



**Midcoast
Maine
Homeless
Coalition**

23 Mill Lane
Belfast, ME 04915
207-218-1001

**Annual Report 1/1/25 - 12/31/25
Midcoast Maine Homeless Coalition
4/16/26**

Officers: Kathy Muzzy, Chair, Cathy Gray, Vice Chair and acting secretary, Joel Kruegar, Vice Chair and Suetta Tenney, Treasurer
Board members at large: Julie Dailey, Steven Alspach

Additional 2025 Board members: Mary Sullivan, Joe Calista, Jenny Presley

After the Belfast United Methodist Church offered to rent Midcoast Maine Homeless Coalition (MMHC) their downstairs space in 2024, MMHC began a journey in January of 2025 to shape a foundation on which the Family Harbor House ("FHH") was built. By the last day of December in 2025, we had a completed site, an opening date, and we accepted our first family, helping them move from homelessness to the support of our transitional housing program.

Before the families arrived:

Beginning our relationship with the City of Belfast.

In early 2025, MMHC's focus was on working with the city to change necessary ordinances and the current zoning where the site would be. We also gave our proposal to the Belfast Planning Board in early March.

We held a networking meeting in early Jan. (1/8/25) when 18 local agencies and churches were invited to attend and learn about our idea for a transitional housing project, and many organizations attended to support this project. Though we were focused on creating a new transitional housing site, MMHC also continued to use some limited funds for a prevention program. We partnered with the Greater Bay Area Ministerium (GBAM) to receive referrals for families who needed assistance to avoid losing the housing they currently had. The referral for our first family at FHH also originated from GBAM.

End the cycle of homelessness

The Ribbon Cutting

On December 12th, we had a ribbon cutting ceremony in conjunction with the Belfast Mayor and City Council members who did the ribbon cutting to open the site.

Councilor Mary Mortier previously spent many hours at the site adorning the walls of the site with a lot of original art and local artists. So beautiful.

The Opening Date was identified as January 3, 2026.

Volunteers

Cathy Gray and Steve Alspach (two other Board members) worked with Volunteer Coordinators from area churches and helped recruit volunteers from 8 churches in Waldo County. (St. Margaret's Episcopal Church, Belfast United Methodist Church, The First Church, The First Baptist Church, Sandy Point Congregational Church, Belfast Area Friends Meeting, the Unitarian Universalist Church of Belfast and St Brendon the Navigator/St. Francis Catholic Church). After speaking to Diane Smith from GBAM, FHH decided to use "SignUp", an online site for scheduling volunteer "work shifts". Cathy and David Beseda designed a thorough Volunteer Training program. Cathy also found a company to provide background checks for volunteers and families to help us ensure the safety of children in the program. Before the end of 2025, FHH conducted 4 training sessions, and 68 volunteers completed the required training and certification by 12/31/25.

Funding

In 2025, MMHC benefited from 4 grants:

- UU_Castine Debra Pulliam - \$5,000 for background checks for volunteers (volunteers are the backbone of our work) to ensure a safe environment for our families.
- United Midcoast Charities granted \$15,000 to pay our rent for 6.5 months
- The Windover Foundation gave us \$25,000 to cover over 50% of our construction costs.
- BUMC applied for and was awarded \$5,000 by the United Methodist Foundation of New England for assisting the welcoming and comfort of FHH

In 2025, we also benefited from the generosity of private donations:

- we had over 20 individual donors who gave us a total of \$83,000 (The gifts ranged from \$10 to over \$50,000.)

The physical site

MMHC then began working on the physical renovation of the site at 23 Mill Lane in August 2025. This phase of the project was led by Mary Sullivan and Joe Calista (both Board members). This would not have been possible, but for the generosity of White Cap Builders who donated their labor as well as donating their time to make the designs for the site. The designs were completed in March and submitted for project approval to the Belfast Planning Board.

Construction materials were purchased through donations from individuals as well as grants from a major foundation. We are also very grateful to Viking Lumber for their donation of building materials.

Mary Sullivan, from St. Margaret's Episcopal Church, was the MMHC board member who coordinated delivery of many loads of furniture donations from numerous people in the community. Mary also led a crew to do some great shopping at a discount in the Habitat Restore. All rooms were fully furnished with beds, dressers, couches, lamps, and linens to make new resident families as comfortable as possible.

A Program Director and developing operating plans for opening.

In October we hired our first Program Director, David Beseda, an experienced administrator of other homeless service programs in Maine.

Operating procedures, intake screening forms, family selection criteria, applications form for volunteers to staff the program and training sessions for volunteers were all created and designed specifically for Family Harbor House.

We held an Open House on November 25th to help recruit volunteers and to reach out to the community for referrals so that FHH could begin serving families in the community who needed a place to live and housing assistance.

Moving forward

Publicity

In Sept/Oct, our logo for Midcoast Maine Homeless Coalition was created and we paired it with our mission statement: **Midcoast Maine Homeless Coalition (MMHC) is working to end the cycle of homelessness for individual families in Waldo County Maine through innovation and collaboration around affordable housing.**

To grow our community of volunteers and supporters, Terry Hackford began managing our email list on the website and Mike Hickcox is our very humble and dedicated webmaster.

The Future

We are unable to predict what will happen next at Family Harbor House. We are planning to start offering community-based programs later in the Spring. We realize we will be needing more paid staff i.e. a part-time overnight person and a volunteer coordinator . We look forward to having a "Volunteer Appreciation Night" to celebrate the amazing group of people who have come forward to volunteer and keep Family Harbor House moving forward.

Gratitude

We continue to be indebted to Belfast United Methodist Church for the great space we have downstairs, to White Cap Builders and Viking Lumber Co. for getting us off the ground and to the many volunteers who helped with painting, washing windows, cleaning, moving furniture and the hundreds of hours of their time. To the Restore who gave us some additional discounts. We are so grateful to the City Council for their support and a special mention to Mary Mortier for the time she spent decorating the site.

We are also grateful for our collaboration with Homeworthy. So many parts of our documents were modeled after theirs. They allowed us to visit their program several times and generously allowed us to use some of their ideas, so we could create this program. They also wrote a letter of support when we went before the City Council.

We are also grateful to Waldo CAP for their collaboration with referrals, services and their letter of support to the City Council.

Penobscot Community Health Center (PCHC) is an additional agency that collaborated with us and supported us with a letter of intent to the City Council. PCHC also began providing Primary Care to residents of Family Harbor House.

Our journey and success with helping unhoused families will continue, thank you for being part of it.

Midcoast Maine Homeless Coalition Board