**Properties**

**Owned/Operated by Father Bill’s & MainSpring**

**BRAINTREE**  
Braintree Place

**BROCKTON**  
MainSpring House  
The Residences at 26 Spring Street

**HINGHAM**  
Commander Paul F. Anderson House  
Rust House

**HULL**  
Joyce’s House

**MIDDLEBORO**  
Conway House

**ONSET**  
Onset House

**QUINCY**  
Claremont House  
Father Bill’s Place  
Father McCarthy’s House  
O’Neil House  
Sansatini House  
Sheila McIntyre House

**STOUGHTON**  
Evelyn House

**WEYMOUTH**  
Charlotte’s House  
Paula’s House  
Survival S.T.A.R.R. (teen shelter)  
Tom’s House  
Weymouth Family House

* Several properties are owned or operated in partnership with Neighborhood Housing Services of the South Shore

** Emergency Shelters**

**Father Bill’s Place**  
38 Broad Street  
Quincy, MA 02169  
617-770-3314

**MainSpring House**  
54 N Main Street  
Brockton, MA 02301  
508-587-5441

**Development Office**

422 Washington Street  
Quincy, MA 02169  
617-376-2255

**Administrative, Finance & Program Office**

140 School Street  
Brockton, MA 02302  
508-427-6448

**Emergency Shelters**

Father Bill’s Place  
38 Broad Street  
Quincy, MA 02169  
617-770-3314

MainSpring House  
54 N Main Street  
Brockton, MA 02301  
508-587-5441

* Several properties are owned or operated in partnership with Neighborhood Housing Services of the South Shore

** Other housing is leased throughout the South Shore in partnership with private landlords

www.helpfbms.org
Father Bill's & MainSpring (FBMS) is the leading provider of emergency shelter, housing, and services for people struggling with homelessness on the South Shore and in Southeastern Massachusetts.

Father Bill's & MainSpring was formed when two nonprofits merged in 2007 – Father Bill's Place of Quincy (f. 1984) and MainSpring Coalition for the Homeless of Brockton (f. 1982) – combining strengths and gaining the capacity to respond regionally to the work of ending homelessness.

2011 Board of Directors

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Photos courtesy of: Jack Foley, Greig Cranna and Brent Soares.
All photos are of actual guests and housing participants; names omitted for privacy.
Dear Friends

Father Bill’s & MainSpring is forwarding innovative solutions to end and prevent homelessness. These solutions are firmly rooted in our five-year strategic plan, created in 2009 to reduce reliance on shelter, create more housing, help people get jobs, and diversify our funding streams. We are pleased to share our FY2011 results with you in this report.

We thank everyone who helped make this possible: our Board of Directors, staff, volunteers, donors, and many community partners. Most of all, we recognize the men, women, and children we serve daily, for their perseverance as they overcome homelessness and advance in their lives.

Thank you and God bless,

John Yazwinski
President and CEO

Rev. Adolph Wismar, Jr.
Board of Directors, Chair

Accomplishments in FY 2011

Creating Housing – Provided 309 affordable apartments or rooms for individuals and families exiting shelters, adding 22 homes to our growing housing inventory in the community

Transforming Emergency Shelters into Triage Centers – Continued to shift to a new approach to shelter, with Triage Centers focused on rapid assessment and moving people quickly to housing or treatment

Connecting People to Job Opportunity – Redesigned our programs, preparing 271 people for employment, with 56% gaining jobs by fiscal year-end

Securing a Pathway Out of Homelessness for Veterans – Increased our services so that 339 veterans benefited from shelter, housing, and access to training and jobs

Preventing Homelessness – Helped more than 175 households to stay in their homes

Feeding People in Need – Added a community lunch program at MainSpring House in Brockton, by giving a new home to The Table, which feeds an average of 150 neighbors in need six days a week

This year, we helped more than 4,000 individuals and families.
WE OFFER HOUSING AS A SOLUTION TO HOMELESSNESS

Housing provided by Father Bill’s & MainSpring

We operate 309 affordable apartments and rooms throughout the region. Tenants are men, women and families that had once been homeless. They pay an affordable rent. We continue to engage with them after they are housed, giving them the support they need to stay in their homes.

We target our housing to those people who might not find – and retain – a home without this help.

Our tenants include persons who had been homeless a long time, are living with disabilities, and others facing serious challenges who would benefit from housing with support.

We have a unique 13-year partnership with the nonprofit housing agency, Neighborhood Housing Services, to work together to find, finance and develop housing.

Housing located in the community

For those who don’t need our supportive housing, we provide housing search services to move people from emergency shelter back into homes in their communities.

Results

- Increased our housing inventory to 309, by adding 22 housing units this year
- 96% of tenants in our housing remained housed
- Placed 229 households into a variety of housing settings in the community – 111 families and 118 individuals moved from shelters to homes of their own

On the Horizon for FY2012

We are purchasing and rehabilitating foreclosed properties in Brockton as homes for homeless families.

We are continuing to bring on new leased units, and partnering with landlords to set aside apartments for our exclusive use.

“ I have come a long way from being homeless living in tents, storage units and shelters. I have a job, my own apartment, and see my children. I have an apartment that is walking distance to work and can pay my child support and support myself. ”
Transforming Shelters into Triage Centers

WE ARE REINVENTING THE WAY WE APPROACH SHELTER

Triage Centers for Individuals – at Father Bill’s Place in Quincy & MainSpring House in Brockton

We are redesigning our shelters to be Triage Centers – with a new focus on not just managing homelessness, but moving people on. Within one to three days, people who come to one of our shelters are assessed, a plan for services is created, and their housing search commences.

Now, more people can move out of crowded shelters and into supportive homes of their own and begin to rebuild their lives. And, those who need more intensive services can move to treatment programs better designed to meet their needs.

Shelter for all in need

Even as we rolled out our new “triage approach,” we continued our shelter commitment. We won’t turn anyone away. That meant our shelters were over capacity every night, for an average occupancy of 167% for the year.

Results

- Sheltered an average of 200 men and women nightly, 100 at each site

- Sheltered 1,955 adults for the year
  - 1,034 at Father Bill’s Place in Quincy
  - 921 at MainSpring House in Brockton

- 68% of individuals we engaged were moved to housing or care
  - 118 were moved to permanent housing
  - 97 were moved on to substance abuse treatment, mental health programs, or other systems of care

“Things have been tough at times, but the Triage Workers never gave up on me and this inspires me not to give up too. They have helped me find new opportunities that could change my life for the better.”
Sheltering Families &
Keeping Them Close to Home
Triage Approach at Shelters for Families

We sheltered 82 homeless families each night at Conway House in Middleboro, Evelyn House in Stoughton, and in shelter apartments in communities throughout the region. A “triage approach” meant each family was assessed and assisted to rapidly move to housing.

Regional Triage Model

We led a new regional triage model to match every homeless family in our region with the shelter that worked for them – keeping families local, close to their support networks, their jobs, and their children’s schools. Father Bill’s & MainSpring was the only provider in the state authorized by the MA Department of Housing and Community Development to conduct shelter assessment and placement, on behalf of all shelters in the region.

With a growing number of homeless families and shelters at capacity, families were being sheltered in local motels until shelter space or housing became available. We met with families in motels within days of their becoming homeless to quickly assess and meet their needs.

Results

- Sheltered 196 families for the year
- Assessed 473 families in motels and arranged for shelter placement or moves to housing
- Our new model of local shelter placement meant 97% of local families were sheltered in this region compared to 39% two years prior
- Rehoused 111 families from shelter or motels to apartments of their own

On the Horizon for FY2012

We have been named the lead housing search agency in this region for the state’s new HomeBASE program to assess and rehouse homeless families, starting in August 2011.

“I was so pleased with the work of the shelter placement team. They worked so quickly and efficiently in placing me in a local shelter, which was extremely helpful. Had I been placed farther away I would have lost my job that I have held for the past two and a half years.”
Connecting People with Job Opportunity

“WorkExpress has been an important partner with the City of Brockton, helping to clean and maintain vacant lots and public areas and to remove graffiti. Their work is not just aesthetics, it’s much more. It’s providing vital job training for men and women living in emergency shelters in Brockton; providing them with the opportunity for independence and work experience. It is impossible to put a value on the experience WorkExpress provides these individuals, and I am sincerely grateful for all they do.”

Mayor Linda M. Balzotti
City of Brockton

WE PREPARE PEOPLE FOR JOBS TO HELP END THEIR HOMELESSNESS

Opening doors to job opportunity
We prepare homeless men and women to find and keep jobs through several workforce development programs. We also connect people with job training, continuing education, and English language classes. Post-placement services help people to retain employment.

We have employment specialists, trained to help men and women experiencing homelessness find jobs, working on-site at One Stop Career Centers in both Brockton and Quincy – for better access to job leads, computers, and employment training.

We have created special services for veterans, connecting them to job training, education, and employment.

Operating WorkExpress, a small business that employs homeless adults
We continue to revamp WorkExpress, our flagship social enterprise that employs men and women, many of whom are chronically homeless and in the early stages of sobriety. They spend up to one year in on-the-job training in graffiti removal, apartment rehabilitation, cleaning, and landscaping, working for a variety of business customers.

Results
• 153 people gained employment (56% of enrolled)

• WorkExpress was restructured as a sustainable social enterprise, dramatically improving employment and housing outcomes – 73% of participants graduated with employment, earning an average rate of $13.20 per hour. Business earned income grew from 44% two years ago to 80% of budget
WE ARE MOVING FROM ASPIRATION TO ACTION

In 2009, the U.S. Secretary of Veterans Affairs (VA), General Eric Shinseki made a bold commitment to end veterans’ homelessness in five years. At Father Bill’s & MainSpring, we are turning this federal aspiration into action in our region. With more homeless veterans seeking our help – 18% more veterans in our shelters in FY2011 than in the prior year — we are responding with solutions in partnership with the VA, the MA Department of Veterans Services, and other state and local leaders.

Our strategies for ending veterans’ homelessness

• **Fast Track Out of Shelter** – Veterans in shelter are fast tracked for housing and services. We added more emergency shelter services, with additional support from the VA. We also have a Veterans Specialist to connect veterans with VA resources and benefits.

• **Housing** – Veterans are assisted by our housing search experts to find housing in their community or are placed into housing we operate. Our Veterans Housing is coupled with support services, including 16 studio apartments at The Residences at Spring Street in Brockton and 8 units at Sheila McIntyre House in Quincy.

• **Jobs** – Veterans find employment with help from our US Workforce program, funded by the U.S. Department of Labor Homeless Veterans Reintegration Program.

Results

• 339 veterans served across all our housing, shelter and service programs

• 73% of veterans enrolled in US Workforce gained housing and 56% gained jobs

On the Horizon for FY2012

We are constructing new housing for six homeless veterans in Hingham, opening in spring 2012.

We are rolling out a new program in fall 2011 to rapidly rehouse homeless veterans and their families.

“Father Bill’s and MainSpring is a great partner with the Massachusetts Department of Veterans Services. Our partnership is really helping end veterans’ homelessness on the South Shore.”

Secretary Coleman Nee, Massachusetts Department of Veterans Services
Preventing Homelessness

We help people remain in their homes and avoid homelessness.
We have specially trained staff in the housing courts to help tenants and landlords avoid costly evictions. We mediate disputes and negotiate with housing court judges; arrange for supportive services for disabled tenants; and assist people secure emergency help with rent, food and other resources.

Results
• More than 175 households were prevented from becoming homeless; most were tenants with disabilities
• 95% of tenancies were preserved
• Nearly 1,000 households were assisted to negotiate with their landlords and provided with referrals to housing, legal help, food and other emergency resources
• Spent an average of $2,027 per household in program costs to keep someone in their home, compared to an average of $11,097 to keep someone in an emergency shelter for a year

“Our mission at Father Bill’s and Mainspring is, as it always has been, to end homelessness. The best way to fulfill this mission is to provide permanent housing for those in need. Every day we are moving toward the completion on our mission; much still needs to be done, but we are taking the right steps to ensure that everyone has a home.”

Mike Kryzanek, FBMS Board Vice Chair.
Feeding People in Need

“I learned from my father the value of giving back. He came to this country from Greece knowing no English, and with little money, but he built a family business. He taught me to be generous and share with others. In my youth, I started delivering meals to families in need. I’ve been a Meal-a-Month volunteer through my church for almost seven years. I feel a personal sense of satisfaction when I see men and women sit down to a nice home cooked meal.”

Volunteer with Meal-a-Month at Father Bill’s Place

We are making sure that people do not go hungry. When a community lunch program successfully operated for 25 years at neighboring St. Paul’s Church was losing its home, we stepped in to help. In May 2011, we welcomed The Table, and their many dedicated volunteers, to MainSpring House in Brockton, providing men, women and children with lunch six days a week.

For 20+ years, hundreds of volunteers in our Meal-a-Month program have been preparing and serving dinners to our guests in shelter at Father Bill’s Place and MainSpring House.

Results

• The Table served 150 or more lunches a day, six days a week at MainSpring House

• Stonehill College’s “The Farm” provided 250 pounds of produce a week as part of a new partnership with The Table

• Meal-a-Month served approximately 200 dinners a day to guests in shelter at Father Bill’s Place and MainSpring House

“I feel that The Table is saving a lot of people that live on the margins from really going under. We see generations — grandfathers, fathers, and sons. We now have two child booster seats, and sometimes even that’s not enough. People today have to make hard choices between so many things. The least we can do is give them a meal.”

Kathy Mullen, Volunteer Coordinator, The Table at MainSpring House
CONSOLIDATED SUMMARY OF FINANCIAL INFORMATION

Year Ended June 30, 2011

Consolidated Statement of Financial Position

Assets

- Cash and cash equivalents: $2,510,400
- Accounts receivable, net: $1,421,597
- Prepaid expenses: $29,765
- Fixed assets, net: $5,583,299
- Pre-development costs: $644,288
- Other assets: $68,274

Total Assets: $10,257,623

Liabilities and Net Assets

Liabilities

- Accounts payable and accrued expenses: $614,867
- Deferred revenue: $677,366
- Mortgages payable and vehicle loans: $1,301,530
- Contingent liabilities: $2,850,000
- Other liabilities: $2,827

Total Liabilities: $5,446,590

Net Assets: $4,811,033

Total: $10,257,623

Consolidated Statement of Activities

- Revenues: $15,678,749
- Expenses: $15,272,632

Change in Net Assets: $406,117

Revenues by Type

- Government: $13,286,295
- Grants and donations: $1,420,256
- In-kind contributions: $551,217
- Rental: $341,790
- Miscellaneous: $79,191

Total Revenues: $15,678,749

Expenses by Function

- Administration and Fundraising: $1,807,454
- Program services: $13,465,178

Total Expenses: $15,272,632

The financial information presented here includes the consolidated activity of Father Bill’s & MainSpring, Inc., WorkExpress Housing, Inc. and Fort Hill Housing, Inc.

Please visit our website at helpfbms.org for a complete copy of the Father Bill’s & MainSpring, Inc. and Affiliates Consolidated Financial Statements.
Thank You to our Generous Donors:
JULY 1, 2010-JUNE 30, 2011

ORGANIZATIONS

Cornerstone Society – ($1,000+)*
Abundant Table Inc.
ACE American Insurance Company
Ace of Clubs
Action for Boston Community Development, Inc.
Anonymous
Arbella Insurance Group
Charitable Foundation
Bank of Canton
Bank of New York Mellon Community Partnership
The Baupost Group
Bear Cove Management, LLC
Beggs Family Foundation
BJ’s Wholesale Club
Blue Cross Blue Shield of Massachusetts Foundation
BlumShapiro
Boathouse Group, Inc.
Boston Consulting Group, Inc.
Boston Financial Data Services
Boston Health Care for the Homeless Program
Boston Party Rental
Boston Private Bank & Trust Company
Boy Scout Troup 48
Braintree Printing, Inc.
Bridgewater State University
Brockton Neighborhood Health Center
Harold Brooks Foundation, Bank of America N.A., Co-Trustee
Bushrod H. Campbell and Adah F. Hall Charity Fund
J. Calnan & Associates, Inc.
Cargill Meat Solutions
Charles David Salon
Charles M. Cox Charitable Trust
Charlesbank Homes
Christ Congregational Church of Brockton
Chubb & Son
Chubb & Son Matching Gifts Program
Church Hill United Methodist Church
Church World Service, Inc.
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Citizens Energy Corporation
Clipper Ship Foundation, Inc.
CNA Foundation
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Columbia Gas of Massachusetts
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Eastern Bank Charitable Foundation
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Enterprise Charitable Foundation
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Fidelity Charitable Gift Fund
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First Church of Weymouth
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First Congregational Church of Milton
First Congregational Church of Randolph
First Parish in Hingham
First Parish Universalist Church
First Trinitarian Congregational Church
The Flatley Foundation
Food Equipment Installations, Inc.
Franklin Square House Foundation, Inc.
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Hingham Middle School
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Ironshore
J & N Management Consultants
Jack Conway & Co.
KBR Inc. Gulf
Kevin P. Martin Associates, P.C.
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Lexington Insurance
The Agnes M. Lindsay Trust
Lynch & Lynch
Marina Bay Management Services, LLC
Massachusetts Housing and Shelter Alliance
Massachusetts Medical Society and Alliance Foundation
Massasoit Community College
Milton Hospital
George H. and Jane A. Mifflin Memorial Fund
The John C. and Eunice B. Morrison Charitable Foundation
Mutual Bank
My Brother’s Keeper, Inc.
National Grid
Neighborhood Housing Services
New England Art Publishers, Inc.
James M. and Virginia W. Newmyer Family Fund
NiSource Charitable Foundation
North Easton Savings Bank
Old South Union Church
One Family, Inc.
Paul Revere Lodge
The Ponde Family Foundation
Possibilities Ministries Inc.
Project Bread
Quincy Credit Union
Quincy Mutual Fire Insurance Company
Quincy Point Congregational Church
Quirk Auto Dealers, Inc.
Reebok International, Ltd.
Republic Plumbing Supply Co.
Resurrection Parish
Roche Brothers Supermarkets, Inc.
Rockland Trust Company
Rotary Club of Abington
Rotary Club of Weymouth
Sacred Heart Parish
Safety Insurance Company
Savings Bank Life Insurance Company of Massachusetts
Schofield Properties, LLC
Schwab Charitable Gift Fund
Sharon Council on Aging
Sirois Capital Management, L.P.
South Bay Mental Health Center, Inc.
South Shore Pentecostal Church
South Shore Savings Bank
Sovereign Bank
The Spofford Group
St. Clare Parish
St. George Lodge
St. James Armenian Church
St. John the Baptist Parish
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St. Thecla Parish
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State Street Foundation
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Unitarian Church of Sharon
United Church in Walpole
United Church of Christ in Norwell
United Church of Christ in Canton
United Way of Greater Plymouth County
United Way of Massachusetts Bay and Merrimack Valley
W.B. Mason
Webster Bank, N.A.
Stephen J. Wessling Architects, Inc.
William Gallagher Associates
Yankee Clippers Quilt Guild
Yawkey Foundation

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Cornerstone Society – ($1,000+)*
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Mr. Jeff D. Antos
Ms. Jean C. Arthur
Mr. & Mrs. Walter M. Baker
Dr. Curtis Barry
Ms. Judith A. Barry
Ms. Cheryl H. Beacock
Mr. & Mrs. Harold B. Bosworth
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Mr. & Mrs. Patrick T. Minihan
Mr. & Mrs. John P. Mohr
Mr. & Mrs. Thomas J. Morrison
Mr. & Mrs. Donald J. Murray
Mr. & Mrs. David P. Nadeau
“Being involved with Father Bill’s & MainSpring has had a positive effect on so many of us at Arbella. We send a group once a month to serve lunch and our employees return to work energized, happy and humbled. We have a 6 month waiting list! We find if you give people an opportunity to give their time, they just embrace it. One of the most common reactions is that the guests are not the stereotypical “face of homelessness,” but rather, people like themselves, going through a tough time.”

Beverly Tangvik, Assistant VP, Corporate Secretary, Director of Charitable Giving, Arbella Insurance Group

Mr. & Mrs. Richard A. Norman  
Mrs. Randy O’Brien & Mr. William F. O’Brien, Jr.  
Mr. George C. Olson, Sr.  
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Mr. Bob Reetz & Ms. Karen M. O’Toole  
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Mr. & Mrs. Frederick M. White  

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Brockton Redevelopment Authority  
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City of Brockton  
City of Quincy  
Commonwealth of Massachusetts – Department of Housing & Community Development  
Commonwealth of Massachusetts – Department of Mental Health  
Commonwealth of Massachusetts – Department of Veterans Services  
MassHousing  
Massachusetts Housing and Shelter Alliance  
Plymouth Area Coalition for the Homeless  
Quincy Housing Authority  
South Shore Elder Services  
Town of Braintree  
Town of Plymouth  
Town of Weymouth  
U.S. Department of Housing & Urban Development  
U.S. Department of Labor  
U.S. Department of Veterans Affairs  
University of Massachusetts/Boston

* Includes in-kind donations

We are committed to accuracy in properly acknowledging the continued support and generosity of our donors. Please accept our sincere apologies for any unintended errors. We appreciate your time in contacting the development office with corrections at 617-376-2255. Thank you.