

WHERE



MEETS



Annual Report 2025



Pine Street Inn
Ending Homelessness

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Where Hope Meets Home

No one chooses to be homeless. People become homeless for many reasons, including loss of employment, major medical issues, domestic violence, mental health challenges and substance use disorder.

When people lose their home, they can also lose hope. Pine Street Inn's staff of caring case managers and clinicians work closely with individuals, guiding them through challenges and helping them rebuild their lives and restore hope.

With 1,200 tenants, Pine Street provides support services at 40 housing locations across Boston and in Brookline. After a year in Pine Street housing, 98 percent of tenants remain housed, confirming the efficacy of this approach.

A home ends homelessness – housing with support services is the solution.

Providing a Foundation for Hope

Pine Street Inn's housing with support services offers more than a roof over a person's head. For those who have experienced homelessness, it represents a chance at a fresh start — and hope for the future.

Every day, Pine Street staff work to move people off the street and out of shelter into a home and community. In March 2025, *The Lyndia*, a newly built apartment building, opened in Jamaica Plain in partnership with The Community Builders, an affordable housing developer. As Pine Street's largest housing location, *The Lyndia* provides 140 individuals with a home and the support needed to remain housed.

In November 2025, Pine Street collaborated again with The Community Builders, this time on a hotel-to-housing conversion in Dorchester, where they developed and manage the building and Pine Street provides support services to tenants. Once fully occupied, the building will become home to 99 new tenants, with a preference for those 62 and older. Following the opening of this new residence, Pine Street now owns or operates 1,200 housing units, providing a stable foundation for people to rebuild their lives.

Dedicated staff help residents reach their highest level of independence, working on life skills like budgeting, shopping and cooking, as well as connecting tenants with health care, job training and employment.

In the past year...

Pine Street Inn supported more than **2,400** individuals daily through its housing, outreach, shelter and workforce programs



40 housing locations throughout Boston and Brookline



600+ people moved out of homelessness



Inspired by Faith and Family

Osborne was raised by his grandmother in a religious household in Boston. When he was 17 years old, his faith was tested after a car crash caused a traumatic brain injury. "The doctors declared me dead," he recalls. "But God said I had more to do."

Osborne spent two years recovering from his accident. "The injury impacted the portion of my brain that regulates emotions," he says. "That continues to be a challenge for me."

Wanting to start over, Osborne moved to Georgia where his mother lived. "I met someone there and got married, hoping to build a new life, but I was still struggling with my emotions. I started using substances to cope."

This led to the breakup of Osborne's marriage. Unable to afford his own place, Osborne became homeless, cycling between the streets, rehabilitation facilities and friends' homes. A turning point came when his daughter from a past relationship in Boston needed help. "I came back to support her," Osborne says. "But I needed a place to stay." That's when he turned to Pine Street.

"The staff helped me find a recovery program and a home," shares Osborne. "I love the community where I live. There's a grocery store, gym and public transportation nearby."

Today, Osborne enjoys spending time with his children and planning for the future. "Now that I have a home, my goal is to return to school to study math and science," says Osborne. "Pine Street has given me that hope."



Healing After Hardship

Born and raised in Boston, Roberto left school when he was 17 years old to focus on earning a living. "I worked in a food distribution warehouse and loved it," shares Roberto.

Despite his dedication, he struggled to make ends meet. "I didn't earn enough money to cover rent, so I didn't have stable housing," says Roberto. "I lived with friends and family for a while. I didn't want to be a burden to them, so I ended up living on the street."

Eventually, Roberto moved in with his mother. "We helped each other with rent," he shares. "About a year ago, I injured my leg and couldn't work. I was unable to help pay rent, and then my mother moved in with her boyfriend, so I was left without a home."

With nowhere to go, Roberto turned to Pine Street Inn. "I have been at the Men's Inn for almost a year," says Roberto. "The staff treat everyone with respect. I have made friends with many of the guests here, too."

Roberto is currently working with a case manager to find housing. "I'm looking forward to having my own space soon," he says. "Once I have housing, I'll start looking for work again."

"Since coming to shelter, I feel more at peace," shares Roberto. "I would be on the street if it wasn't for Pine Street. I'm extremely grateful."

In the past year...

3,000+ individuals were supported in emergency shelter



4 shelter locations



585+ shelter beds*

*This number reflects the FY25 average. Currently, Pine Street is providing shelter for more than 650 guests each night.

First Step Toward Hope and a Home

Pine Street Inn's four shelters provide individuals with a safe place to sleep, nutritious meals and support to help them take steps toward housing.

In 2025, shelter demand remained high throughout the year — a shift from past years when demand typically declined as the weather warmed. In response, Pine Street expanded its capacity, increased staffing and extended shelter hours to accommodate more than 650 guests, from its standard 585 guests, adding beds, cots and mats. During periods of extreme weather, shelters remained open as warming or cooling centers, ensuring comfort and safety regardless of the weather.

As the need for housing has grown, so has Pine Street's impact. As part of its long-term strategy, Pine Street has added more than 350 units of housing in Back Bay and Jamaica Plain over the past two years, enabling hundreds of individuals to move from shelter to a home. At Pine Street, shelter is more than a place to stay — it is the first step toward hope and home.

In the past year...

The workforce development program supported more than **165** individuals in the job training programs



87% of trainees enrolled completed the training program



50+ individuals were placed in jobs once graduated

Hope for a Brighter Future

A job provides income, a sense of purpose and hope for the future. Pine Street operates two job training programs in housekeeping and maintenance and in food services through the iCater social enterprise.

Both programs provide hands-on training, preparing trainees for professional and personal success. Workshops in digital and financial literacy, workplace communication and mindfulness build trainees' confidence, supporting their journey toward self-sufficiency.

Last year, 165 trainees participated in Pine Street's job training programs. Each June, the training programs culminate with a graduation ceremony — with trainees wearing caps and gowns in celebration of their accomplishments. Graduates then work with job placement specialists to secure employment in a variety of sectors, including restaurants, universities, hotels and hospitals.



Rebuilding Hope

When Mariama moved to Boston several years ago, she had only a suitcase and hope for a new beginning. With no place to stay, she spent her first night on the street until a kind stranger directed her to Pine Street Inn.

At Pine Street's Yawkey House shelter, Mariama began working with a case manager who connected her with the housekeeping and maintenance job training program. "The program felt like the right fit for me," Mariama shares.

In addition to cleaning skills, Mariama also learned valuable life skills. "I learned how to manage my finances and practice mindfulness," she says. "I also worked collaboratively with people from different backgrounds."

After graduating from the training program, Mariama worked with one of Pine Street's employment specialists who helped her find a job at Boston Children's Hospital. "I've been a housekeeper at Children's for a few months, and I love it," she shares.

Mariama also found housing with her case manager's guidance. "The neighborhood is great, and I have made several friends in the building," Mariama says.

Reflecting on her journey, Mariama shares, "When I arrived at Pine Street, I had nothing. Now I have a job, a home and hope for the future. Pine Street has inspired me to give back and help my community."

Finding Hope After Loss

Ali worked in the housekeeping and maintenance industry for 15 years, building a life for himself. At the same time, he struggled with depression and alcoholism that escalated over the years, eventually resulting in homelessness.

"I came to Boston in 1997 after a war in my home country," Ali says. "During the war, I lost my wife, daughter and son. Over time, my depression worsened, and I began drinking to cope with the pain from losing my family."

Ali was homeless for almost nine years. "Life on the street was hard, and hope was difficult to hold on to," shares Ali. That began to change the day Pine Street Inn's outreach team connected with him. "They gave me food and blankets and showed kindness," Ali recalls. "Most important, they helped me find housing in one of their residences. Moving in was the happiest day for me!"

Once in a safe, stable home, Ali worked with Pine Street's housing clinicians. "They have helped with my recovery, and I'm learning to manage my depression," shares Ali. "I wouldn't be here without Pine Street's help."

Now, Ali focuses on finding meaning in small, daily moments. "I spend time with my friends, go to the library and take long walks," he says. "That gives me hope — to keep living, day by day."



Connecting on the Street

Since 1986, Pine Street Inn's outreach teams have canvassed the streets of Boston on foot every day and by van at night, building relationships with those living outside, as well as providing resources and compassion to more than 130 people each day.

Outreach staff offer food, water, clothing and rides to Pine Street's shelters with the goal of then moving people toward housing, as well as assisting individuals in completing housing applications. Some bypass shelter altogether, with more than 130 people moving directly from the street into a home.

In the past year...

Pine Street Inn's outreach team visited
2,800 individuals



134 people were placed directly from the street into housing

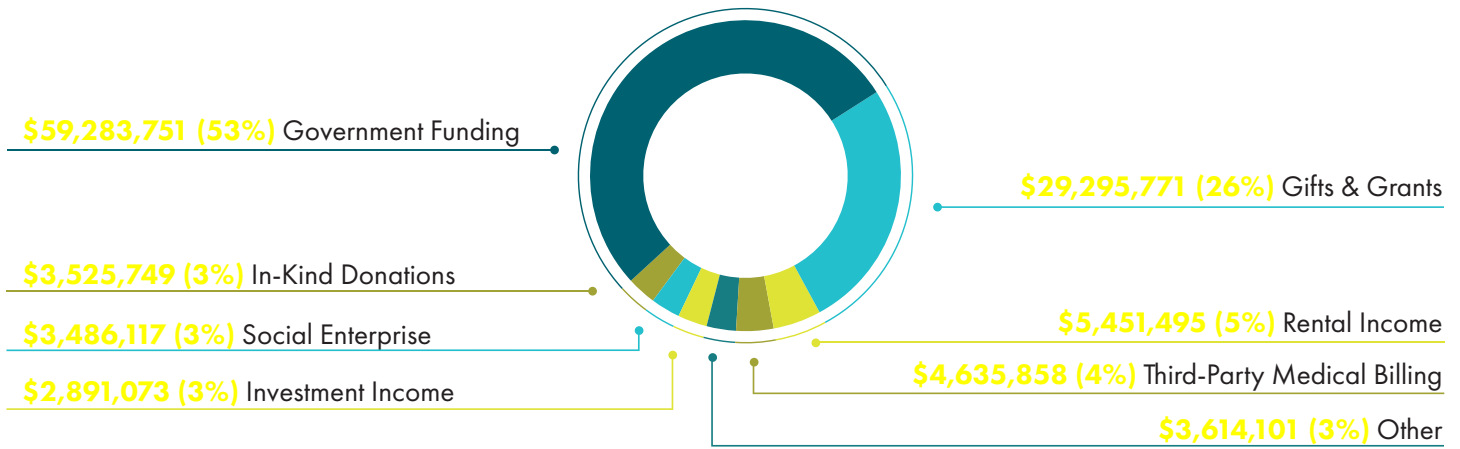


8 million steps walked by the outreach team while canvassing the streets of Boston

Our Financial Outlook

For fiscal year ending June 30, 2025

Total Revenue \$112,183,915



Revenue (above)

Government Funding (53%)	\$59,283,751
Gifts & Grants (26%)	\$29,295,771
Rental Income (5%)	\$5,451,495
Third-Party Medical Billing (4%)	\$4,635,858
In-Kind Donations (3%)	\$3,525,749
Social Enterprise (3%)	\$3,486,117
Investment Income (3%)	\$2,891,073
Other Revenue (3%)	\$3,614,101

TOTAL REVENUE

\$112,183,915

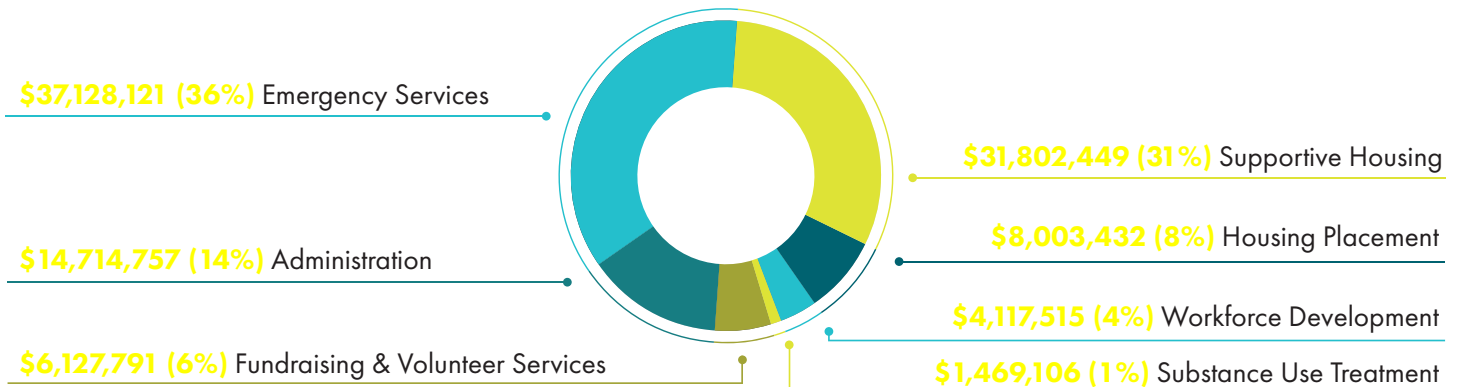
Expenditures (below)

Program Services	
Emergency Services (36%)	\$37,128,121
Supportive Housing (31%)	\$31,802,449
Housing Placement (8%)	\$8,003,432
Workforce Development (4%)	\$4,117,515
Substance Use Treatment (1%)	\$1,469,106
Support Expenses	
Administration (14%)	\$14,714,757
Fundraising & Volunteers (6%)	\$6,127,791

TOTAL EXPENDITURES

\$103,363,171

Total Expenditures \$103,363,171



The operating surplus of \$8.8M generated in Fiscal Year 2025 constitutes 7.9% of Pine Street Inn's operating budget and will be used to support Pine Street's multi-year strategic plan. Central to the plan is housing expansion, including the large-scale, newly opened location at 3368 Washington Street — *The Lyndia* — and recent housing opening of 900 Morrissey Boulevard in December 2025. Pine Street's Board of Directors has voted to apply \$4M of the \$8.8M surplus to the board-designated "Housing Operations Reserve," established to support the long-term sustainability of Pine Street's supportive housing operations.



Thank You to Our Donors

Pine Street Inn is grateful for the generous financial support of donors who helped us end homelessness for more than 600 individuals between July 1, 2024, and June 30, 2025. This support had a life-changing impact, moving Pine Street closer to its vision of a home and community for all.

Pine Street appreciates every individual, corporation, foundation, business, estate and trust that supports us in finding solutions to homelessness. We consider each gift an investment in our programs designed to address the many causes of homelessness and to help us support members of our community.

The organization is grateful to receive gifts made in memory of loved ones and gifts that mark occasions like birthdays and weddings, as well as donations made by corporations in honor of clients or associates. In addition, Pine Street welcomes support for events such as Home Remedy — its annual fundraising breakfast.

Volunteers continue to assist Pine Street in many creative ways, through both on-site and workplace volunteering, sponsoring or serving meals, providing welcome home baskets and more. Please visit our website at www.pinestreetinn.org/volunteer for ways to become involved.

Pine Street also gratefully acknowledges our planned giving donors who have designated our organization to receive bequests, annuities and other special gifts. We are pleased to recognize these supporters for their generosity as members of the Paul Sullivan Society, Pine Street's legacy society.

From Pine Street's guests, tenants, trainees, staff and board — thank you for your interest in our mission and your continued generosity.

INSPIRATION PARTNER

Pine Street Inn is grateful to recognize transformative commitments of \$15 million+

Yawkey Foundation

INDIVIDUALS

Pine Street Inn is grateful to the individuals who made gifts of \$1,000+ to support our work.

\$100,000+

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“I’m thankful
to be where I
am now. I have
a home and
peace.”

– Joyce, Tenant

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“The iCater
program has
given me a sense
of pride and
achievement.”

– **Claude**, Trainee

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“The more I see
someone who is
feeling down, the
more I want to build
them back up.”

– **Wayne Thomas**,
Men's Inn Senior Supervisor

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“I feel lucky to
have a roof over
my head, meals
and a supportive
community.”

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“Pine Street
Inn helped
turn my
dreams into a
reality.”

– Rodney, Tenant

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Shawn Nehiley
Jason Nelson

“I’m so grateful
to Pine Street
for everything
that I’ve
learned.”

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“I’m fortunate to be in a position where I can make a difference.”

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Veterans Services
Program Manager

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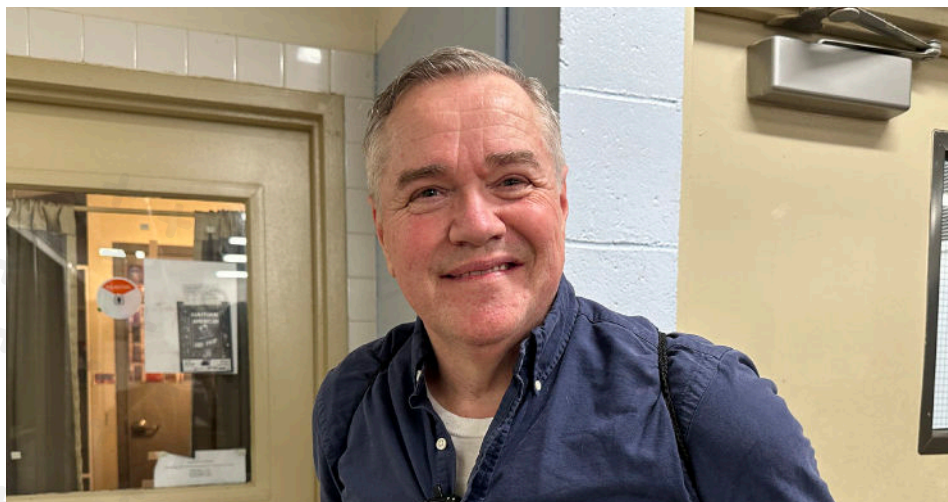
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Pine Street
treats me with
respect.”

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– Daryl, Tenant

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“The staff have
been incredible.
I've gained so
much experience
in the program.”

– Adonis, Trainee

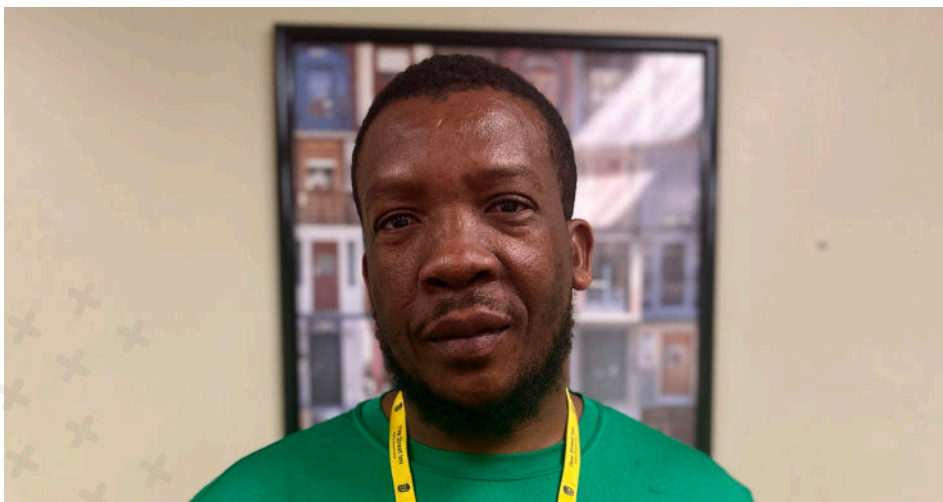
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“Every person
deserves a place to
call home, a dignified
job and access to the
services they need.”

— **Lauren Schmidt**,
Associate Director,
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A Note to Our Supporters

Thank you for your generous support. All gifts made to Pine Street Inn from July 1, 2024, to June 30, 2025, have been carefully reviewed to ensure that each is properly recognized.

Pine Street makes every effort to follow donors' preferences for their listing in this report.

If you have questions, or would like to change your recognition, please contact Adrienne Roberts, stewardship senior manager, at ARoberts@pinestreetinn.org or 617.892.9194.

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Dedicating *The Lyndia*

Pine Street Inn developed 3368 Washington Street, Jamaica Plain, in partnership with The Community Builders (TCB), a developer of affordable housing.

Named *The Lyndia* in honor of President and Executive Director Lyndia Downie's 40 years of service at Pine Street, the building had been the site of a one-story warehouse.

In March 2025, elected officials including Mayor Michelle Wu, Pine Street and TCB leaders and other key partners gathered to cut the ribbon, officially opening the building. With 140 units, *The Lyndia* is the largest supportive housing development in New England.

The building includes furnished apartments, gathering spaces and outdoor areas that encourage residents to engage with each other. Staff work closely with tenants, connecting them with community resources including medical and mental health support, job training and employment, as well as sharing life skills like shopping, cooking and budgeting.



How Your Gift Helps End Homelessness

Pine Street Inn deeply appreciates the generosity of its community of donors. As you consider a gift, please see below for the many ways to become involved.

Pine Street's advancement staff would be pleased to speak with you about your philanthropic goals. Please contact the advancement office at 617.892.9170 to speak with a team member.

Annual Fund

Pine Street welcomes unrestricted gifts made to its annual fund. These gifts provide the organization with flexibility to direct funds where they are needed most — whether emergency shelter, street outreach, job training or supporting people in moving toward housing with support services.

Restricted Support

Some supporters prefer to direct their donations to specific programs — from providing for the basics of shelter or outreach on the street, to helping people move beyond homelessness to a home and community.

Monthly Giving

Monthly gifts provide regular, dependable income. Join the *Inn*Keepers Club and make a recurring monthly gift, automatically charged to your credit card or checking account. The administrative savings mean your gift goes further in providing critical services.

Tribute and Memorial Gifts

Honor or remember your family, friends or colleagues for birthdays, weddings, anniversaries or the death of a loved one through a tribute or memorial gift. Pine Street will send a card to acknowledge your generosity.

Matching Gifts

Many companies sponsor matching gift programs to double (or even triple!) the charitable contributions made by their employees. Check with your employer or visit the matching gifts page on Pine Street's website at pinestreetinn.org/mg to determine if your company offers a matching gift program.

Planned Giving








Your planned gift supports Pine Street into the future while providing tax and financial benefits to you and your family. The Paul Sullivan Society, named in honor of Pine Street's founder, is an esteemed group of supporters who have named the organization as a beneficiary of bequests, charitable gift annuities, retirement accounts and other planned gifts.

Endowment

As Pine Street looks toward the future, a gift to Pine Street's endowment advances the organization's mission in perpetuity, supporting its long-term success ending homelessness. Endowment gifts may be unrestricted or directed toward a specific purpose.

Our Impact in the Community



 Pine Street Inn Headquarters	 Street Outreach	 Recovery Program
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