YAWKEY FOUNDATION PROVIDES LEAD GIFT FOR INNOVATIVE HOUSING RESOURCE CENTER

As the region and nation struggle with a homelessness crisis exacerbated by the pandemic, the Yawkey Foundation has awarded Father Bill’s & MainSpring (FBMS) a $2 million transformational gift toward our innovative Housing Resource Center development in Quincy.

The new $24 million property, now under construction, will be called the Yawkey Housing Resource Center, in honor of the Yawkey Foundation’s longtime support of FBMS and its legacy of providing support to the region’s most vulnerable and underserved.

The Foundation has provided assistance to Boston communities since 1977 in the name of philanthropists Tom Yawkey and Jean Yawkey.

Through the Yawkey Housing Resource Center, we are re-envisioning how a community assists individuals experiencing or at risk of homelessness by replacing our overnight emergency shelter with two new buildings consisting of a day center, an emergency shelter, and on-site efficiency apartments.

FBMS Chief Operating Officer April Connolly at the Nov. 9 groundbreaking of the Yawkey Housing Resource Center.

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MAKING HISTORY IN BROCKTON

STATE, CITY OFFICIALS CELEBRATE FBMS’ HOTEL-TO HOUSING CONVERSION

Lieutenant Governor Karyn Polito, Secretary of Housing and Economic Development Mike Kennealy, Brockton Mayor Robert Sullivan, and other key partners joined Father Bill’s & MainSpring (FBMS) on Tuesday, October 12 to celebrate the Roadway Apartments, a game-changing project not only for our agency but for the state of Massachusetts!

FBMS is currently converting an underutilized hotel in Brockton into 69 permanent supportive housing units for individuals experiencing homelessness. This conversion, the first of its kind in the state, will serve as a model for how we can end homelessness and protect our most vulnerable neighbors during a public health crisis.

Construction was divided into stages, allowing the first group of tenants to move into their new apartments this winter.

The conversion was set to be completed by Summer 2022.

ROADWAY APARTMENT FUNDERS
Administration of Governor Charlie Baker & Lieutenant Governor Karyn Polito
Department of Housing and Community Development (DHCD)
Executive Office of Health and Human Services (EOHHS)
Massachusetts Housing Investment Corporation
MassDevelopment
Community Economic Development Assistance Corporation (CEDAC)
Massachusetts Housing & Shelter Alliance (MHSA)
Arbella Insurance Foundation
Beth Israel Lahey Health
Eastern Bank

Cathy, 67 years old, has lived in her apartment in Wareham since June 1, 2011. The apartment is one of more than 600 permanent supportive housing units FBMS operates across Southern Massachusetts. We manage a total of 87 units in our Southern Region, comprised of Plymouth and Wareham.

Cathy has struggled with mental health challenges her whole life due to a traumatic childhood. Her father died when she was only 10, and she was the victim of child abuse.

When her longtime husband passed away in 2008, Cathy’s health deteriorated and she became homeless within several years. She sought help from Turning Point, a day resource center in Wareham, which connected her with FBMS.

FBMS found an apartment in Wareham, where for the past decade Cathy has paid 30 percent of her income toward rent.

Thanks to generous supporters like you, our case managers have been able to help Cathy by providing guidance and referrals to critical resources in the community such as health care and transportation.

Cathy enjoys gardening in her backyard and is happy to have her own place where her four kids and seven grandchildren can visit her.

A DECADE OF STABILITY THANKS TO YOU!

As her 10-year housing anniversary approached this past spring, Cathy wrote a letter to express her gratitude to Father Bill’s & MainSpring. A few excerpts from the letter:

“While in this program, I have found many options to improve the quality of my life.”

“They (FBMS) were compassionate to my needs.”

“I’m enjoying the heck out of life.”

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the Yawkey Housing Resource Center, now under construction, will be called The new $24 million property, a transformational gift awarded Father Bill's & MainSpring toward our innovative Housing Resource Center development in Quincy.

As the region and nation struggle with a growing homelessness crisis, Father Bill's & MainSpring relies on the generosity of its supporters to continue to help expand access to housing stability, which is an important social determinant of health. "We passionately believe in this philosophy," they said.

We are streamlining services and removing barriers for our FBMS program and training spaces; co-located on the second floor of the building will include the following:

- A 36-bed, family-friendly transitional housing center with multiple rooms and bathrooms
- A commercial kitchen space and shelter beds with lockers and showers for up to 36 guests
- A multi-purpose, 2,500-square-foot community space for programming and meetings
- Resources including a full, primary-care pharmacy
- A rooftop deck and outdoor space

Staff at both hospitals regularly volunteer and hold donation drives for much-needed items around the holidays. Since the onset of COVID-19, BILH has also provided FBMS with grants to support its work in Brockton, including its homelessness prevention programs and innovative efforts to convert the Rodeway Inn into 69 units of permanent supportive housing.

"The way our community ends homelessness continues to evolve," said Kevin Tabb, MD, President & CEO of Beth Israel Deaconess Hospital-Plymouth. "Our hope is that our support and collaboration will continue to help expand access to housing stability, which is an important social determinant of health."

To sign up, fill in the Recurring Gift box in the enclosed envelope or visit helpfbms.org/donate and select the recurring gift option. You can give with confidence in knowing your generosity is making a difference because 89 cents of every dollar donated goes directly to those we serve.

NAME: Mary Ann and Mike Fitzgerald
HOMETOWN: Recently moved to Westwood after living in Milton for about 34 years.
FAMILY: Mary Ann and Mike have two daughters – Jill, who lives in New York City with her husband Dave and their daughter Madison; and Erin, who lives in Missoula, Montana.
FIRST INVOLVEMENT WITH FBMS: After getting married, the couple moved to Quincy and attended St John the Baptist Church, where Father Bill McCarthy (co-founder of FBMS) was the pastor.
MARY ANN AND MIKE’S IMPACT: They have been supporting FBMS since 2006, and became monthly donors in 2011.
WHY DID THEY DECIDE TO SUPPORT FBMS: “We wanted to support Father Bill’s commitment to Housing First. We passionately believe in this philosophy,” they said.

WHAT DOES THE WORD “HOME” MEAN: “Home means safety and comfort.”
FUN FACT: Mary Ann and Mike love visiting national parks (their favorite is Yellowstone) and look forward to visiting again next summer on a cross-country driving trip. They have already completed one cross-country drive in a Honda Fit with 3 people and they look forward to a more spacious drive this next time around!

FROM LEFT TO RIGHT: Erin, Mike, Mary Ann, Jill, Dave, and Madison.
DONOR RECEPTIONS 2021

For the second straight year Father Bill's & MainSpring (FBMS) canceled FoodFest, our signature fundraiser, due to the uncertainties caused by the pandemic. In its place, we planned a pair of small donor receptions, held July 27 and September 21 at the Launch at Hingham Shipyard.

These receptions provided a wonderful opportunity to recognize our generous corporate partners supporting our Annual Fund (see Page 7) and highlight some of the life-saving work we’ve been able to accomplish together.

John Donohue, President & CEO of Arbella Insurance Group, delivered remarks during the July 27 reception.

Chef Paul Wahlberg (second from right) and his team from Wahlburgers.

Employees from Jack Conway & Co.

From left to right: FBMS Board Member and retired Assistant Vice President of Claims at Arbella Insurance Group Liz Kim, Arbella Insurance Foundation President Beverly Taugtik, FBMS Chief Development Officer Catie Reilly, and FBMS President & CEO John Yazwinski.

From left to right: New World Advisors Director of Research Brian Pineau, Electoswitch President & FBMS Board Member Bob Pineau, and Envision Bank Foundation Chair Lou Trubiano.

The team from Fuji at West of Chestnut.

2021 DONOR RECEPTION VENDORS

Alma Nove | Almquist Flowerland | Bill Brett (photographer) | Boathouse Bistro | Fuji at WoC
Ginger Betty's Bakery | JP Fuji Group | Trident Galley & Raw Bar | Wahlburgers

Thank you to our corporate supporters!
**NO VETERAN SHOULD BE HOMELESS**

It’s been one year since Father Bill’s & MainSpring opened the Envision Bank Home for Veterans, our Randolph property for 10 formerly homeless Veterans, including Richard (pictured). The home was made possible by a generous land donation and grant from the Envision Bank Foundation.

In the past year, employees from Envision Bank, the bank’s customers, and several compassionate community groups, including Connect 24 Business Alliance, have supported the Veterans by donating meals, plants, and other household items.

In August, the Connect 24 Business Alliance hosted a special event honoring the Veterans living at the Envision Bank Home for Veterans. Pictured, from left to right: Connect 24 Executive Director Jeannette Travalone, Army and Navy Veteran Derek Fuller, and Connect 24 Board Members Jennifer Santospago and Christine Johnston

In 2021, FBMS was recognized as Housing Heroes by the VA Boston Healthcare System HUD-VASH Team! This Certificate of Appreciation was awarded to FBMS in response to our work helping reduce the number of local Veterans experiencing homelessness from 75 to 30 between January 2020 and May 2021.

**EMPLOYEE SPOTLIGHT**

**NAME:** Deborah Ashiagbor  
**TITLE:** Operations Coordinator at Evelyn House  
**FBMS TENURE:** 3 years  
**WHY IS THE MISSION IMPORTANT TO DEB:** “We often forget how good we have it, having a roof over our heads and 3 meals a day, when some families can’t even afford a meal,” she said. “Seeing parents struggle to make it work for their children is what motivates me every day. I feel a sense of joy when we have a family work really hard to get back on their feet.”

**AN IMPACT STORY:** “When I first joined the agency, there was a mother living in the shelter with her baby and she had been at the shelter for a long while. She tried her best as a mother, and I kept encouraging her to keep her head up. She finally got an apartment and moved out with her daughter. She was very happy about it. She got a job, got her daughter into daycare and would occasionally come visit with her daughter. I was so proud of the mother, and this is why I do what I do.”

**WHAT DOES THE WORD “HOME” MEAN:** “Home is where you feel happy, safe, and have a sense of family.”  
**HOMETOWN:** Born and raised in Ghana, now lives in Fall River  
**FUN FACT:** Deb loves to sing and draw, and she has an obsession with word-search games.

**FBMS VETERANS STAFF RECEIVE HONORS**

FBMS Veterans Case Manager Ben Hunter received the Health Care for Homeless Veterans Excellence in Advocacy award!

**NOW HIRING!**

Our growing and dynamic organization has a number of job openings across our service area in Southern Massachusetts. We are looking for thoughtful and caring individuals who share our passion to end homelessness!

We offer a generous benefits package, a flexible work environment, as well as opportunities for advancement. For a list of our openings, visit helpfbms.org/careers.
The Yawkey Housing Resource Center, now under construction, will be called the Yawkey Housing Resource Center in honor of the Yawkey Foundation’s longtime support of Boston communities since 1977 in the name of Jean Yawkey.

Philanthropists Tom Yawkey and his wife, Myra, formed the Foundation in 1977 to provide support to the region’s most vulnerable and underserved. The Foundation has provided support to the region’s most vulnerable and underserved.

IMPACT: During the COVID-19 pandemic, Boston chapters of both the Ahmadiyya Muslim Community and the Humanity First came together to donate food to FBMS in the holy month of Ramadan. The Ahmadiyya Muslim community continues to donate meals to FBMS’ Quincy and Brockton shelters.

WHAT DOES THE WORD “HOME” MEAN: “Home is where one finds comfort, safety and peace,” said Nasir Rana from the Ahmadiyya Muslim Community. “Allah says in the Holy Quran: ‘And Allah has made your homes, a place of rest for you.’” (Chapter 16:81)

IMPORTANCE OF FBMS’ MISSION: The World Head of the Ahmadiyya Muslim Community, His Holiness, Mirza Masroor Ahmad said: “Our motivation and our desire to serve others is driven entirely by the teachings of the Holy Quran, which was revealed to Islam’s Founder, the Holy Prophet Muhammad (peace and blessings of Allah be upon him). Time and again, the Holy Quran has instructed Muslims to serve mankind and to fulfill the needs of those who are suffering, or are deprived in any way for the love of Allah. It requires Muslims to be selfless and consumed by a love for others. It requires us to be ever-ready to make sacrifices for the sake of the peace and well-being of other people.”

FUN FACT: Ahmadiyya Muslim Community USA, established in 1920, is among the first American-Muslim organizations. It is an international religious organization which has been established in over 200 countries of the world. The Community is widely known by its slogan “Love for All, Hatred for None”. Humanity First International celebrated its 25th anniversary in 2020.

On November 9, 2021, business and community leaders joined FBMS at the future property site for a groundbreaking ceremony, where the Yawkey Housing Resource Center was hailed as a pioneering project that will serve as a national model on how to end homelessness.

"Not only will shovels hit the dirt, but we’re also breaking ground in the programs that we’re offering, in the model that’s being delivered. Combating homelessness in the way John and his team envision is groundbreaking," said Brian Palmucci, a Quincy City Councilor and member of the Quincy Affordable Housing Trust Committee.

"The way our community ends homelessness is with a bold plan that invests in the upstream services that help more people stay in their homes and avoid shelter, and that’s exactly what the Yawkey Housing Resource Center will do," said John Yazwinski, President & CEO of FBMS.

Continued from Page 1

This new approach will dedicate more staff and resources to homelessness prevention, diversion and rapid re-housing, thus reducing the overall reliance on overnight shelter. We are streamlining services and removing barriers for our neighbors in need with the goal of ending homelessness in Southern Massachusetts.

The Yawkey Housing Resource Center will be constructed at 39 Broad Street, located across the street from FBMS’ existing emergency shelter, Father Bill’s Place, which will be knocked down after FBMS moves into its new property.

The first phase of the Yawkey Housing Resource Center, expected to be completed by the spring of 2023, is a two-story, 16,000 square-foot building will include the following: FBMS program and training spaces; co-located resources including a full, primary-care medical clinic, substance use and mental health services and housing assistance; shelter beds with lockers and showers for guests; a commercial kitchen space and dining area; and administrative offices.

The second phase, expected to break ground in spring of 2022 and be completed by summer of 2023, is a four-story, 20,000-square-foot building comprised of 30 units of permanent supportive housing for formerly homeless individuals.

ORGANIZATION: The Ahmadiyya Muslim Community and the Humanity First, Greater Boston Chapter

GROUP LEADERS: Dr. Karim Sharif – President, Ahmadiyya Muslim Community, Boston Chapter; Dr. Mahmood Rana – Humanity First, Boston Chapter; Anwar Saeed - Humanity First, Boston Chapter

FIRST INVOLVEMENT WITH FBMS: One of the Community members, Anwar Saeed, and family started donating food to FBMS’ Brockton location about 10 years ago. Other family members joined them over time.

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Father Bill's & MainSpring

NOBODY SHOULD BE HOMELESS

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508-427-6448

FATHER BILL'S & MAINSPRING (FBMS)
is committed to ending and preventing
homelessness in Southern Massachusetts with
a range of programs that provide emergency
and permanent housing and help people obtain
skills, jobs, housing, and supportive services.
We help people who are struggling with
homelessness or are at risk of homelessness
achieve self-sufficiency.

helpFBMS.org
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