

LETTER FROM THE PRESIDENT



Earlier in 2016, Tedford Housing took a bold step to further its knowledge of homelessness. We commissioned Planning Decisions of Portland to study the issue. Frank O'Hara and Sarah Curran have recently presented their final report, "Homelessness in Southern Midcoast Maine: Implications for Emergency Shelter Beds and Services" to the board and staff of Tedford. Parts of the report are

posted on our website.

The purpose of the study was to estimate the number of shelter beds needed in the midcoast area of Maine for homeless single people and families and make recommendations with regard to facility design for Tedford Housing in the future. As shelter beds are just part of a larger system needed to help people move from crisis to stability, the study also addressed the broader issues that the homeless face in the area.

Along with our annual report from fiscal year 2016, I want to share you with you a few of many key messages from the Planning Decisions report:

- Homelessness continues to increase in Maine and the midcoast, even though the unemployment rate is getting lower and wages are beginning to increase. In the last five years, unemployment in Maine has dropped by more than half, from over 8% to under 4%. Unfortunately during the same period, homelessness in Maine increased by 18%.
- Homelessness is not a problem that can be solved by adding shelter beds alone. Homeless people need skills, support networks, income, and a permanent place to stay in order to thrive.
- Currently, Tedford can only provide shelter assistance to no more than 20% of those who request help.
- Clearly Tedford cannot build enough shelter units to meet the needs of all. Instead, we need to emphasize service delivery to the homeless, under our own direction and in coordination with other community resources.
- Building a new facility that houses all shelter beds, all administrative offices, living and eating spaces, and space for classrooms and meeting rooms is the model that national and area research indicates will be most successful.

An exciting and positive theme emerging from the report is that Tedford is much more a center of services, resources and opportunity than simply a place with beds. In the coming months Tedford will be talking with our many partners regarding the conclusions and recommendations from the Planning Decisions report.

I thank you in advance for being part of Tedford's efforts to strengthen our mission, allowing us to help more of our community members looking to find a path from homeless to home.



ANNUAL REPORT

2015 - 2016

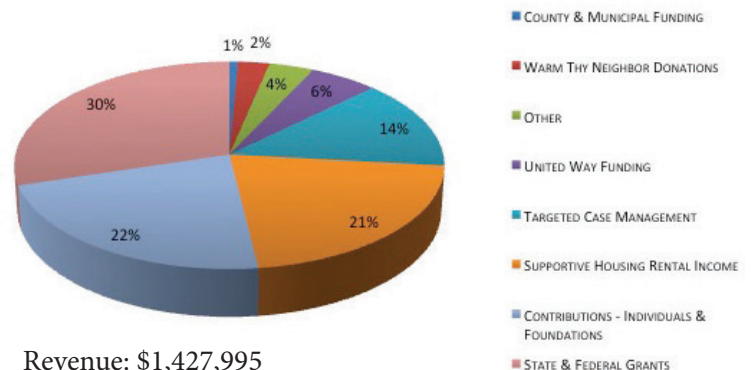
A YEAR OF SUCCESSES & CHALLENGES

In fiscal year 2016, Tedford Housing sheltered **118** single adults and **22** families in its emergency shelters, served **37** students in the Merrymeeting Project for homeless youth, housed **84** individuals in its supportive housing units and helped **422** people with homeless prevention services.

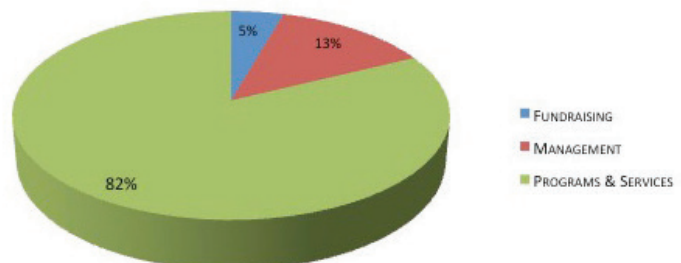
Thanks to your support, our services reached people in northern Cumberland County, all of Sagadahoc and Lincoln Counties, as well as the Lewiston / Auburn area.

OUR MISSION:

Tedford Housing works together with people in their communities to find lasting solutions to the challenges of homelessness. We provide shelter, housing, and services that empower adults, children and families in need.



Revenue: \$1,427,995



Expenses: \$1,470,334

(includes \$151,847 of depreciation expense)

For more information on financials and annual reporting, visit tedfordhousing.org/about-us/financials

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MICHAEL: A TEDFORD SUCCESS STORY

Michael has been on his own since 15 and working since he was 12. He graduated high school at the top of his class but didn't quite finish college. When he moved to Maine from Texas, he didn't expect the housing market to be so tight. While he quickly found a job, he found himself living in hotels. Storage fees, his phone bill, a commute to Portland and other expenses added up quickly.



Michael (standing, center) poses with his children and Brunswick Rotary members after constructing a new playset at Tedford's family shelter, donated by the Rotary.

A single father with custody of three children and partial custody of a fourth, Michael had no choice but to call Tedford Housing for assistance. He spoke with Bev McPhail, Tedford's family shelter case manager. The family shelter was full, but funding was available to help Michael and his children continue to stay in a hotel. They were able to get into a family shelter apartment about a month later.

The shelter gave the kids a more home-like atmosphere, but Michael still faced expenses to send his kids to summer camp so he could work. While he diligently applied for housing, Tedford was able to help Michael with small expenses like gas for his commute and a new battery for his car so he didn't miss work.

Michael says Bev was often the "voice of reason" during the process of finding a place to live. It was frustrating to hear of so many waiting lists for apartments or the requirement of credit, but his hard work finally paid off. He found a rental home with 4-5 bedrooms and a big yard. He says he's had some rough times but he always keeps smiling so he can keep going.

With a "great outlook on life, there will always be a brighter day." He met the right people and got involved with the community, recently helping Pathway Vineyard church in their own move and the Brunswick Rotary with a playset construction at the family shelter. He'd like to help families like his in the future with funding and just talking to them about their situation.

As Michael says, "Life is what anyone makes of it."

EMERGENCY SHELTER ACCESS	PERMANENT HOUSING SUCCESS	HOMELESS YOUTH
16.4% of 371 individuals and 2.8% of 281 families were able to access emergency shelter in Brunswick	57% of individuals and 79% of families left Brunswick to permanent housing	97.2% of the 37 students served by Tedford advanced to the next grade level and 94.1% of 17 seniors graduated