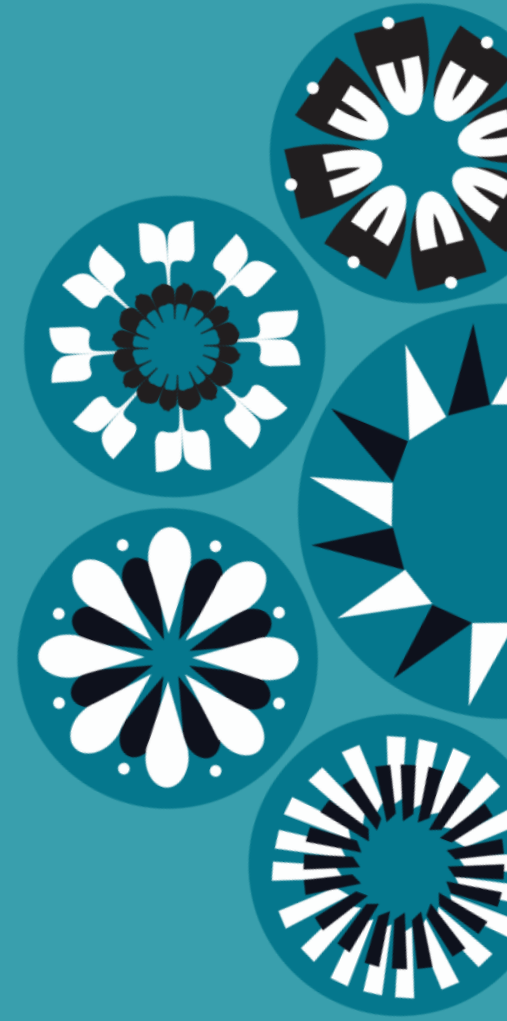


ARLINGTON BELMONT CAMBRIDGE SOMERVILLE WATERTOWN

CAMBRIDGE NEIGHBORS

ANNUAL REPORT 2025

AGING IN PLACE WITH CONNECTION,
CARE, AND CONFIDENCE.





2025

Dear Members and Friends,

It's hard to believe that a year has already passed since I last put pen to paper—or fingers to a keyboard—to write our Annual Report.

We are delighted to share that Cambridge Neighbors (CN) had a strong year, particularly in terms of growth. We welcomed **50 new members**, a record number and clear evidence of the demographic shift along with the preference to age in place. As in past years, most new members joined through recommendations from friends or acquaintances—powerful affirmation that our work is making a meaningful difference. Our **high renewal rate** remains the clearest indication that members value and appreciate what CN contributes to their lives.

Equally important, our volunteer corps—made up of CN members and community residents—continues to thrive. Over the past year, more than 55 volunteers contributed an impressive 2,979 hours of service. That total grows even higher when including the dedicated efforts of our board members and committee members. Volunteers are essential to our mission, and we are deeply grateful for their generosity and commitment.

We are also profoundly thankful for our loyal donors. Your support this past year has been both inspiring and sustaining, particularly at a time when many nonprofits face uncertainty. Your generosity enables CN to continue making a meaningful difference in our community.

Members had the opportunity to participate in **269 programs and events** thoughtfully organized by our Program Committee in 2025. Engaging in these activities offers multiple opportunities to connect with fellow members—your neighbors, helping to foster community, reduce loneliness, and counter the isolation that can negatively affect health.

A reflection on the nature of community resonated with me this year (apologies for not saving the source): “Acclaimed author Marilynne Robinson's writings often explore the concept of community, emphasizing the role of imagination and love in its formation and maintenance. She suggests that true community isn't based on shared characteristics or immediate familiarity, but on the capacity to extend love and understanding to those we don't know well. Her work highlights the importance of generosity...”

While quantitative measures are valuable, qualitative outcomes speak just as powerfully to the impact of CN. It is deeply rewarding to hear from members how our support has helped them age in place with confidence, knowing that help is always available for the inevitable day-to-day challenges of growing older.

On behalf of the staff and board, we are privileged to serve as a reliable and trusted community resource. We look forward to delivering services that make a measurable difference in the lives of our neighbors and friends.

With warm regards,



Jan Latorre-Stiller



MISSION/ VISION

Mission

Cambridge Neighbors is a nonprofit member-driven organization dedicated to promoting healthy aging and aging in place to adults residing in Arlington, Belmont, Cambridge, Somerville, and Watertown by providing them access to resources and services, lifelong learning, and opportunities to connect with one another.

Vision

Cambridge Neighbors will expand and strengthen its work to promote aging in place so that members can thrive as they age and live healthy, joyful, meaningful lives through involvement in a variety of programs and access to services and resources.



VALUES

Inclusiveness – Welcoming members of diverse cultures, faiths, genders, orientations, and abilities

Compassion – Supporting and caring for one another

Collaboration – A member-driven mindset of working together

Community – Strong relationships within and outside the village

Individuality – Respecting and celebrating each member's uniqueness

Sustainability – Fiscal discipline and responsibility

Accountability/Transparency – Communicating with integrity and respect

Lifelong Learning – Openness to change and growth

Enjoyment of Life – Promoting physical and mental health

Belonging – Building strong relationships of mutual respect

HELENE QUINN ELECTED AS BOARD PRESIDENT

We are thrilled that Helene Quinn, long-standing board member, was chosen to serve as the next President of the Board. Helene Quinn has worked with elders in both NYC and in Massachusetts. In NYC she worked for the Department for Aging, overseeing federally funded nutrition and case management agencies and directed community-based senior centers, managed nutrition programs, and supervised case management services for low-income elders. In MA she directed a geriatric care management agency affiliated with Sherrill House and was the Director of Admissions for Sherrill House, a not-for-profit skilled nursing facility. Her most recent position was as Executive Director of The Cambridge Homes, a not-for-profit assisted living community. Helene has a BA in Psychology and is an RN with a master's degree in science in Nursing. She has been a member of Cambridge Neighbors since 2023, though her involvement began during its early years in 2007. As an early enthusiast of the village concept, she met with the founders of Beacon Hill Village and later joined the Cambridge Neighbors board in 2016, serving as both an officer and an active volunteer.

Helene writes, *"I am proud of the progress our board and staff have made. Cambridge Neighbors has matured as an organization, guided by our Mission, Vision, and Values statement. Our strategic plan has successfully focused our efforts on broadening our scope and deepening services for our members."*

Through the diligence of our board and staff, we have implemented a comprehensive policies and procedures manual that ensures our administrative functions are streamlined and consistent. We remain a member- and volunteer-driven organization, with nearly half of our volunteers being members themselves."

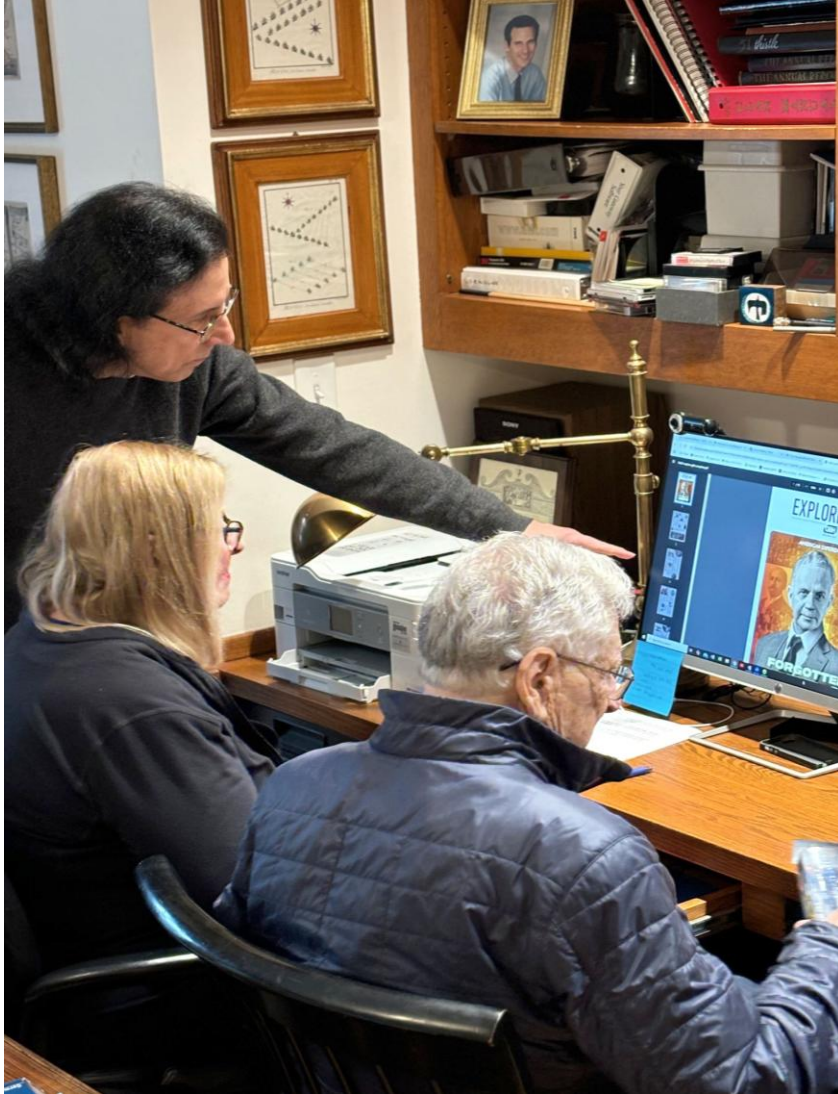
I look forward to our continued collaboration to help ensure Cambridge Neighbors fulfills and grows their mission. It is a well-respected, well-run, and fiscally sound organization prepared to meet future challenges and opportunities."



ALIA MEHDI NAMED ASSISTANT DIRECTOR

In September, we added Alia Mehdi to our team. She is the warm and caring “front person” for members’ requests and concerns. She writes, *“As the Assistant Director at Cambridge Neighbors, I am deeply passionate about supporting our members and strengthening the sense of community that makes our organization so special. I truly love being able to connect people with the resources, services, and experiences that enrich their lives. I handle volunteer and vendor requests with care and attention, ensuring that each member receives thoughtful, timely support tailored to their needs. Whether arranging trusted service providers or matching members with dedicated volunteers, I also enjoy planning and organizing a wide range of engaging programs and outings which focus on aging-in-place initiatives, educational seminars, health-focused programs and cultural experiences. It is incredibly rewarding to design opportunities that foster connection, learning, wellness, and joy. What I value most is the relationships I build with our members by being able to listen, respond, and contribute to their well-being every day is both a privilege and a purpose. Supporting our community and helping members live vibrant, connected lives makes this such a meaningful and rewarding experience.”*





VOLUNTEERS

VOLUNTEER IMPACT

This past year, 14 individuals joined our volunteer corps, bringing the total to 55 dedicated volunteers. They supported members in many ways, providing rides to medical appointments, assistance with technology challenges, handyman help, friendly visits, and help with grocery shopping. As members increasingly rely on technology, it is no surprise that technology assistance remained a popular service request.

It cannot be overstated that volunteers are central to Cambridge Neighbors' mission and culture, fostering mutual support among members and throughout the community.

As the son of a member recently shared, *"Cambridge Neighbors was integral to my mother's ability to remain in her home these past three years. We will be forever grateful for the kindness of the three volunteers who brought her groceries—Alain, Agnes, and Kathleen. Thank you for the work you all do."*

Cynthia Corcoran who joined us in 2025, wrote, *"I decided to volunteer at Cambridge Neighbors because its vision of creating a community resonated strongly with me. It warms my heart to know there are organizations like Cambridge Neighbors."*

Volunteer Cynthia Corcoran





701

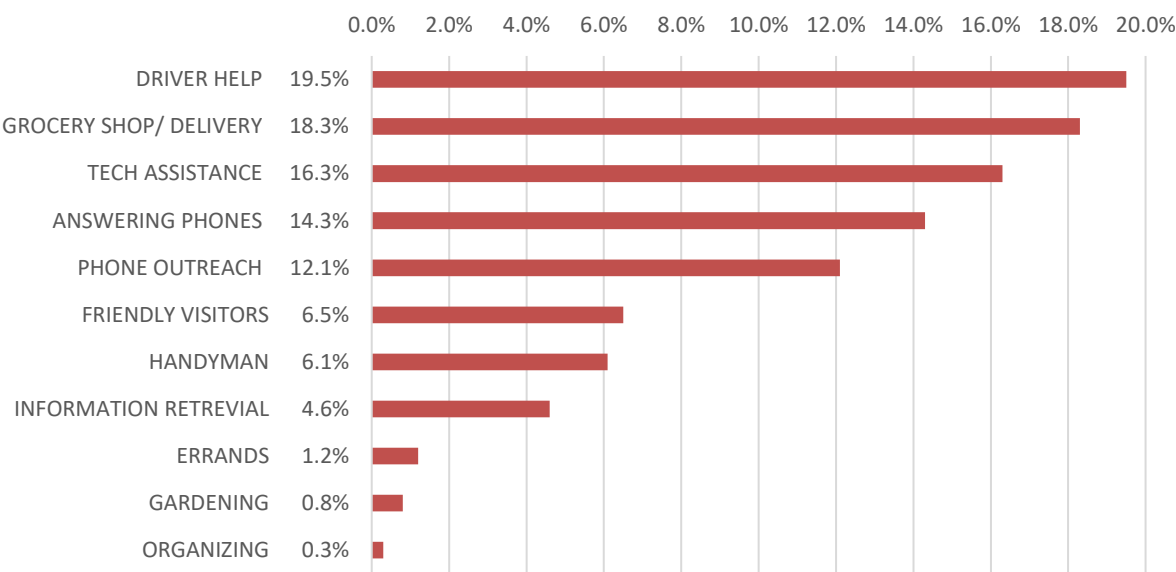
VOLUNTEER SERVICE
REQUESTS

2,979

VOLUNTEER HOURS
SERVED

VOLUNTEERS

VOLUNTEER SERVICES



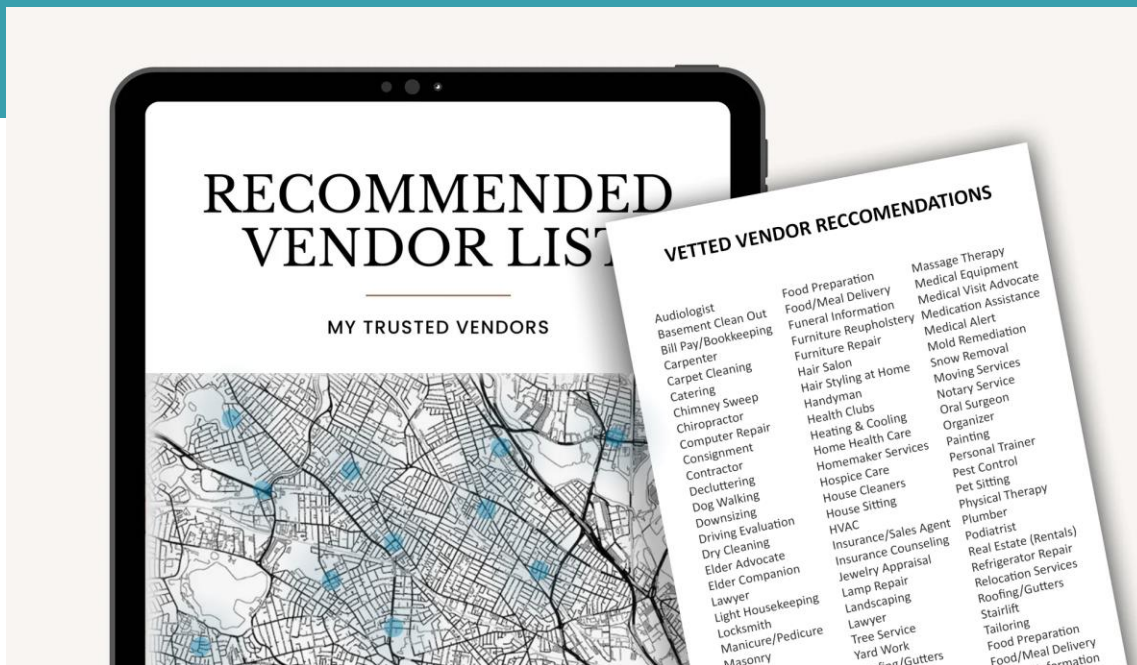
VOLUNTEER DEDICATION

We’re all familiar with the adage that volunteers often get more than they give. That holds true for our CN volunteers evidenced by their dedication and longevity.

Another volunteer wrote, *“It has been such a pleasure to be part of CN. I have done volunteer work with many different organizations over the years, and this is by far the most enjoyable for me...giving me the chance to meet so many interesting people.”*

In 2025, we significantly increased the number of volunteers providing handyman services—a welcome and much-appreciated service category. Notably, more than half of our volunteers are not members, but neighbors of all ages who believe in and support our mission. At its heart, Cambridge Neighbors brings people and resources together to support our elder neighbors who contribute to the rich fabric of our neighborhoods.

Although putting a dollar value on what volunteers contribute can never fully capture their true worth, many charitable organizations use the Independent Sector’s Value of Volunteer Time formula to estimate the financial value of volunteer service. Using this measure, we are proud to report that our volunteers contributed an extraordinary \$119,160 in services this year. We are deeply grateful for their dedication and generosity.



VETTED VENDORS PROGRAM

TRUSTED CONNECTIONS

214 VENDOR REQUESTS

Last year, members benefitted from our Preferred Service Providers network of more than 100 vetted local businesses, giving members access to reliable vendors such as home care agencies, physical therapists, electricians, plumbers, handymen, home modification specialists, legal services, and organizers. By connecting members with trusted providers and serving as information and referral specialists, Cambridge Neighbors staff resolve problems quickly, prevent small issues from becoming crises, and help older adults navigate complex systems. The result is a community in which members feel a sense of reassurance and confidence—outcomes that make it possible for them to age in place and remain engaged in their communities.

PROGRAMING

COMMUNITY ENGAGEMENT

269 PROGRAMS IN 2025

Fostering a supportive, caring, and inclusive community is an important part of Cambridge Neighbors' mission. Members can participate in a variety of programming and activities that ultimately combat the mental and physical health implications of loneliness and isolation. In 2025, we offered 269 programs that promoted healthy aging, covered later-life topics, and offered an array of cultural and social events. Jeremy Nobel, MD/PhD, who teaches a course on loneliness and public health at the Harvard Chan School of Public Health states, *"The health care system, in particular, can play an essential role by referring patients to community resources that can help them overcome [loneliness and isolation]."*

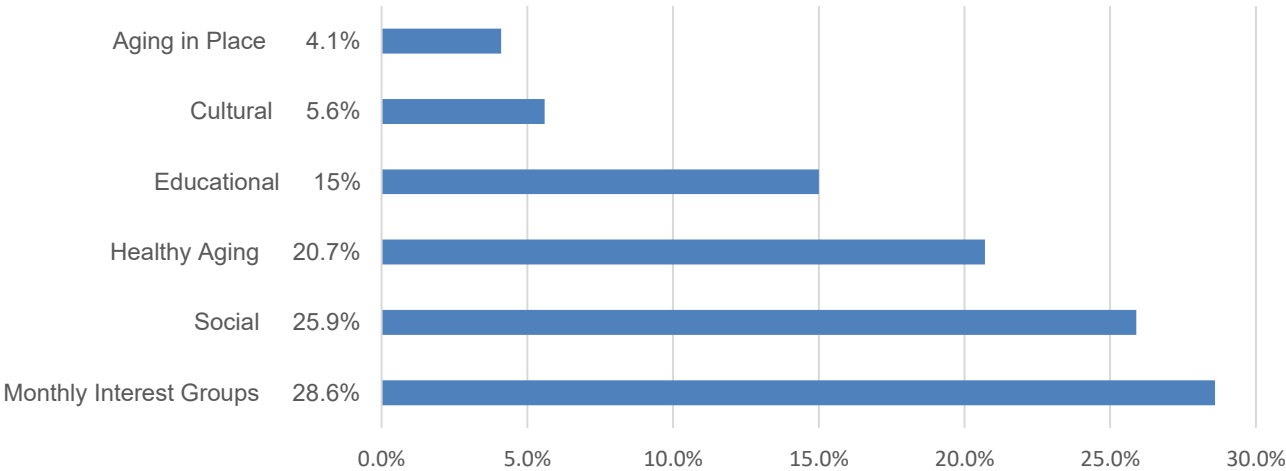
We continued our regularly scheduled programming such as our **Should I Stay or Should I Go** series that offered members expert information regarding what to consider about either option including: **What to consider in Choosing an Assisted Living or Memory Care Community, Downsizing & Moving with Transitions Liquidation, and Home Sharing.** Among other regularly scheduled programs, members enjoyed **Explorer Walks, Coffee & Conversation** get togethers, **LGBTQ Meetups, Let's Talk** Discussion Group, Monday night **Tipples, Exploring Diversity** discussions, monthly **health-related** lectures, and the **Women's and Men's Groups.**



"I have to say...there has been a love connection among the "Let's Talk Lunch" yesterday! Out of 10 people at the table, every person sent an email saying how fantastic the gathering was! Glad that I joined such a smart & thoughtful group." Barbara Selywn, Member

PROGRAMING

PROGRAM DISTRIBUTION BY CATEGORY



NEW PROGRAM ADDITIONS

We added a regularly scheduled **Member Spotlight** program that gives members an opportunity to talk about their careers, accomplishments, hobbies, and anything that matters to them that may be of interest to others.

In October, long-time CN member Roman Szporluk, an Emeritus Professor of History and former director of the Ukrainian Research Institute at Harvard, kicked off the series. He is the author of *Russia, Ukraine and the Breakup of the Soviet Union*. His presentation included a brief background of the fall of the Soviet Union in 1991, Ukrainian nation formation, and the current war.

Also added to our roster of regular programming was the one-on-one **Caregiver Support** sessions, a **Spanish Conversation Group**, and a **Meditation and Relaxation** program.

Members also availed themselves of diverse programming such as **Attaining Stillness**, **Life Transitions Binder**, a lecture on **Victorian London: The First Modern City**, **Harvard Art Museum** visits, a three-part **Empowerment in Later Years** series, in partnership with the Cambridge Public Library, a visit to the **State House**, **Avoiding Scams**, and **The Unique Needs of Solo Agers**.





COMMUNITY PARTNERSHIPS

Our many community partnerships play a vital role in strengthening how we serve our members and the broader community. Through these collaborations, we gain access to additional resources, funding, expertise, and programming. They also expand our visibility, helping us reach new audiences and build trust. Just as importantly, partnerships foster innovation and the sharing of knowledge, leading to more effective programs and solutions.

In 2025, we were pleased to add the following partners to our growing list of allies in the aging network: **Cambridge Health Alliance, Division of Palliative Care, Aging & Geriatric Medicine at MGH, Out-patient Geriatric Psychiatry Department at MGH/Brigham, Friendship Works, and Neville Place.**

FROM THE BOARD

ORGANIZATIONAL LEADERSHIP

Under Claudia Albert's leadership, the Board continued advancing Cambridge Neighbors' Strategic Plan while leaning more fully into its role as a hands-on, working Board. Early conversations made it clear that Board members wanted to be more actively engaged, which helped shape efforts to align the Mission, Vision, and Values with the belief that aging can be a positive experience when supported by organizations like CN. The Board also restructured its committees to better connect strategic priorities with day-to-day work.

The Board set goals focused on reinforcing the new Mission, Vision, and Values; using data more intentionally to guide decisions; and increasing CN's visibility in the communities it serves. While progress was made in each area, additional opportunities to build on this work will be carried into 2026. Throughout the year, the Board emphasized strong collaboration and communication among staff, Board members, and committees.

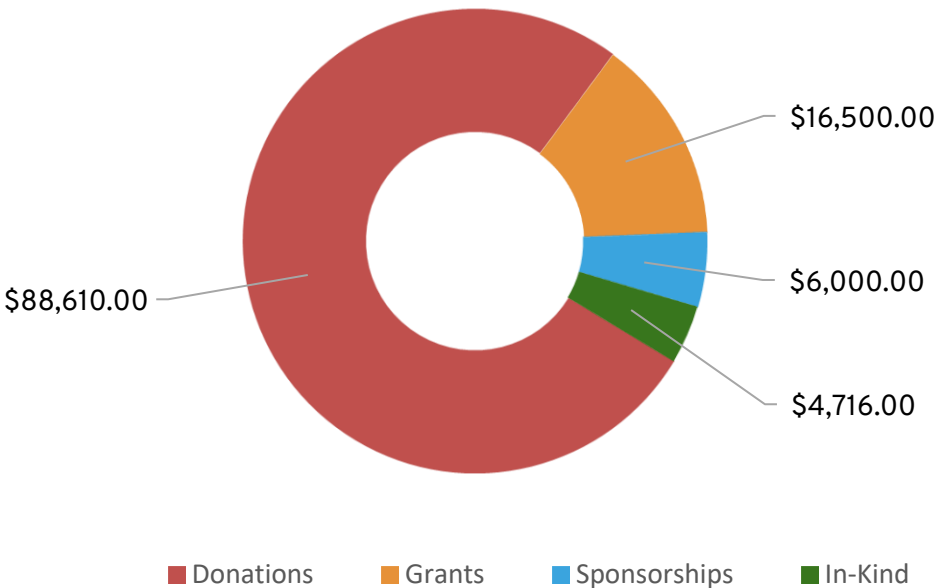
Other highlights included updating CN's Policies and Procedures Guide and expanding both committee roles and membership. The Membership Committee broadened its scope beyond optimizing the member experience to also focus on expanding volunteer services and community partnerships, and a new Marketing and Media Committee was formed to support our outreach efforts. The Board supported the purchase and rollout of Helpful Village, a new data system that streamlines operations and improves data-informed decision-making. Additional actions included supporting the hiring of a new Assistant Director, welcoming a new Board member, contributing to a grant application, allocating modest funds for committee initiatives, and supporting a leadership transition with a new Board President.

We extend our gratitude and thanks to Claudia Albert, who stepped down from her role as Board President to focus on other commitments, while remaining on the Board in a non-officer capacity. We welcomed Ling Ling Smith to the Board of Directors. In 2025, she became a strong addition to the Finance Committee and will continue her role there.



PHILANTHROPY

FUNDRAISING FY 2025



FUNDING SUMMARY

We raised a total of \$111,110 including \$88,610 from individual donors, \$6,000 from sponsorships, and \$16,500 from foundations. We are happy and grateful to report that Cambridge Neighbors remains financially sound.

Since membership fees only covered 56% of our budget, we relied on—as we always do—the support of our faithful and generous donors, grantors, and sponsors. We are profoundly grateful to all our big-hearted supporters, particularly the many faithful individual donors without whom we would not have met our financial goals.

Our institutional contributors included:

Always Best Homecare
Cambridge Trust Foundation
Cambridge Savings Bank Charitable Trust
Dovetail Senior Services
Neville Place
Paine Senior Services
Seniors Helping Seniors
Somerville Cambridge Elder Services
The Cambridge Community Foundation
The Cambridge Homes
Youville Assisted Living

PHILANTHROPY

COMMUNITY GIVING LEGACY

We are deeply grateful to our newest Legacy Gift Society Member, Anna Whitcomb.

In 2025, Anna Whitcomb, a CN member and past Board President, included Cambridge Neighbors in her will. She wrote, *“I support organizations whose missions, goals, and activities resonate with my purpose, values, and lived experiences. What is especially meaningful about Cambridge Neighbors is that both CN members and non-member residents participate in creating a community of neighbors. The support services, programs, lectures, and activities CN provides are truly critical for those aging in place, and they are delivered by exceptional staff and volunteers who offer both friendliness and caring support. As more people age in our communities, the financial resources that sustain the mission and future of Cambridge Neighbors become increasingly vital. A legacy gift ensures that this support will continue—and keep giving—for years to come.”*

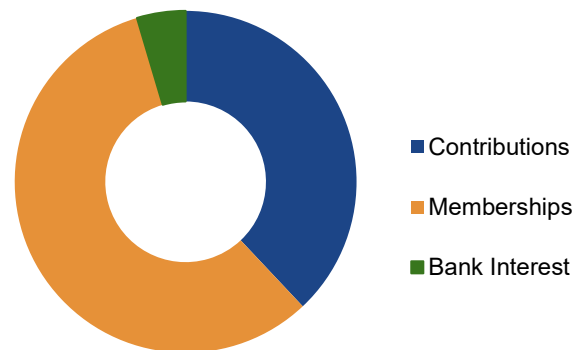


FINANCIALS

FISCAL YEAR 2025

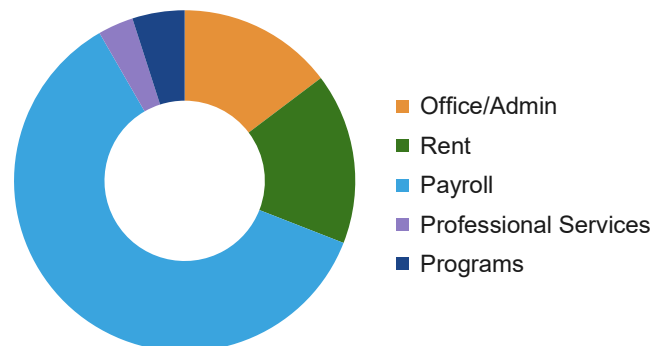
INCOME FY 2025

Contributions (Donations, Sponsorship, Grants, In-Kind Donations)	115,826.00
Memberships (Fees, Program & Event Income)	175,074.00
Bank Interest and Investment Earnings	14,018.00
TOTAL INCOME	\$ 304,918.00



EXPENSES FY 2025

Office/ Administrative	41,334.00
Rent	27,066.00
Payroll	170,674.00
Professional Services	9,450.00
Programs	13,931.00
TOTAL EXPENSES	\$ 262,455.00



STAFF/ BOARD OF DIRECTORS

Executive Director

Jan Latorre-Stiller

Assistant Director

Alia Mehdi

Bookkeeper

Sarah Hershberger

Board of Directors

Claudia Albert, President

Nancy Carlson, Vice President

Tom Novak, Treasurer

Helene Quinn, Secretary

Elizabeth (Liz) Aguilo

Lotte Bailyn

Emily Flax

Jan Kinasewich

Judy Lindamood

Janet Littell

Ling Ling Smith

Bill Walker

Janet Whitla



Bill Walker, Board Member in action providing Tech help to our membership

LOOKING AHEAD TO 2026

We are proud of our organization's growth and accomplishments in 2025 and look forward to expanding and deepening services in 2026.

Key Priorities for the Coming Year

- **Expand Access:** Reach more underserved residents through targeted outreach and scholarship memberships
- **Strengthen Operations:** Leverage technology to drive data-driven decision making
- **Enhance Operational Capacity:** As our membership and programs continue to grow, we anticipate adding staff hours to enhance member support and continue the high level of service our community relies upon
- **Identify additional partnerships** to allow CN to respond to increased members' needs

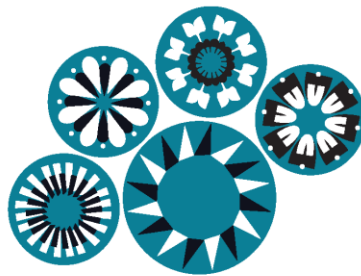
An Invitation To Be Part Of The Future

Cambridge Neighbors is a member-driven organization that welcomes members' suggestions, ideas, and participation.

A Few Ways To Get Involved

- ✓ **Join Us As A Member**
- ✓ **Volunteer**
- ✓ **Partner**
- ✓ **Donate**
- ✓ **Refer Someone Who Could Benefit**





CAMBRIDGE NEIGHBORS

ARLINGTON BELMONT
C A M B R I D G E
SOMERVILLE WATERTOWN

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