



TEDFORD HOUSING
THIRTY YEARS



LETTER FROM THE PRESIDENT

I am writing this letter on the heels of a recent public forum to discuss a reported increase in complaints about the “homeless” population in downtown Brunswick. Sponsored by the Brunswick Downtown Association (BDA), the forum was an opportunity to explore the problems being reported by community and business members and to begin to think about possible solutions together.

To the credit of all involved, and thanks to the positive tone set by BDA Executive Director Debora King, an

informative and productive discussion evolved, not so much around “the homeless” but focusing more on the problem of homelessness.

Homelessness, as many participants pointed out, can result from a number of factors including illness, loss of employment, divorce or substance abuse. While providing a shelter bed is a quick solution to an immediate problem, addressing the underlying factors will provide more lasting solutions to homelessness.

This is the mission of Tedford Housing, working with “people in their communities to find lasting solutions to the challenges of homelessness.”

This work goes far beyond simply providing emergency shelter. For thirty years, Tedford Housing has been actively promoting programs to keep people who are housed from becoming homeless, and finding stable and sustainable housing for those who have lost their homes. Tedford does this through its case management program, working with clients in the shelters as well as in the community. In fact, the bulk of Tedford’s case management services are provided to people in the community, supporting them in ways that can keep them housed.

To this end, Tedford is poised to launch a capital campaign to raise funds for a new facility that will not only increase shelter capacity but, more importantly, provide space in which to deliver a broader array of services such as parenting and financial literacy classes. In addition, this new facility will centralize administrative and operational staff, decreasing costs and increasing efficiency.

As we look to the future, we should also reflect on some of our accomplishments this past fiscal year. The organization is fiscally sound with a balanced budget and, as this annual report illustrates, we have served hundreds of community members, from children to adults, in our housing-focused programs and services, helping to provide a safe, warm place to call home.

Tedford has three decades of experience providing critical services to the community and its most vulnerable citizens. We are proud of the work we have done with the help and support of the community, and we look forward to continuing this partnership.

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

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.

ANNUAL REPORT FISCAL YEAR 2017



Emergency Shelters

85 ADULTS, 57% TO
PERMANENT HOUSING
17 FAMILIES, 81% TO
PERMANENT HOUSING



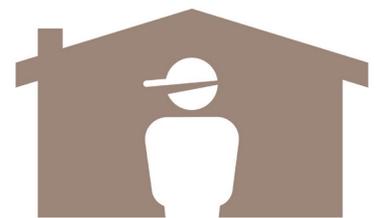
Supportive Housing

37 UNITS,
81 INDIVIDUALS



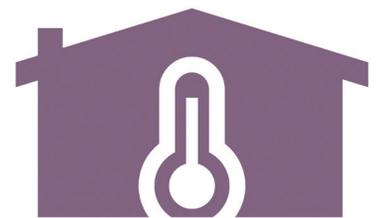
Homeless Prevention

450 INDIVIDUALS



Merrymeeting Project

36 STUDENTS



Warm Thy Neighbor

120 HOUSEHOLDS,
\$28,000+ IN FUEL

LIBBI: A TEDFORD SUCCESS STORY

Tedford Housing Board of Directors FY 2017

John Carson, President
 Andree Appel, Vice President
 Nonny Soifer, Secretary
 Sarah Piper, Treasurer
 Roger Brodeur
 Sally Carignan
 Sally Loving
 Irene Martin
 Craig McEwen
 Marcy McGuire
 Joyce McPhetres
 Judy Montgomery
 Doug Morrell
 Dot Ollier
 Chris Powell
 Claudia Staberg

Craig Phillips, Executive Director

Tedford Housing Board of Directors FY 2018

Andree Appel, President
 Joyce McPhetres, Vice President
 Nonny Soifer, Secretary
 Sarah Piper, Treasurer
 Sally Loving, At-Large
 Roger Brodeur
 Kevin Bunker
 Sally Carignan
 John Carson
 Kati Chandler
 Field Griffith
 Craig McEwen
 Marcy McGuire
 Judy Montgomery
 Robin Nilson
 Chris Powell

Craig Phillips, Executive Director

Libbi was just four years old when she first experienced Tedford Housing. At a time before Tedford opened its family shelter on Federal Street, Libbi and her mom were set up in a temporary apartment. She remembers receiving some toys and everyone being super nice to her, but not much else.



Fast forward 21 years and Libbi found herself in need of a bed as an adult. She and her fiancé at the time had returned from a trip to South Carolina to help some family members and could not find a place to stay once back in Maine. They couch surfed for a while and even stayed in a tent for a two days until it flooded. As Libbi pointed out, camping is only fun when it's by choice.

After a short wait, Libbi and her fiancé were able to access two beds at Tedford's emergency shelter for adults. She says the experience was good overall. She worked with Michelle, the shelter's case manager, who helped her find her current apartment in West Bath and says the shelter staff deserves a lot of praise for helping guests navigate the difficult process of finding permanent, affordable housing. There was a lot of waiting on her end once applications were submitted, but her patience paid off.

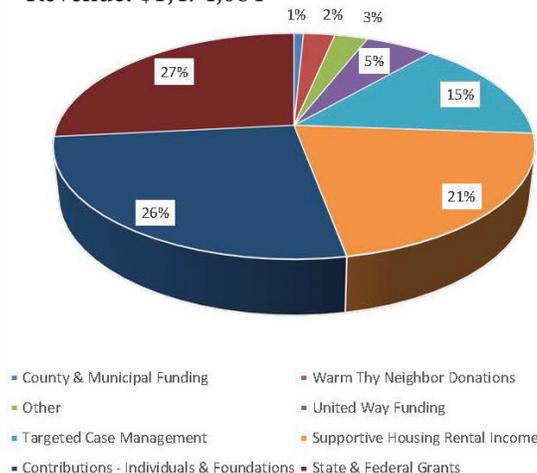
Libbi says her apartment isn't in the best location for her right now, but she sees it as a place to stay while she works on her next step. She had been hesitant to stay at the shelter because other friends would have put her up, but she is glad that she asked Tedford Housing for the help. Everyone at the shelter is there to "help get you on your feet."

After reassessing her situation while at the shelter, Libbi also broke up with her fiancé, found a job at a local gas station and enrolled in school where she is working on her bachelor's degree in behavioral health, though she may switch to a nursing program. Her plan is to earn her CDA and CNA so she can work while getting her degrees. In 5 years, she sees herself saving up for a house, a sign she says that means "you actually made it."

Today, Libbi is working with Jodie, a stability case manager who is there to help make sure she stays on track now that she has permanent housing.

As Libbi says, **"You can give someone the right tools, but they have to use them."**

Revenue: \$1,474,084



Expenses: \$1,500,344

(includes \$152,199 of depreciation expense)

