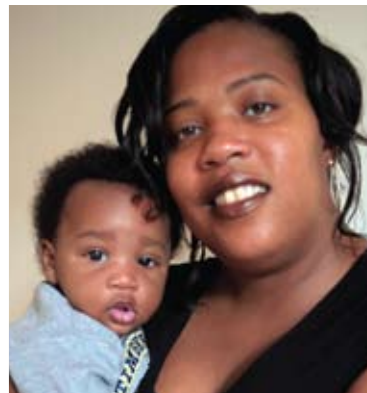




Father Bills & MainSpring

NOBODY SHOULD BE HOMELESS



2008 Annual Report



MainSpring House, Brockton:
Emergency shelter for 50 men
and 15 women.

Phil

Things went bad so fast.

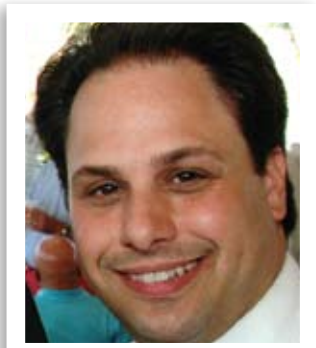
I had everything going for me. A wife and two kids, a good job, and a nice house with a two-car garage. Then I hurt my back and lost my job. I became depressed and started drinking. My wife couldn't take it anymore so she left with the kids. I fell behind on mortgage payments and soon lost my house. I never, ever thought I would be homeless.

But reality has a way of settling in real fast, and I ended up on Father Bill's doorstep. It was hard to line up at the entrance, every day like clockwork, waiting for a bed and a meal. I was stubborn at first, but eventually I started listening to my case manager and developed a plan to change.

Things are looking up. It took me a while to get my life back on track. But I did. I started going to AA. I've been clean and sober for more than a year now and live in my own apartment. Most importantly, I'm now re-building my relationship with my kids.

"I never, ever thought I'd be homeless."

Our mission is to end homelessness.



The poet T.S. Eliot once said, “Home is where one starts from.” This is also a worthy quote for our mission here at Father Bills & MainSpring.

As an organization, we are thankful that we can provide shelter for any family or individual in need. But our bold goal—a reasonable and achievable goal—is to end homelessness here on the South Shore and Southeastern, MA.

We firmly believe that the Housing First model is the solution to ending homelessness. It is the place where both individuals and families start from, rebuilding

their life. When a family becomes homeless, they have to start over: the parent often has to leave the community where they work and the children have to leave their school. In our new model, we keep the family rooted in their community and give them temporary assistance until they no longer require it. This model has proven to have positive outcomes for the family, and compared with shelter, is more cost effective for the state and federal government.

When I think about the impact of housing, I’m reminded of a veteran we assisted in 1998 within our Sheila McIntyre House. He once told me that because we gave him his own toothbrush rack, he was able to go back to school, get a job, and be reunited with his daughter. It was these little things of home that gave him the strength to overcome adversity. He never became homeless again.

In order to move from managing homelessness to ending it with a solutions-oriented approach, Father Bill’s Place & MainSpring Coalition for the Homeless merged last year. We realized that our two organizations were competing with each other for resources, that we shared many of the same supporters, and that we served a similar neighborhood constituency. Together, we can now speak with one voice and offer a stronger response to homelessness.

Since we’ve come together, our success stories include:

- Prevented 110 families and 86 individuals from becoming homeless.
- Created 35 housing units.
- Planned our first permanent construction project for 32 homeless veterans and disabled men and women.

- Partnered with the faith community in Plymouth to create housing and provide street outreach for the unsheltered homeless community.
- Crafted a five year strategic plan with our Board of Directors emphasizing our continued commitment to housing, workforce development, and private fundraising.

These current economic times bring great challenges to all of us. We potentially face state and federal decreases in funding, while at the same time seeing an increase in people seeking shelter. Father Bills & MainSpring is committed to giving everyone in need a safe place to sleep tonight.

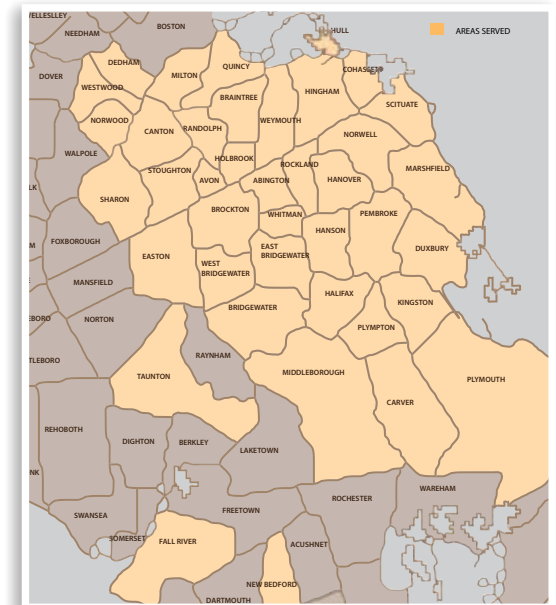
The tremendous dedication of our staff and volunteers is why I believe we can accomplish all of our goals. I would like to thank our staff, board of directors, volunteers, partners, and donors for their continued commitment. All of your efforts have allowed us to respond when a veteran is in trouble or a family is living in a tent.

We can eradicate homelessness by bringing together caring individuals, the faith community, local businesses, and our state and federal partners.

We must keep at it because nobody should be homeless.

A handwritten signature in black ink that reads "John Yazwinski".

John Yazwinski
President
Father Bills & MainSpring



Services offered by Father Bills & MainSpring covers much of Massachusetts' South Shore.



Evelyn House, Stoughton:
Emergency shelter for 16 families.

When you become homeless, you start to become other things as well. You feel faceless. And joyless. And voiceless. And powerless. In fact, you feel less of everything. But Father Bills & MainSpring offer those who are homeless *more*. More confidence to create change. More faith in themselves and more hope for their families. More support to better their situations. And more comfort in knowing that even complete strangers are ready to help. Father Bills & MainSpring believes nobody should be homeless. To accomplish this mission, we focus on four core areas:

EMERGENCY SHELTERS

Those who are homeless come to us from all walks of life, each with their own unique story. They are white collar and blue collar. They made six figure salaries then lost it all. For some, their children were taken away or they faced the demons of addiction. Whatever turn their lives took, these souls sought refuge at Father Bills & MainSpring's emergency shelters.

We provide assistance to an average of 1,700 homeless families and individuals each year at six emergency shelters:

- Conway House in Middleboro, shelter for 12 families
- Montello House in Brockton, shelter for 14 families
- Evelyn House in Stoughton, shelter for 16 families
- Father Bill's Place in Quincy, shelter for 115 men and women
- MainSpring House in Brockton, shelter for 65 men and women

While in shelter, families and individuals work with case managers to find affordable housing, employment, community-based recovery programs, and hope. We see shelters as a temporary response, and want to ensure the ultimate destination for our guests will be a home of their own.

When our founders first provided shelter in the basements of churches and community centers, they thought—and hoped—that it would only be a temporary situation. But more than 25 years later, we still rely on shelters. Shelter alone will never solve the problem of homelessness. Permanent housing will.

PREVENTION

When a family or individual comes to Father Bills & MainSpring seeking assistance, we refer them to organizations that can provide assistance with fuel, overdue rent, and budgeting. When possible, we provide these services directly.

Our tenancy preservation program, designed specifically for disabled families and individuals on the verge of eviction, offers mediation services to develop a corrective action plan between landlord and tenant. Prevention is the least costly, yet most successful program for those in need. Experienced case managers provide early intervention to at-risk families and individuals who are experiencing housing problems, often stopping homelessness before it occurs. Prevention is vital to our success.

WORKFORCE DEVELOPMENT

Our workforce development programs provide our guests with the means to transform their lives. We are committed to teaching the work skills necessary for our guests to become, and remain, self-sufficient.

Work Express is for people who have been out of the workforce for an extended period of time. It provides work experience, life skills, and counseling to help individuals return to the workforce. Participants enroll for six months to one year of training. Each participant works with a case manager to develop a program tailored to their needs and goals. Since its inception in 1997, this program has assisted more than 430 individuals to gain employment, remain sober, and build job and life skills.

Work Ready is for people who have recent work history who need assistance finding new employment or people who are currently employed, but need to improve their skills for a higher-paying job that would allow them to return to housing. Last year, this program successfully re-integrated individuals into the workforce at a rate that was twice the national average for similar programs!

As we continue to develop our workforce development programs, we look forward to both donors and companies sharing in our efforts.



“A productive workforce development program means fewer people on the streets and more people contributing to their own success. But they can't do it without the focused support of the business community combined with the ‘find a way’ attitude of Father Bills & MainSpring.”

— Mayor of Brockton
James E. Harrington



Scott

My wife and I have three children, ages 11, 7, and 5. We had been living in a one-bedroom apartment in Stoughton. I had a stable job in the construction industry, but due to an injury, I was out of work on disability for a year and a half.

In July of 2007, my disability payment of \$500 a month ran out, but my doctor said I still could not return to work.

Then we got the notice of eviction. Even though my wife had been working part-time during my disability, her paycheck was only enough to cover basic expenses for our family, and it wasn't enough to cover rent.

With the help of Father Bills & MainSpring, we were able to find an apartment through a private landlord. Father Bills & MainSpring contributed the rent required to move in. Since our apartment needed painting and fixing up, I asked the landlord to let us move in early so I could fix it up.

Once inside our new apartment, things started happening for the better. My wife was promoted to full time and earning a good wage. I got back on my feet and had a job lined up to begin roofing as soon as the spring season started.

With the help of Father Bills & MainSpring, we are no longer facing an eviction notice. Business is good for both my wife and me, and we are now paying the rent each month on our own.



"A pair of keys helped me tremendously."

HOUSING FIRST

The windows are sealed shut, the beds haven't been slept in for months, and the lines of people waiting outside have vanished. Kitchen pots hang idle on their hooks, gathering cobwebs, and the padlocks still hold secure.

An emergency shelter is out of business.

This is our shared dream at Father Bills & MainSpring. To close our shelters means achieving our goal of ending homelessness. It means that our permanent housing model, known as Housing First, succeeds in all kinds of extraordinary ways.

But it's not just a dream. It's happening.

27% of Massachusetts' families have insufficient income to cover housing costs and living, according to a statewide study published by the Boston Foundation and the Center for Social Policy in 2007.

Father Bills & MainSpring is committed to the belief that when an individual moves from a shelter or the streets directly into the stability of permanent, community-based housing, they can address the issues that lead to homelessness. Warehousing the homeless in shelters doesn't end homelessness; Housing First does. And it makes a lot of fiscal sense: living in permanent housing instead of a tempo-

rary shelter costs \$3,500 less per person, per year*.

Established in 2005, Housing First has been locally and nationally recognized as a working model to end homelessness. Approximately 92% of those placed in permanent housing remain in housing one year later. Housing First has proven that residents have fewer hospital and mental health visits. They have restored relationships and gained stability. They no longer worry incessantly about where they will sleep or eat each night. Instead, permanent housing enables a person to shut their own door, in their own home. More importantly, it gives them the stability to plan for their future.

With the help of our public and private donors, our focus is to ensure that those on the verge of homelessness utilize emergency shelters as a simple way-station, en route to permanent housing and positive change. Families and individuals with multiple barriers to housing, including mental illness, physical disabilities, veterans suffering from post-traumatic stress disorder, and survivors of domestic violence, no longer spend months or years in a shelter. They receive the stabilization services they need right in their own home.

Father Bills & MainSpring currently owns or leases 247 homes across the South Shore of Massachusetts. Of these, 185 units house individuals, and 52 units house families. Housing First is both the cornerstone of our philosophy and a stepping stone for those in need.

Father Bills & MainSpring wants to eradicate homelessness. This can be achieved. It is no longer a dream.



**Above: A permanent Housing First bedroom in Claremont House, Quincy
Right: A shelter bed, Father Bill's Place, Quincy**



GUESTS SERVED IN 2008

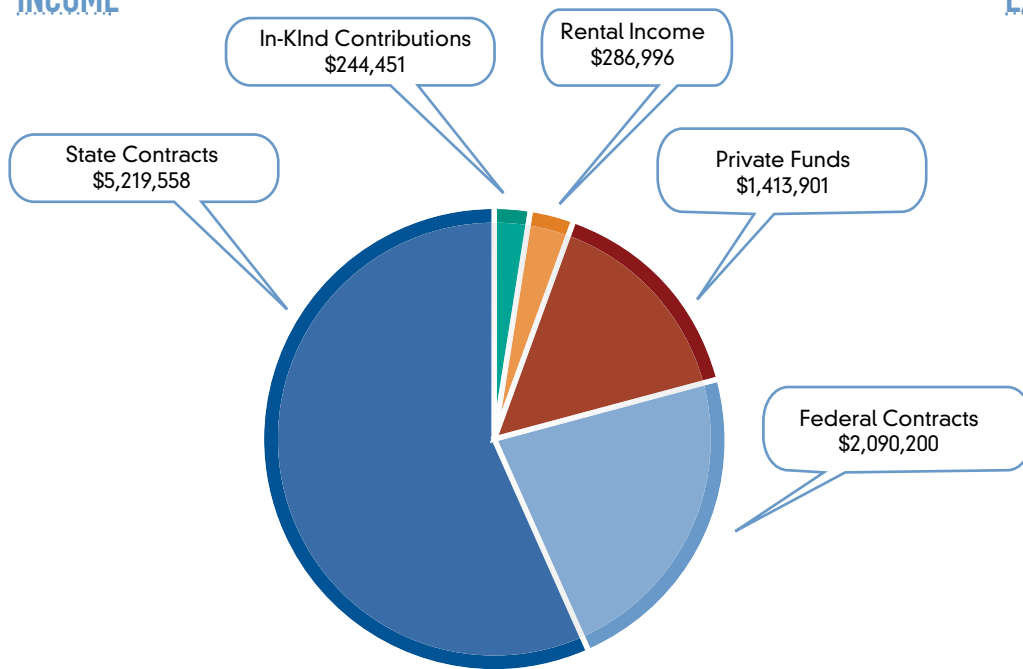
- Emergency Shelter:
171 families
1,461 individuals
- Housing First:
52 families
185 individuals
- Prevention:
110 families and
86 individuals were
prevented from losing
their apartments.
- Total number of men,
women, and children
served in FY 08: 2,446
- Housing First:
92% of Housing First
residents remained
stable in housing a
year later.

*"This Place Gives Me Peace, Happiness, and Hope: The First Two Years of Housing First in Quincy, Massachusetts" by Tatjana Meschede, Ph.D., The Center for Social Policy McCormack Graduate School, UMass Boston

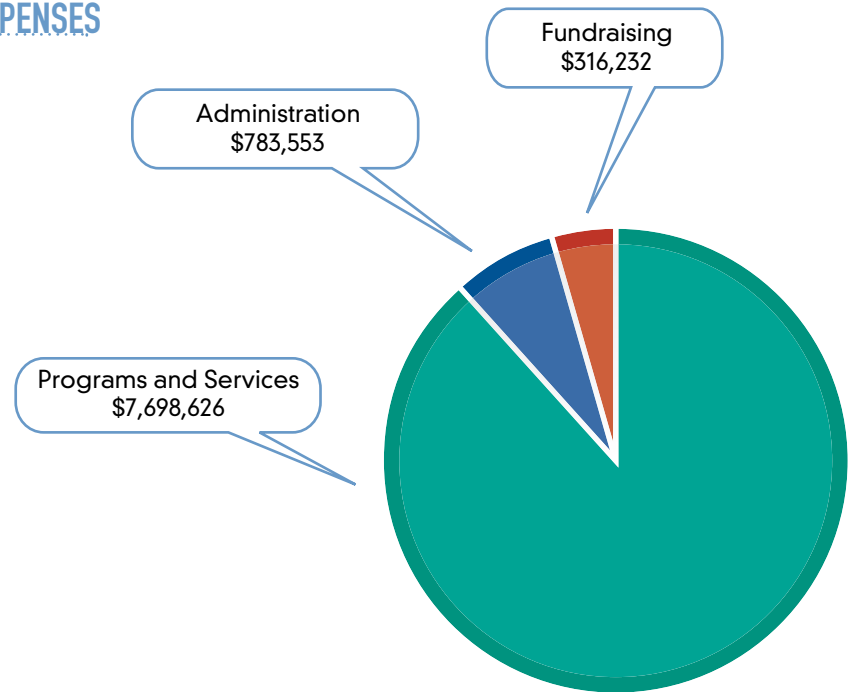


Sansatini House, Quincy – Housing First for 10 men.

INCOME



EXPENSES



STATEMENT OF FINANCIAL POSITION

FISCAL YEAR: JULY 1, 2007 - JUNE 30, 2008

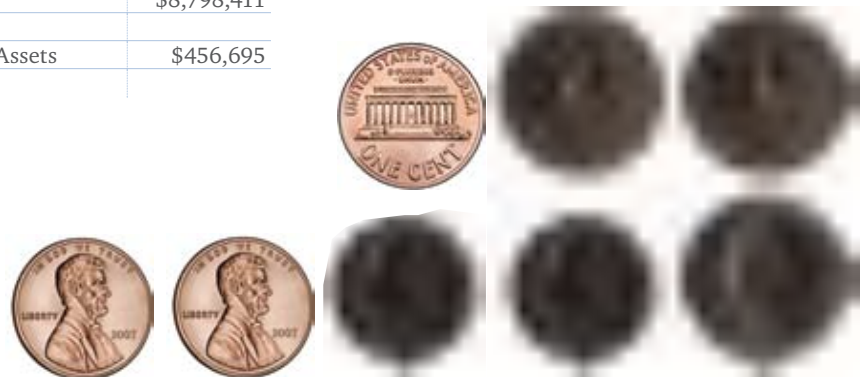
Current Assets	
Cash	\$1,119,804
Receivables	\$489,647
Fixed Assets	\$2,053,252
Other Assets	\$357,166
Total Assets	\$4,019,869
Current Liabilities	
Accounts Payable & Accrued Expense	\$488,061
Long-Term Liabilities	\$1,031,704
Net Assets	\$2,500,104
Total Liabilities & Net Assets	\$4,019,869

STATEMENT OF ACTIVITIES

FISCAL YEAR: JULY 1, 2007 - JUNE 30, 2008

Income	
Total Support	\$9,255,106
Expenses	
Total Expenses	\$8,798,411
Total Increase in Net Assets	\$456,695

88 cents of every dollar received goes directly toward our programs and services.



HISTORY

In 1984, Father Bill's Place, which began as the Quincy Interfaith Sheltering Coalition, was formed by Reverend William McCarthy (Father Bill) and other local clergy, community leaders, and social service professionals. From its early days operating in the basement of a church and community center, Father Bill's Place grew to become a community-based shelter and affordable housing provider.

In 2005, the leaders of MainSpring Coalition for the Homeless in Brockton (established 1982) and Father Bill's Place began discussing how to end homelessness in their communities. MainSpring provided emergency shelters and advocacy services, emphasizing homeless prevention, adult education, employment training, and health care. Both organizations soon realized that as partners they could bring together their strengths and continue their vocation to end homelessness forever. After two decades of striving to put an end to homelessness in Southeastern Massachusetts, MainSpring Coalition for the Homeless of Brockton and Father Bill's Place of Quincy merged to become Father Bills & MainSpring on July 1, 2007.

ORGANIZATIONAL SUPPORT

Father Bills & MainSpring is sustained by the support of many corporations, foundations, civic groups, and religious organizations. The following list represents those who contributed more than \$1,000 this past fiscal year. We are grateful for their continued generosity and support.

- Anonymous
- ACE American Insurance Company
- Alfred Campanelli Charitable Foundation
- American Environmental
- American International Group, Inc.
- Arbella Charitable Foundation
- The Bank of Canton
- The Bay State Federal Savings Charitable Foundation
- Boston Public Health Commission
- Bridgewater State College
- Brockton Rox

- Cape Cod Lumber Company
- Caritas Good Samaritan Medical Center
- Charlesbank Homes
- Chubb & Son
- Citizens Bank Foundation
- Citizens Energy
- City of Quincy
- Clipper Ship Foundation, Inc.
- CNA Commercial Insurance
- Coldwell Banker Residential Brokerage Corporation
- Commonwealth Building, Inc.
- Corcoran Construction Corporation
- Corcoran Management Company, Inc.
- Cosgrove, Eisenberg and Kiley, P.C.
- Curry College
- Curry Hardware, Inc.
- D J Quirk Ford, Inc.
- David Gooding Inc.
- Department of Neighborhood Development
- E.M. Duggan Inc.
- The Eastern Bank Charitable Foundation
- Electro Switch Corp.
- Employee Benefit Administrators, Inc.
- First Congregational Church
- First Congregational Church of Hanson
- First Congregational Church United Church of Christ
- The Flatley Foundation
- Ginger Betty's Bakery
- Glastonbury Abbey
- Granite Links Golf Club
- Granite Telecommunications
- HarborOne Credit Union
- Hingham Congregational Church
- Hingham Middle School
- Hingham Mutual Fire Insurance Co.

- Holy Family Parish
- Housing and Urban Development
- Hunt Street Fund
- Institute of Real Estate Management
- J & R Graphics, Inc.
- Jack Conway and Company, Inc.
- Jay Cashman, Inc.
- The John and Mary Corcoran Family Foundation
- KFC
- L Street Running Club
- Lexington Insurance
- Loring, Wolcott & Coolidge
- Lululemon Athletica
- The Lynch Foundation
- Lynch & Lynch
- MACY'S
- Miller Tracy Foundation
- Milton Police Association
- My Brother's Keeper, Inc.
- National Grid
- Neighborhood Housing Services of the South Shore
- Nellie Mae Foundation
- New England Art Publishers, Inc.
- The New England Realty Group
- North Easton Savings Bank
- Northeast Distributors, Inc.
- Norwell Manufacturing Co., Inc.
- Old South Union Congregational
- The Paul and Phyllis Fireman Charitable Foundation
- Project Bread
- Quincy Mutual Fire Insurance Company
- Reebok International, Ltd.
- Republic Plumbing Supply Co.
- Rockland Trust Company
- Rodman Ford Sales, Inc.

- Safety Insurance Charitable Foundation, Inc.
- Saint Edward Parish
- Saint Vincent De Paul
- Savings Bank Life Insurance Co. of MA
- Serono, Inc.
- Sharon Public School
- Shaughnessy & Ahern
- Simtech Solutions
- South Bay Mental Health
- South Shore Pentecostal Church
- South Shore Savings Bank
- The Spofford Group
- St. Agatha's Church
- St. Vincent de Paul Holy Family Church
- State Street
- Stephen and Deirdre Stella
- Stonehill College
- StructureTone
- Suffolk Construction Co.
- Sweeney Brothers Home for Funerals
- The Company Theatre, Inc.
- The Grace Brooks Foundation
- The Harold Brooks Foundation
- Thomson CompuMark
- Town of Weymouth
- Travelers Insurance
- Tri-City Mental Health Center, Inc.
- Twin Rivers Technologies, Inc.
- U.S. Trust
- United Way of Greater Plymouth County
- United Way of Massachusetts Bay
- United Way of New England
- Unitel, Inc.
- Webster Bank, N.A.
- Weymouth Rotary Club, Inc.

- Winn Management
- The Yawkey Foundation

CORNERSTONE SOCIETY

Members of the Cornerstone Society contributed \$1,000 or more during the fiscal year. We depend on the consistent generosity and commitment of these individuals to provide help and hope to thousands men, women, and families each year. We are grateful for their support and dedication to our mission.

- Anonymous
- Bill and Marilyn Adams
- Donald Adams
- Walter and Alexandra Baker
- Kevin Beggs
- Harold and Patricia Bosworth
- Karen Brennan
- Maureen Carmain
- John and Annette Casey
- John Cleary
- Victor and Janet Coletti
- Robert and Margaret Connell
- Jack and Patricia Conway
- Joseph and Rose Corcoran
- Kirk and Laurie Davis
- Dominic and Lisa DeAngelo
- John Donoghue
- Philip and Deborah Edmundson
- Romek and Gail Figa
- William and Susan Fitzgerald
- William and Lynn Flaherty
- Matthew Freda
- Denis Gallagher
- Francis and Mary Geary
- Paul and Elizabeth Harrington
- Margaretta Hausman
- Robert and Sandra Jackson

- Ernie Johnson
- Joseph and Lisanne Keane
- Edward Kent
- Richard and Kristen Kleiman
- Jessica Anne Ladd and William Brack
- Branch Lane
- Donald Lonergan
- Michael and Sandra Lynch
- Arthur McBain
- Raymond and Karen Messier
- Maura Monahan
- Mr. & Mrs. Charles Morris
- Richard Morris
- John and Eunice Morrison
- Richard and Kathy Norman
- Edward O'Neill
- Karen O'Toole
- John Barry Papagno
- Mr. & Mrs. Joseph Plunkett
- Carl Spector and Marilu Swett Spector
- Roger and Christina St. Peter
- Alice Stanton
- Mr. & Mrs. Daniel Sullivan
- Benjamin Sylvester
- Phyllis Troupe Hawkins
- Penny Valentine
- Richard and Virginia Welch
- Richard and Karen Whitney
- Thomas Wuestefeld
- Jack and Lee Yunits
- Alan Zaff and Alice Tobin Zaff



HOW YOU CAN HELP END HOMELESSNESS

Home is caring. Just one small act of kindness can eradicate homelessness in our lifetime. There are many ways you can make a difference immediately:

Home is donating. Your financial contributions in any amount are welcomed. To donate, visit our website at fatherbillsmainspring.org, or call (617) 770-3314, where you can donate by credit or debit card. Or mail a check or money order to: Father Bills & MainSpring, 38 Broad St, Quincy, MA 02169.

Home is volunteering. While your financial contributions are appreciated, your donated time is just as valuable and important. Whether a few hours or a weekly commitment, helping to serve food, assisting in the shelters, or teaching a class can make a huge impact to someone feeling alone or hungry. Ever thought about gathering your coworkers or church members to organize a drive? Or providing pro-bono work in your area of expertise? For more information on volunteering, please visit fatherbillsmainspring.org or call (617) 770-3314.

Home is working. A temporary or permanent job can take someone out of homelessness and poverty. If you know of job openings your company offers or would like to discuss ways your company or church group can assist Father Bills & MainSpring's work development programs, please contact Tom Washington, director of community relations, at (508) 587-5441.

fatherbillsmainspring.org
422 Washington Street, Quincy, MA 02169
(617) 770-3314

IRS 501(c) 3 nonprofit - TIN#: 22-2538039



This annual report was created by volunteers from the Taproot Foundation, who look forward to the day when Father Bills & MainSpring has achieved their goal of ending homelessness.

Maria

I'm 25 years old, but sometimes I feel so much older.

I became homeless after my mother's one bedroom apartment became too crowded for my sons and me. My fiancé, Jose, and I were both working, but Jose could only afford to rent a room after contributing to the cost of raising our two sons. I could only work part-time because I couldn't afford full-time child care.

Once I entered the shelter, I received child care for my boys, ages 1 and 3. I increased my hours at the grocery store and was able to save for rent. My case manager, Sandi, helped me to set a budget so that I would never become homeless again. I told Sandi that my goal—one of the most important things to me after my boys—was to earn my high school diploma. Sandi connected me with a GED program and helped me apply for financial aid so that I could save my income for my family's living expenses.

In just five months, I was able to move out of shelter and into a two-bedroom apartment with my sons and my future husband. We're home now.



Outside: A playground made possible through charitable donations, Evelyn House emergency shelter, Stoughton
Inside: A child's bedroom in a Housing First unit, Dorchester