



The Heartbeat

NOBODY SHOULD BE HOMELESS...

FALL 2015 NEWSLETTER

Introducing Jack's Place

**New Housing for Veterans, Individuals and Families;
project named for Jack Conway**

Crews began construction this September on "Jack's Place," a new housing development at North Main/Ames Streets in Brockton containing 20 efficiency-style apartments designated for formerly homeless veterans and disabled individuals. The \$4 million project is named for the late Jack Conway, founder of Jack Conway & Company, Inc., who, along with his wife Patti and other community leaders, was one of the founding members of the MainSpring House emergency shelter in 1982. A Navy Veteran of World War II, Jack passed away in 2012.

"It's very heartwarming to see Jack's name on this new project," said Patti Conway, Jack's wife. "Jack always believed in helping others live their best lives and it's a gratifying feeling to be able to continue the work we were so involved with many years ago. To know today that we have contributed to a bright future for the individuals and families that will live here, that is the best way I can think of to honor Jack's memory and I am thankful for that opportunity."

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New Family Housing, Brockton

Tonight, more than 4,000 Massachusetts families with about 8,000 children, will stay in emergency shelters or in hotels/motel rooms. Families need and deserve a safe place to live and raise their children – a place to call home.

Through the South Shore Supportive Housing for Homeless Families project, Father Bill's & MainSpring (FBMS) has renovated three multi-family buildings in Brockton as permanent supportive housing for eight formerly homeless families. Families who are at or below 30% of area median income generally face serious challenges and disabilities that may make it difficult to access housing on their own.

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L-r: April Connolly, Ronald Chapman, Joyce Livramento-Young, John Yazwinski, Rev. Adolph Wismar, Patti Conway, Carol Conway Bulman, Al Becker, Nicole Fitzgerald

Corporate Spotlight: IKEA Stoughton

The “Life Improvement Store” aims to improve the lives of those struggling with homelessness.

In 2015, IKEA Stoughton announced a major initiative to help end homelessness in the community by partnering with local organizations, such as Father Bill’s & MainSpring (FBMS). This partnership has reached across several FBMS programs. From individuals and families staying in shelter, to those moving into housing, and even individuals seeking

employment through our Workforce Development programs, IKEA Stoughton and their staff have touched the lives of many struggling with homelessness.

Their work with FBMS began in December 2014, when the store donated 250 soft toys for children staying in our shelters, along with slippers and toiletry bags for those in our individual shelters. IKEA Stoughton employees volunteered their time at our Distribution Center to help sort donations and prepare the Center for a very busy holiday season.

From there, they provided 150 “Welcome Home Bags” for FBMS participants moving into housing. The bags included essential items for individuals or families such as dishes, cookware, towels, blankets, pillows, and sheets.

IKEA employees who ran a toy and essentials drive at our distribution center



Marcia Wigfall, Site Coordinator, Evelyn House, with the IKEA room makeover team: DiLong Huang, Jill Rossi, David Voight Dugan, Meghan Williams, Jen Matos-Ayala

Throughout the course of the year, the Human Resources department worked with our workforce participants to secure employment with IKEA Stoughton and several now have jobs.

Most recently, IKEA Stoughton’s design team performed a complete makeover of two living spaces at Evelyn House, our family shelter located in Stoughton. “The IKEA team worked so hard for several days to improve our common areas at the shelter, making them more child-friendly,” said, Marcia Wigfall, Evelyn House Site Coordinator.

We are grateful to IKEA Stoughton for sharing our vision to end, not just manage, homelessness.

New Family Housing, Brockton

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Families will be assisted with individualized case management support to help them retain their tenancies.

Each building required various renovations based on the conditions of each property, all of which are located in residential neighborhoods with back yards and parking. Construction began in March 2015, with an estimated occupancy in December 2015. Many renovations are safety or “green” initiatives with energy star features.



Supporters:

Department of Housing & Community Development
CEDAC (Community Economic Development Corporation)
Charlesbank Homes
Eastern Bank
HarborOne Bank
South Shore Housing

Development Team:

Elton + Hampton Architects
Father Bill’s & MainSpring
Mill Pond Building & Remodeling
Rothschild Associates

Plymouth and South Shore Association of REALTORS® Members Host “Welcome Home” Donation Drive

This past spring the Plymouth and South Shore Association of REALTORS® (PASS) Community Service Committee delivered an entire moving truck of new household items to our Brockton distribution center. Items were donated by PASS Realtor and affiliate members across the South Shore as part of their “Welcome Home” donation drive. The items, consisting of everything from cleaning products to bedding and complete sets of cookware, will benefit individuals and families moving into one of our 367 units of affordable housing.

“Father Bill’s & MainSpring was a natural selection because of the homeless prevention programs they offer to individuals, families and veterans,” said Kathy Judge, PASS Community Service Committee Chairperson. “The items our

members donated will help those moving into the affordable housing units create a home and we are grateful to FBMS for providing stable and secure living environments to members of our South Shore communities.”

When an individual or family moves into a new home, there are many costs associated with that move, including first and last months’ rent and security deposit. It is especially difficult for an individual or family moving from homelessness into housing to afford these necessities.

Thank you, PASS REALTORS® for your tremendous support in helping individuals and families to be successful in moving from homelessness!



Honor Those Who Served this Veterans Day with a Commemorative Brick

Join in our ongoing efforts to help maintain high quality housing for formerly homeless veterans by purchasing a brick at Father Bill’s Place in Quincy, or at Jeff’s Place, 26 Spring Street, Brockton. Bricks can be personalized according to your wishes and are a thoughtful way to honor one of our nation’s heroes this Veterans Day.

Almost 20% of those served at our shelters have previous military service. Housing initiatives like the Sheila McIntyre House in Quincy, and the Commander Anderson House in Hingham are just some examples of the specialized veteran housing we offer. Approximately 25% of our housing units are designated for veterans.

For more information, or to purchase a brick, visit helpfbms.org/get-involved/brick or call the Development Office at 617-376-2255.

Left: Members of the PASS Community Service Committee load a moving truck with new household items, L-r: Sherry Costello, Amy Troup, Jonathan Keener, John Harrington, Julie Chapman, Gerry Shannon, Maureen Mansfield and Lillian Leone.

Jeff’s Place 26 Spring Street, Brockton

Right: John Yazwinski, with members of the Ciffolillo Family: Colby, Carol and Christian, at the recent rededication of Jeff’s Place, formerly the residences at 26 Spring Street, Brockton

This summer Father Bill’s & MainSpring proudly recognized the legacy of the late Jeff Ciffolillo, long time board member, friend and leader in pioneering the FBMS *Housing First* model. On June 24, more than 50 friends and family, as well as FBMS staff, board members and program participants, gathered at the FBMS housing development located at 26 Spring Street in Brockton to dedicate the building in Jeff’s memory. The newly named “Jeff’s Place” has provided permanent, supportive housing to 31 formerly homeless residents, including veterans, for the past 5 years.



21st Annual FoodFest, Hingham Shipyard, July 28, 2015

MaryLou's Coffee at FoodFest 2015!



SAVE THE DATE



Tuesday, July 26, 2016
Hingham Shipyard

It was a bright and sultry summer evening at The Launch at Hingham Shipyard and Hingham BeerWorks where the 21st Annual FoodFest event was held to support more than 5,000 households, including individuals and families, cared for annually by Father Bill's & MainSpring.

Amidst a backdrop of scenic views of Hingham Harbor, more than 750 guests enjoyed signature selections from 36 of the South Shore's finest food and beverage vendors, and fabulous live entertainment by "District 21." Hingham Shipyard retailers participated with coupons and other great giveaways. Proceeds totaling \$299,000, including in-kind food and services from our very generous restaurants and beverage purveyors, will go directly toward reducing a staggering \$1M+ gap

in funding experienced by our individual emergency shelters in Quincy and Brockton.

Congratulations to Shawn and Mary Driscoll of Milton who won the grand prize raffle and will be traveling to lovely Scottsdale, Arizona in 2016. We extend special thanks to Susan and Robert Sullivan of Sullivan Tire, Eileen Fitzgibbons, Donna Foster and Ellie Barrett, and everyone who contributed to the silent auction, which included exciting items from sports memorabilia to elaborate themed gift baskets and an elegant Tuscan-style table setting. Thanks also to 40 dedicated staff and volunteers who helped with set-up, auction and various logistics that made this year's so special!

Thank you to all who make FoodFest possible!



Liz Kim, FBMS Board Member, and Bill Walsh, both of Arbella Insurance Group



Alma Nove Restaurant



Margaritas Restaurant, Hingham



John Yazwinski and long-time volunteer Pat Walker, Spirit of State Street



Hingham Beer Works hosted the VIP reception and silent auction

Page and Brenna Murphy enjoy great food and a spectacular Hingham Harbor view

FoodFest 2015 Corporate Supporters

Premier (\$25,000):

Arbella Insurance Group, Bank of America, Citizens Bank, The Flatley Foundation, Granite Telecommunications, United Way of Greater Plymouth County, United Way Massachusetts Bay

Platinum Plus (\$15,000):

William Gallagher & Associates

Platinum (\$10,000):

Attorney George Burke Law Offices, Electro Switch Corporation, IKEA Stoughton, Jack Conway & Company, Talbots, Wessling Architects, Inc.

Gold (\$5,000):

Anonymous, Cashman Dredging, Chubb & Son, Columbia Gas of Massachusetts, Conway Insurance Agency, Inc., Eastern Bank, HarborOne Bank, Housing Management Resources, Inc., NeighborWorks Southern Mass, Reebok, Republic Plumbing Supply Co., South Shore Bank, Sullivan Tire

Silver (\$2,500):

ACE USA, AIG, Boston Private, Churchill Linen Service, CNA, Eascare Ambulance, Good Samaritan Medical Center, Gosule, Butkus & Jesson LLP, Ironshore, Kevin P. Martin & Associates, P.C., Lynch & Lynch Attorneys, My Brother's Keeper, New England Regional Council of Carpenters, Quincy Mutual Group, State Street Corporation, Webster Bank

Bronze (\$1,000):

Anonymous, Bank of Canton, Bay State Community Services, Braintree Cooperative Bank, Bridgewater State University, The Boston Consulting Group, Boston Financial Data Services, Cosgrove, Eisenberg and Kiley, P.C., Curtis Construction Company Inc., Enterprise Rent A Car, The Family of Richard C. "Dick" Welch, The Hartford, Interior Resources of New England, Liberty Bay Credit Union, Mass Bay Credit Union, Matera, Vopat, Matera & Johnson, P.C., Mohawk Rubber Sales/Worthwhile Life Foundation, Mutual Bank, North Easton Savings Bank, P. Leo and Helen A. Corcoran Foundation, Roche Brothers Supermarkets, Rockland Trust, Rodman Ford, Rotary Club of Weymouth, Safety Insurance, The Schochet Companies, Signature Healthcare, Stonehill College, Tech Networks of Boston, Quirk Auto Dealer, VERC/Sixt, W. B. Mason

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FoodFest 2015 Food and Beverage Providers

Abby Park	The Fours Restaurant	Menchie's
Alma Nove	Fratelli's	Montilio's
Bia Bistro/ The Galley/ Tinker's Son	Fruit Center Marketplace	Nona's Homemade Ice Cream
Bistro Chi/ Kama Lounge	Fuji 1546	Peel Pizza Company
Boathouse Bistro	Ginger Betty's Bakery	Phillips Candy House
Brookdale Quincy Bay	Greenside Grille	Punjab Café
Burtons Grill	Harrow's Chicken Pies	The Quarry Restaurant & Lounge
Corner Stop Eatery	Jake's Seafood Restaurant	The Shaw's Center
Costco Wholesale	The Lantana	Simpson Spring
Dave & Buster	Lavishly Dunn Catering	Square Café
The Farmer's Daughter	Margaritas	Trader Joe's
FBMS FoodWorks	Martignetti Wines	
	Marylou's Coffee	

Jack's Place

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An adjacent 2-family duplex on the property designated for formerly homeless families will be named "Patti's House," after Mrs. Conway. Slated for completion in early summer 2016, Jack's Place and Patti's House is designed to help to meet a critical need for affordable housing for individuals and families in Brockton.

"Since I was a little girl, my parents have instilled in me the importance of community involvement," said Jack's daughter, Carol Conway Bulman, President and CEO of Jack Conway & Company, Inc. "My mother and father have supported MainSpring House, the homeless shelter in Brockton, for many, many years. We are about helping people find homes, and we believe we have an obligation to help them. This new housing project is a great example of that philosophy and we are so proud to be a part of the solution."

John Yazwinski, President & CEO of FBMS, said, "This naming serves not only as a testament to the Conway legacy of improving people's ability to live more self-sufficiently, but also pays tribute to Jack's dedicated military service by offering housing opportunities for veterans."

Jack's Place & Patti's House are fully accessible and contain green elements and site planning to complement the existing neighborhood.

Patti's House

Housing Named in Honor of Mrs. Conway's Commitment to Families in Need

Patricia Conway, along with her late husband Jack and other community leaders, sited the MainSpring House shelter in 1982. Mrs. Conway was working for Catholic Charities as a volunteer at the time, when she met Marie Sheehan, director of community relations for Catholic Charities. Both women began to see a tremendous need for shelter and housing for individuals and families from the Brockton area. The Conways, Mrs. Sheehan and other faith-based and civic leaders were among the early founders of the Brockton Area Coalition for the Homeless. Jack Conway had approached Paul V. Studenski, then Mayor of Brockton, and inquired about the property at 54 North Main Street, a former gentleman's club. After scrubbing floors alongside Marie Sheehan, the abandoned club became what is today the MainSpring House emergency shelter, which at the time also accepted families. Patti's philosophy

of hard work, volunteerism, generosity and caring are carried out daily as the MainSpring House provides a hot meal and shelter for about 130 individuals nightly.

"Dedicated and selfless volunteers like Patti Conway are essential to the mission of shelters like Mainspring House," said Mike Kryzaneck, Vice-Chair of the FBMS Board of Directors. "Patti's commitment to help people in need of a home and her generous heart have given so many the hope for a better tomorrow."

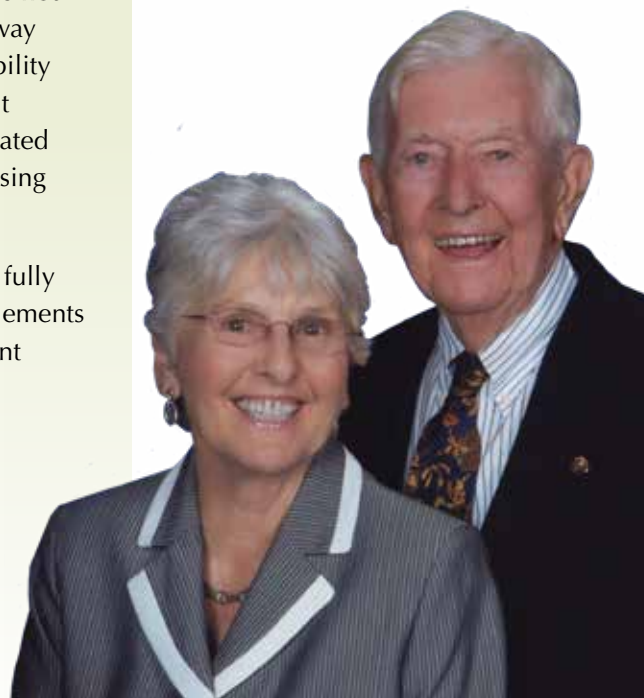
The Conway family's devotion to helping families and children was recognized also in 1998 when the emergency family shelter in Middleboro, The Conway House, was so named.

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CEDAC (Community Economic Development Corporation)
Mass Housing - CCRI
Property Casualty Initiative
HarborOne Bank
Patricia Conway
Franklin Square
Eastern Bank

Development Team:

Curtis Construction
Elton Hampton Architects
Father Bill's & MainSpring
NeighborWorks Southern MA
Rothschild Associates



Members of the Richard C. Welch Family: Kevin and Kathleen Taylor, Peggy Baker, award recipient, and John Yazwinski

Richard C. Welch Dedicated Volunteer Award

Peggy Baker, long-time volunteer

Richard "Dick" Welch (1941-2009), was the cofounder of the highly successful Rockland-based Dyna-Fab Co. Inc., a precision sheet metal fabricator, and a decade-long member of the board of directors of Father Bill's & MainSpring (FBMS).

Dick oversaw an unprecedented level of change for FBMS from the mid-1990's to mid-2000. He served his community tirelessly through his affiliation with Father Bill's Place, firmly believing in the importance of caring for our neighbors in need. His business acumen was a priceless resource during the early stages of the merger of Father Bill's Place, Quincy and MainSpring House, Brockton in 2007. To this day, Dick is profoundly missed by his colleagues and the organization he helped guide.

In Dick's Memory, FBMS established the Richard C. Welch Dedicated Volunteer Award in 2013 to be given to an outstanding, long-time FBMS volunteer.

In that spirit, this year's honoree is Peggy Baker, who has overseen the

Reebok Thanksgiving Community Dinner for the past twenty years.

Starting in 1984, Peggy recruits Reebok/Adidas employees and their families together each Thanksgiving Day, to serve a three course meal to the guests of MainSpring House and Brockton area residents in need. In the early years, a small roomful of guests from the shelter enjoyed a white-gloved Thanksgiving meal with all the fixings. Over time, Peggy has made certain that up to 150 guests receive the "white-glove" treatment on Thanksgiving Day by mobilizing Reebok/Adidas volunteers and the Sodexo Company. For at least one day out of the year, guests are made to feel very special with a full-service meal served to them in good company.

Peggy is one of our "super volunteers" whose dedication over the past 20 years has been invaluable. Thank you Peggy!

2014 Award: James "Jimmy" Wells

2013 Award: Corie Bulman Nagle

New Stove at MainSpring House

MainSpring House emergency shelter for adult individuals in Brockton faces the ongoing challenge of providing, on average, 185 dinner meals and 200 community lunches from our volunteer-led program, *The Table*. Until recently, staff and volunteers pulled off this incredible daily feat using just one gas stove that was more than 20 years old and very unreliable.

St. Thecla's Church of Pembroke stepped in and raised \$6,000 through their annual Empty Bowl fundraiser. FBMS was also awarded a \$4,000 capacity building grant from the Greater Boston Food Bank. In addition, the First Parish Church of Duxbury – Unitarian Universalist donated an additional \$3,000 through their Social Justice Committee. Using this combined funding, FBMS purchased and installed not just a new 12-burner gas stove, but also a double convection oven, doubling MainSpring House's food cooking capacity and allowing us to be more efficient. With a continued rise in demand for shelter and food in our community, Father Bill's & MainSpring can now ensure that everyone who comes to us receives a hot healthy meal, served with dignity and respect.



Father Bill's & MainSpring

NOBODY SHOULD BE HOMELESS

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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.

helpfbms.org

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FALL 2015

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