARCH AND WE ARE SO APPRECIATIVE FOR ALL THE LOVE AND SUPPORT YOU SHOWED US DURING OUR 2-WEEK STAY. WE WERE SO GRATEFUL TO HAVE ACCOMMODATIONS AVAILABLE ON SUCH SHORT NOTICE AND ALL THE COMFORTS OF HOME FOR [US] WHEN WE NEEDED A BREAK FROM THE HOSPITAL. WE CAN’T SAY THANK YOU ENOUGH AND WE INTEND TO MAKE YOU OUR PRIMARY ORGANIZATION FOR ALL FUTURE DONATIONS. YOU ARE AMAZING!”**

**\$200,794**

ASICS FALMOUTH  
ROAD RACE

**\$23,472**

DOUGLAS RODMAN  
MEMORIAL TOP  
GOLF EVENT

**\$137,708**

29TH ANNUAL GOLF  
TOURNAMENT AND  
SILENT AUCTION

**SHARING THE MISSION,  
INSPIRING THE COMMUNITY**

This year, some members of our community turned passion into purpose through peer-to-peer fundraising efforts that inspired generosity far and wide. Ride for Hope, led by an extraordinary group of Brookline High School students, saw riders journey from Brookline to Provincetown and then Brookline all the way to New York City, raising an incredible \$20,000 for The Boston House. These young leaders proved that age is no barrier to impact. Meanwhile, longtime Board member Hank Shafran celebrated his 80th birthday in the most generous way imaginable—by turning his milestone into a fundraiser that benefited the children and families we serve. Several golfers took to the greens for Golf Fights Cancer’s annual Golf Marathon, raising \$50,000 to support our mission. Beyond these efforts, passionate groups organized golf and soccer tournaments uniting friends and families to play for a cause that touches all of our hearts. We are deeply grateful to every individual and team who chose to share their love for The Boston House with their communities. Your actions helped spread awareness, raised critical funds, and reminded us that the impact of peer-led giving is both powerful and deeply personal. Thank you for turning your celebrations, hobbies, and miles into meaningful support for our families.



“IT’S HARD TO DESCRIBE THE IMMENSE RELIEF WHEN YOU ARRIVE AT THE BOSTON HOUSE AND A HOME-COOKED MEAL IS WAITING FOR YOU. WE LANDED IN BOSTON WITH NO CAR AND NO GROCERIES, SOLELY FOCUSED ON OUR CHILD’S UPCOMING APPOINTMENT. THAT SIMPLE MEAL ALLOWED US TO CATCH OUR BREATH, SETTLE IN, AND ENJOY SOME NORMALCY IN THE MIDST OF SO MUCH UNCERTAINTY. A HUGE THANK YOU TO EVERYONE WHO PROVIDES MEALS AND COMFORT TO FAMILIES AT TBH.”

**814**

WE HAD 814 **NEW**  
**DONORS** IN 2025.

# \$1.5M

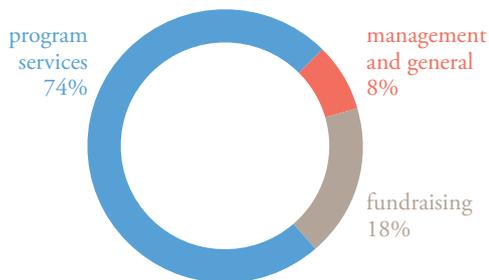
TOTAL UNAUDITED  
REVENUE IN 2025  
FROM 1,714 DONORS.



## FUNCTIONAL EXPENSES

from the 2024 990.

Total Expenses \$1,080,788



## TRANSFORMING SUPPORT INTO SMILES

Thanks to the incredible generosity of our donors, 2025 was a year filled with joy and unforgettable moments for the children staying at The Boston House. With a generous grant from the Dunkin' Joy in Childhood Foundation, we proudly renovated our teen room into a vibrant, welcoming space full of board games and video game systems, offering our teens moments of fun and normalcy during their stay. Direct Federal Credit Union brought sunshine and laughter by building a brand-new play structure in loving memory of Heather Rocha, giving us a joyful place where kids can play and just be kids. The Red Sox Foundation lit up our House with a visit from Wally the Green Monster, who delivered smiles along with a brand-new Nintendo Switch donated by the Starlight Children's Foundation. That partnership also brought a bounty of toys, games, and LEGOs, turning The House into a holiday wonderland. Combined with community toy drives, these gifts helped us create magical holiday memories for families facing the unimaginable. Because of our donors, The Boston House remains a place of laughter, love, and healing—a true home away from home.

## VOLUNTEERS

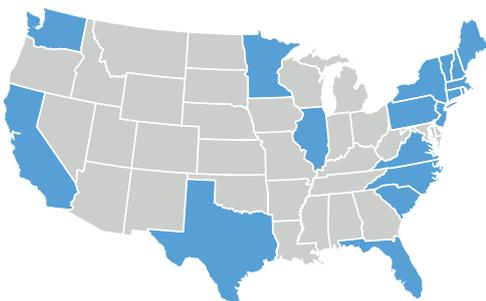
This past year, our volunteers demonstrated that true care is found in the everyday gestures that make The House feel like home. Whether baking fresh muffins every week, preparing a comforting House Dinner, collecting toys for the families, or sharing your love of The House to raise critical funds, your support brought nourishment, connection, and hope to families facing unimaginable challenges. You lent your talents in countless ways from designing mailings, to watering our plants, answering phones, organizing endless boxes of snacks and playing with children. Every act of kindness, no matter how big or small, contributed to making The Boston House the compassionate haven it is. From all of us, thank you for being the heart of our home.

**“FROM THE BOTTOM OF OUR HEARTS WE ARE INCREDIBLY GRATEFUL FOR ALL THAT YOU HAVE DONE FOR US. THE SUPPORT WE RECEIVED AT THE BOSTON HOUSE WILL ALWAYS BE REMEMBERED, AND WE WON’T FORGET THE POSITIVE IMPACT IT HAD ON OUR LIVES.”**



## 19

FAMILIES CAME FROM **19 STATES** AND TERRITORIES, THE DOMINICAN REPUBLIC, HAITI, ICELAND AND THE UNITED KINGDOM IN 2025.



## GIFTS IN KIND

We appreciate the generosity of those who contributed goods or services in support of The Boston House and our families in 2025. These gifts once again included Macy’s and Christmas Décor’s holiday decorations, Elaine Construction’s guidance and expertise, and BayState Air’s maintenance. Care and activity packages for families and patients were made by Moderna, Sonofi, Connor’s Kindness Project, Rocket Software and Cheeriodicals. Rasta Rootz, the Brookline Police Department, and many individuals and families donated toys and supplies throughout the holiday season. In addition, we received many generous silent auction donations, volunteer made meals, pantry staples, toys, cleaning supplies, and gift cards for restaurants and retailers. Your support of the families we serve made an incredible impact on their time at The Boston House. Thank you!



## MISSION

Since 1979, The Boston House: Hope and Healing for Children with Cancer has served as a home away from home for children with cancer and other life-threatening hematological diseases and their families. As an essential part of their overall care, The House provides its guests with no-cost and convenient accommodations in a safe and comfortable home-like setting. Here, children, families, and caregivers find comfort and support among staff, volunteers, and other families facing the life-changing realities of childhood cancer.

## BOARD OF DIRECTORS

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## STAFF

*Co-Executive Directors*

Dawn Emerman

Mike Emerman

*Director of Development*

Julia Walkup

*Day Manager*

Alba Yissel Gonzalez

*Main House Resident Managers*

Carmen Perry

Peter Perry

*Carriage House Resident*

*Manager*

Kelly Fitzgerald

# \$136

EACH OF OUR 22  
ROOMS/APARTMENTS  
COSTS \$136/NIGHT  
OR **\$49,779 PER**  
**YEAR TO OPERATE.**



**THE  
BOSTON  
HOUSE**

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