NOBODY SHOULD BE HOMELESS

Father Bill's & MainSpring

ANNUAL REPORT FY2015
DEAR FRIENDS AND COLLEAGUES,

Over more than three decades Father Bill’s & MainSpring has been there to care for our most vulnerable neighbors and friends who don’t have a home. True to the core values on which both Father Bill’s Place and MainSpring Coalition for the Homeless were founded, we end homelessness one life at a time. We continue to innovate and create lasting solutions to one of society’s most persistent and expensive problems, all the while adapting to the changing face of homelessness.

In 2015 we launched a new 5 year strategic plan that we are confident addresses our area’s growing problem of homelessness in a cost effective and permanent way. You will see the highlights of our strategic plan in this report and how we have realigned some of our programs to support these efforts.

We believe this strategic plan will have a lasting impact on our ability to profoundly reduce homelessness in the next decade and beyond. It is going to be bold and perhaps exhausting, but as a board of directors and staff, we are truly committed to its success. At the same time, we know this success cannot be realized without the collective support of our friends and neighbors – a community unified in a single mission to end homelessness.

Sincerely,

Rev. Adolph H. Wismar, Jr.,
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NOBODY SHOULD BE HOMELESS

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Valentine Street Program for Women
Since 1982, Father Bill’s & MainSpring has been providing safe emergency shelter for individuals in our community. In 2009, we began an ambitious conversion of our shelter operations, increasing our capacity to move people to housing or care. This model allows guests to meet with a triage worker upon entering shelter. Together, they design a personalized plan with the goal to help each guest obtain and maintain housing.

**FY15 INDIVIDUAL TRIAGE**

- Sheltered 1,925 adults
- 13% of adults sheltered were veterans
- 23% exited to housing or treatment
- Served 51,997 meals through The Table community lunch program

**STRATEGIC VISION**

FBMS will develop a housing resource center model to reduce the need for emergency housing with three major components: (1) comprehensive day services designed to divert people from shelter and move them to housing or treatment more rapidly, (2) much smaller emergency housing for short term needs, and (3) permanent supportive housing for the most vulnerable homeless individuals.

**EMERGENCY HOUSING/TRIAGE**

We operate two emergency shelters for adult individuals – Father Bill’s Place in Quincy and MainSpring House in Brockton. Guests receive care for basic needs, with the ultimate goal to connect each guest with housing or other required systems of care. By putting staff at the “front door”, FBMS can jump-start the housing search process, addressing the unique needs of each individual and connecting people with the resources they need to rebuild their lives.

**INDIVIDUAL WORKFORCE DEVELOPMENT**

One of the greatest contributing causes of homelessness is a lack of employment or adequate skills. Father Bill’s & MainSpring staff aid guests in helping to return to the workforce by providing training, job search assistance and job placement.

**FOOD SERVICES**

Guests are provided three meals a day, which accounts for more than 300,000 meals each year. We also operate The Table, a community lunch program out of MainSpring House, which offers lunch 6 days a week to anybody in need. Volunteers prepare and serve meals and also donate bagged lunches, which are essential to many shelter guests who work low wage jobs.

“I was really pleased to find people who I didn’t feel judged by and who were so willing to give me the extra nudge, because that’s all I needed. I just needed opportunities and a little guidance and it all came together for me.”

– Tory, former guest and WorkExpress participant
Family Programs

Father Bill’s & MainSpring provides basic needs for a family, while connecting parents to housing, job placement, and outside resources and ensuring children’s health and educational requirements are met. We take an individualized approach when addressing each family’s needs and develop a plan to help them secure and maintain stable housing.

FY15 FAMILY Programs

- Sheltered 261 families
- Operated 135 family shelter units
- Helped 89 family heads of households get jobs

STRATEGIC VISION

FBMS will develop and implement a new model for family programs that achieves better outcomes for families. The model will align our resources and programs more effectively so more families avoid shelter, have shorter stays in shelter, and exit to housing, employment, and greater stability. Our goal is to fully implement the new model beginning in 2017.

FAMILY SHELTER

We shelter families at two congregate shelters – Evelyn House in Stoughton and Conway House in Middleboro and in other scattered site locations throughout the region. All guests receive access to basic needs, as well as tutoring, budgeting classes and children’s activities. While in shelter families work with housing search specialists to identify housing and case managers to develop a plan to ensure stability upon exiting shelter.

STABILIZATION

Once a family moves into housing, they work with a stabilization worker who assists families with the transition into permanent housing – making sure children are enrolled in school and that the family is connected with outside resources and support to continue on the path to self-sufficiency.

WORK READY FAMILY

Work Ready Family offers job readiness and placement as well as connections to educational opportunities for parents who are currently or previously homeless. Employment specialists are on-site at the Quincy and Brockton Career Centers, ready to help people access computers, training, workshops, job search assistance and education support.

“As I move forward in the next year, it’s going to be hectic and it’s going to be busy, but that’s when I lean back on the staff of Father Bill’s & MainSpring and look for that motivation that I can do it so we can be a self-sufficient family.”

– Erica, Conway House shelter guest
With high housing costs, many low income and disabled individuals and families simply cannot afford rent or access housing on their own. Father Bill’s & MainSpring creates and provides affordable, safe housing with supportive services for individuals and families who had once been homeless.

FY15 HOUSING Programs

- Operated 367 units of housing
- 35 units of transitional and permanent housing are dedicated to veterans
- 92% of tenants in FBMS housing remained housed at least one year
- Helped 129 households avoid eviction through our Tenancy Preservation Program

STRATEGIC VISION

FBMS will undertake an ambitious housing program required to implement the new housing resource center model, making it possible to reduce substantially the number of shelter beds. This development will focus explicitly on permanent supportive housing for the most vulnerable populations we serve. Our goal is to create 100 units to support the housing resource center model plus an additional 25 units to address other high need populations by 2019.

HOUSING PROGRAM

We support hundreds of people in permanent housing throughout the region. Our housing is prioritized for people who have been homeless a long time and have the greatest challenges to accessing mainstream housing. Each household receives ongoing case management services to help them remain stable in their homes. For those who don’t need our supportive housing, we provide assistance to move them from emergency shelter back into homes in their communities.

TENANCY PRESERVATION PROGRAM – BROCKTON, FALL RIVER, NEW BEDFORD, PLYMOUTH, TAUNTON

We have specially trained staff in the housing courts to help tenants and property owners avoid costly evictions. Our specialists work with housing court judges, mediate disputes, and arrange for supportive services for disabled tenants.

“Before, I was so unstable, but now I can sleep well at night. I can put my head on the pillow and I’m relaxed. Father Bill’s & MainSpring takes you from a bad place to a good place. Sometimes you’re all the way down and they pick you up.”

— Debra, formerly homeless young adult living in FBMS Housing while pursuing a college education
STRATEGIC VISION

FBMS will develop and implement a new community relations program to “tell our story” more effectively. The purpose is to improve public perception of our mission and work in a way that the public understands the importance of FBMS as a valuable community resource, resulting in increased public cooperation, private fundraising, political support, and public funding. Our goal is to begin implementation of the new campaign beginning in 2017.

“I didn’t know what I was going to do. I was never so despondent in my life. But once I started talking to people, each day I felt better. They help give you hope that there is life after having to be in a shelter. You can get another job, find a residence, make a life – rebuild yourself again. And they support that in every way possible.”

- Mike, Veteran and resident at Commander Anderson House in Hingham

Father Bill's & MainSpring provides targeted services to help veterans get back on their feet and rejoin their communities. Services include: emergency, transitional and permanent housing, connection to veteran-directed benefits and resources, and programs to help veterans prepare for and find employment.

* For Tenancy Preservation Program (TPP) only: Attleboro, Fall River, New Bedford and Taunton.
Consolidated Statement of Financial Position

Assets
Cash and cash equivalents .............................................. $2,103,711
Accounts receivable, net ............................................... 2,016,661
Prepaid expenses ......................................................... 40,115
Fixed assets, net ........................................................... 7,893,383
Other assets ................................................................. 2,280,437
$14,334,307

Liabilities and Net Assets
Liabilities
Accounts payable and accrued expenses ......................... $819,460
Construction payable .................................................... 80,041
Deferred revenue ......................................................... 638,008
Mortgages payable and line of credit ....................... 2,305,104
Mortgages payable, non-amortizing* ......................... 5,008,760
................................................................. 8,851,373
Net Assets ................................................................. 5,482,934
$14,334,307

* Mortgages payable, non-amortizing represent funding for Jeff’s Place and The Commander Paul F. Anderson House to be forgiven after a period of time to the extent the buildings continue to be used for the intended purpose.

Consolidated Statement of Activities
Revenue and Support ....................................................... $19,172,436
Expenses ................................................................. 18,781,167
Change in Net Assets .................................................... $391,269

Revenues and Support by Type
Public Funding - State .................................................. $8,471,634
Public Funding - Federal ............................................. 6,935,932
Grants and donations** ................................................ 1,757,086
In-kind contributions ..................................................... 1,065,448
Rental ................................................................. 577,930
Social enterprise*** ................................................... 267,401
Miscellaneous ............................................................. 97,005
$19,172,436

** Contributions and grants received totaled $1,930,800 and is presented above net of special event expenses of $173,714.
*** WorkExpress is a social enterprise that employs homeless and/or formerly homeless individuals working for a variety of customers.

Expenses by Function
Administration and Fundraising ...................................... $2,133,755
Program Services ....................................................... 16,647,412
$18,781,167

89¢ OF EVERY DOLLAR IS SPENT DIRECTLY ON OUR PROGRAMS
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FoodFest serves as a critical source of revenue that provides us the resources to respond when a friend, family member or neighbor is in need. Thank you to our donors and sponsors who supported FoodFest21 on July 28, 2015.

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Ms. Carolyn Regan
Mr. Joe Salerno
Dr. Peter M. Skoliter
Mr. Anthony Smirgilio
Mr. Dennis E. Stapleton
Mr. and Mrs. Robert Susi
Dr. and Mrs. Paul R. Tanguay
Ms. Penny E. Valentine
Mr. and Mrs. Steve Villani

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Church and Religious Support

Founded in faith, Father Bill’s & MainSpring continues to receive significant support from a diverse group of religious organizations throughout Southern Massachusetts. We are proud to recognize these groups who have contributed cash donations of $250+.

Avon Baptist Church
Bethany Congregational Church
Chapel of Our Savior Friars of the Atonement Inc
Christ Congregational Church
Community Covenant Church
Episcopal Church of Our Savior
The First Church of West Bridgewater
First Congregational Church of Hanover
First Congregational Church of Hanson
First Congregational Church of Marshfield
First Congregational Church of Randolph
First Parish Church of Hingham
First Parish in Hingham

Trinity Episcopal Church
Union Congregational Church of East Bridgewater
United Church in Walpole
United Church of Christ in Canton
United Church of Christ of Abington
Winthrop Congregational Church

In-Kind

Writing a check is only one way that our community helps the people we serve. We are grateful to those who contributed valuable goods, services and ideas over the past year, which in turn, reduced our costs.

General

Thank you to our supporters who have provided $1,000+ worth of in-kind goods and services.

Anonymous (6)
Aramark Uniform Services
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Old South Union Church
Parish of St. Chrystostom
The Parish of the Sacred Heart
Quincy Point Congregational Church
Sacred Heart Parish
Saint Andrew Episcopal Church
Saint Thomas Aquinas
Second Congregational Church of Cohasset
Second Parish in Hingham
South Shore Pentecostal Church
St. Agatha Parish
St. Bridget Church
St. Edward Parish
St. Luke's Episcopal Church
St. Thecla Parish

FoodFest

Thank you to those who provided in-kind goods and services to help reduce event costs and provide a memorable evening for our supporters.

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Alcino’s Gallery & Framing
Alma Nove
Aqua Leisure Ind.
Azteca Mexican Restaurant
Barrett Restaurant Group
Beijing House
Bella’s Restaurant
Bistro Chi and Kama Lounge
Boston Beer Company
The Boston Bruins
Boston Celtics
Brockton Rox
Brookdale Quincy Bay
Burtons Grill
Cardi’s Furniture
Coastal Livery
Conway Insurance Agency, Inc.
Corner Stop Eaterie/The Costco Wholesale
Dave & Buster’s
Eastern Bank
Charitable Foundation
F1 Outdoors
The Farmer’s Daughter
Mr. Paul Finnegan
The Fours Restaurant
Framers Edge
Frattelli’s Pastry Shop
Fruit Center Marketplace
Fuji 1546 Restaurant and Bar
Ms. Nelda V. Fullerton
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George Washington Toma
TV & Appliance, Inc.
Ginger Betty’s Bakery
Glastonbury Abbey
Good Samaritan Medical Center
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Hingham Men’s Club
House of Prayer Lutheran Church
Housing Management Resources, Inc.
Mr. Dharmesh Joshi
Ms. Catherine Keyo
Ms. Cindy Landreville
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Lynch & Lynch
Mr. Andy McFetridge
Mr. John W. McManmon, Jr.
Ms. Kathleen Melcher
Mom’s Club of Stoughton
Notre Dame Academy
Old South Union Church
Quincy Community
Quincy United Methodist Church
Reebok
Resurrection Conference of St. Vincent De Paul
Rotary Club of Weymouth
Saint Gerard Majella Parish
Saint James
Armenian Apostolic Church
Second Congregational Church of Cohasset
SML Apparel Sales Group
South Shore Staffing
St. Christine Parish
St. Clare Parish
St. Francis Xavier Parish
St. Helen Church
St. Jerome Parish
St. Joseph Parish
St. Thecla Parish
Ms. Erin Stevens
Stop & Shop
Supermarket Company
Union Congregational Church of Weymouth and Braintree
Unitarian Church of Sharon
VERC Car Rental
Washington Irving Middle School
Wollaston Lutheran Church
Yankee Clippers Quilt Guild

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U.S. Department of Homeland Security – Emergency Food and Shelter Program
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We are grateful to donors who chose to remember loved ones with a gift to FBMS. Tribute donations were made in honor of the following individuals in FY2015:

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The Greenside Grille by Rafael’s
The Launch at Hingham Shipyard
The Shaw’s Center
Thomas Fallon Photography
Toodie’s Jewelry

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Father Bill’s & MainSpring is committed to ending and preventing homelessness in Southern Massachusetts with programs that provide emergency and permanent housing and help people obtain skills, jobs, housing, and services. We help people who are struggling with homelessness or are at risk of homelessness to achieve self-sufficiency.

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All photos featured in this report are of actual FBMS shelter guests, housing participants, workforce development participants and graduates, or volunteers and donors.