



**CARITAS**  
communities

Annual Report 2015

I'm home.



And I can see my future  
because of you.

# Looking to the future together

At Caritas, we see a future of less homelessness, more long-term housing, the highest quality support and **thousands of repurposed lives**.

We see a future of **compassion and action**, where our partners and donors remain determined to **tear down barriers** faced by low-income individuals, and where more young people get involved and **become stewards of the future**.

After 30 years, our foundation is strong. The path to success is clear—affordable housing **elevates lives** and communities.

Caritas thanks its **steadfast donors and volunteers** for preventing homelessness and improving lives, one room at a time.

At Caritas Communities, we provide very low-income individuals with permanent housing, support, a sense of community and expanded opportunities. For more than 30 years, Caritas has helped fill the need for safe, secure housing in Greater Boston.



I have a safe place to sleep  
because of you.

# Our Recent Accomplishments

Over the past 12 months, Caritas made significant strides in serving the neediest citizens of Greater Boston.

**Completed renovations of our Sydney Street property** entryway and the common areas of all three floors, including kitchens and pantries, bathrooms, hallways and back porches.

**Completed a full renovation of our Cortes Street properties**, home to 40 formerly homeless individuals, providing 32 beautifully updated rooms with private bathrooms and kitchens, and 8 rooms with private baths that share newly renovated kitchens and common rooms.

**Two future homes in South Boston.** With city approvals and co-developers SBND, The Mary Ellen McCormack lot will provide 47 homes for senior citizens, ages 62 and older. 206 West Broadway will provide 16 units of housing.

**Crossed the \$1 million mark** in donations at the 2015 Annual Dinner.

**Launched the Founder's First Five Campaign** to fully renovate the five original homes. We have reached 66% of our goal of \$500,000.

**Contracted with the New England Center for Homeless Veterans** to provide onsite case management services for the residents of Patriot Homes, South Boston.

**Institutionalized a partnership with Peabody Residential Services, Inc.**, establishing a residential program to assist 135 of our Boston residents by connecting them to valuable services—including physical and mental health, food sources and job connections. This is in addition to the crisis management support Peabody has provided Caritas since 2000.

**Expanded our Project Place** case management relationship to work with 40 Boston-based Caritas residents on job skill building, search and placement, as well as general supportive services.

**Expanded and strengthened core group of volunteers**, who provided capital improvements, writing and art workshops, and essential items (toiletries, food, holiday gifts and furniture) to improve lives.

**Engaged a growing number of young professionals** in the Boston community through the Caritas Young Leaders, who raised funds to purchase the contents of more than 100 Welcome Home Baskets, given to new Caritas residents living on less than \$20,000 annually or arriving straight from homelessness.



Photos top to bottom: New construction, Patriot Homes, South Boston; Renovated Sydney Street, Dorchester; Future construction, O'Connor Way, South Boston. Rendering courtesy of Davis Square Architects.

# Growth in Number of Residents Provided Access to Support Services

**30**  
RESIDENTS  
IN 2000

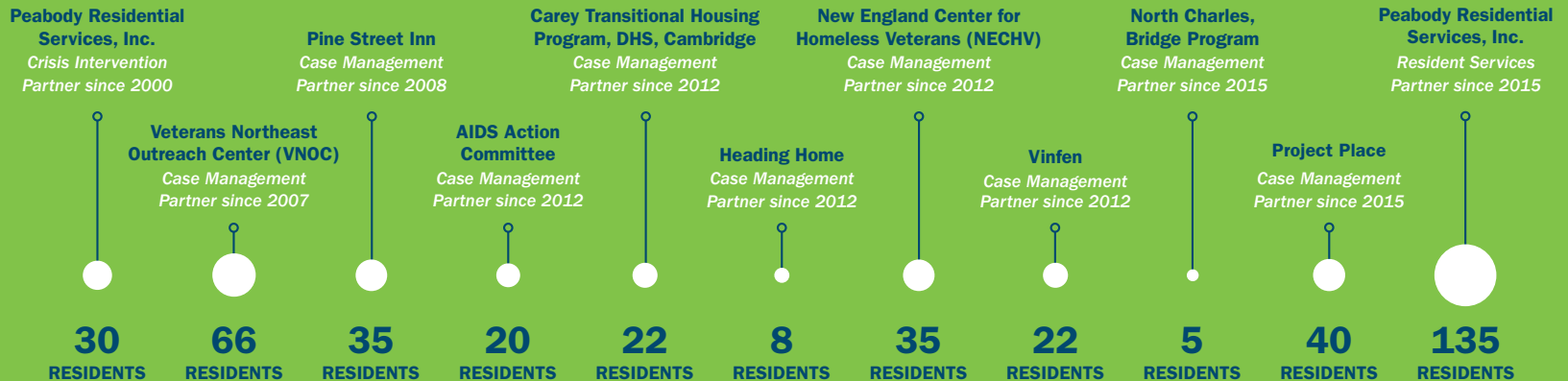
**131**  
RESIDENTS  
IN 2008

**238**  
RESIDENTS  
IN 2012

**418**  
RESIDENTS  
IN 2015

Caritas partners with **10 social service agencies** to provide **418 residents** access to onsite support.

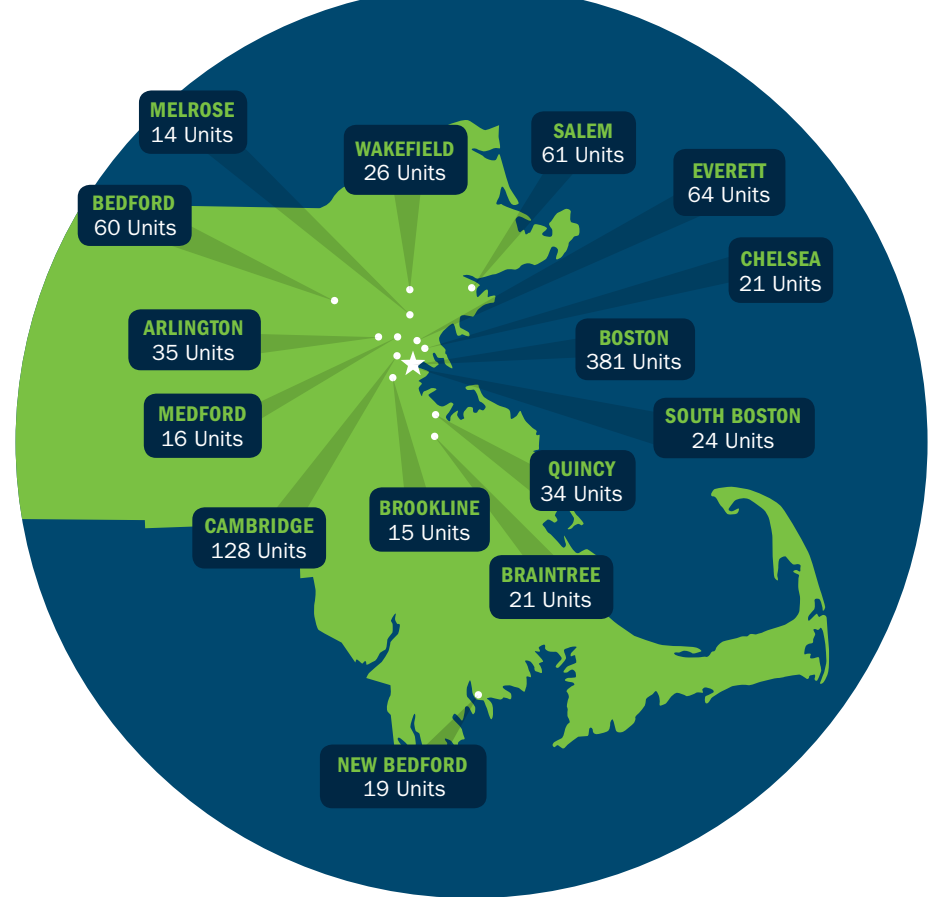
## Our Social Service Partners



**CARITAS MEETING ITS ORIGINAL BYLAWS** “To acquire and develop housing and to provide direct care social services to benefit low-income members of society.” — P. LEO CORCORAN AND THE INCORPORATORS, MARCH 5, 1985

# Growth in Housing

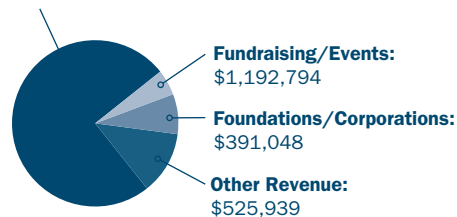
**Unit Growth**  
Every 5 Years



# 2015 Financials

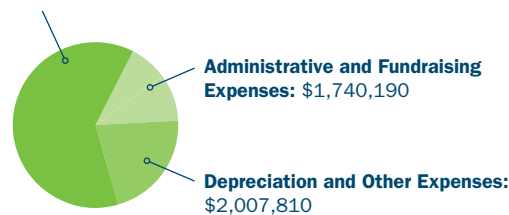
**Total Income: \$8,504,798**

**Property-related Revenue:**  
\$6,395,017



**Total Expenses: \$9,657,313**

**Property Operating Expenses:**  
\$5,909,313



# Our Alumni

“Being on the streets is the worst. It’s hard watching people walking home together, having fun. And the hardest thing is to hold down a job because you don’t know where you are going to sleep.”

**Terence,** Former  
Caritas Resident

What takes a person’s life offtrack, and what helps them put the pieces back together? Solutions have revealed themselves through three decades of providing housing for our underserved population. Without a home of one’s own, every ounce of energy is directed to figuring out where to sleep at night. Success grows through a bed and a clean shower, a support system and someone caring. It grows through partnerships that help heal and manage physical and mental disabilities, that enable financial responsibility, that provide employment support and a place to belong. Meet three Caritas alumni. Sharing their stories is their way of expressing their sincere gratitude.





## Terence

Terence was living with his girlfriend when she was evicted. Then he moved back in with his mom, but that house got sold. “I had no place to go,” he says. “It just happens. You never expect it.”

Next came the street and shelters. He takes medication to help with his anxiety and schizophrenia. It is hard for him to be around a lot of noise and crowds.

Terence explains, “For five years, Caritas gave me a place to come home to. They offer things to do to keep your mind off of everyday stresses. I love what they are doing to help people. They helped me find my own apartment, and then I learned that someone was donating furniture for me. Incredible.”

Caritas filled a void for Terence, and with those opportunities and supports, he is now happily settled in his own apartment, preparing to go back to school and work.



## Arlene

Disappointments by her family and a roommate plunged this college graduate and low-paid office temp worker into homelessness in 2010.

“To be homeless and working, you need to think like a chess master,” she says. “It’s so difficult wondering where to sleep each night, having to hide your suitcase in a closet at work because you don’t have time to go to storage during the ‘shelter shuffle’ days.”

“When I learned about Caritas I couldn’t believe a place like that existed.”

For two years, Caritas was an oasis for Arlene, providing affordable rent, stability, a rent history and a quiet night’s sleep. She now lives in her own apartment, not far from her work. She reflects, “I’m sorry if I get really emotional. Caritas was so good to me in renewing my hope and enabling me to save for my current apartment.”



## Tim

At 8, Tim’s mother had him making martinis for her. By 13, it was drugs. At 23, he lost his job, his mother and almost his life. That’s when he checked himself into detox and got sober. Various shelters led him to Caritas.

“The building was a wonderful place to go home to after work as a health aide. Throughout my four years, I learned financial responsibility, how to cook, clean and repair things and I became manager of the building,” he says.

Tim is now married, living a full and happy life in Cambodia. He writes, “I am teaching English in a middle school and volunteering with kids who can’t afford to go to school. I’m making a difference. I would love to start something like Caritas in this country. I will forever use the tools I learned from Caritas. Thank you for providing me with a clean, safe living arrangement that allowed me to get my life together. You have truly changed my life.”



My dignity is restored  
because of you.

# Our Programs

**PERMANENT HOUSING** Caritas annually provides more than 1,000 very low-income individuals permanent homes. For more than 30 years, Caritas has helped fill the need for affordable, safe, secure housing in Greater Boston. We prevent homelessness and stabilize neighborhoods.



**30 BUILDINGS**  
plus 2 more building sites in progress

**14 GREATER BOSTON COMMUNITIES**

**1,000+ RESIDENTS**

**RESIDENT SERVICES** Caritas strategically partners with 20 housing placement and social service agencies to provide supportive services to our residents in need of help and to provide social service agencies the housing they need to best care for their clients: a win-win-win for our residents, the service providers and the Commonwealth.



**400+ RESIDENTS**

have access to supportive services to meet food and nutritional, physical and mental health, and job placement and skill-building needs

**20 PARTNERING ORGANIZATIONS**

**HOMES HELPING HEROES** As the largest provider of permanent veteran housing in Greater Boston, and with our 24/7 wraparound supportive services, Caritas is helping to make sure that those who defended our nation's liberties will have a home when their military service ends.



**200+ VETERANS**  
housed in emergency, transitional and permanent units in the last year

**100+ VETERANS**  
utilized our onsite supportive services, 24 obtained jobs and 56 moved to independent living

**HOMELESSNESS PREVENTION FUND: RENTAL ASSISTANCE** By providing emergency funds to cover rent during a temporary setback, hard-working residents scarcely making ends meet do not have to fear losing their home due to a few days of missed work because of illness, lost work hours or other circumstances beyond their control.



**104 RESIDENTS**  
received temporary financial assistance ranging from \$100 to \$1,500

**90%**  
of those residents have been able to remain in their Caritas home



# Thank you to our donors

Caritas is proud to present our 2015 donor list. If anything is in error, please contact us so we can apologize and make the correction.

## **\$100,000+**

The Park Street Corporation and  
Father Robert F. Quinn, C.S.P.  
The Vincent Mulford Foundation

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*"Serve With Liberty" volunteers painted interiors of our Beacon Street Home*

**To those who have given their time, energy, expertise and resources, please accept our deepest gratitude. Your commitment and compassion make a fundamental difference in the lives of our residents.**

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Preventing homelessness.  
Improving lives. One room at a time.

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[caritascommunities.org](http://caritascommunities.org)





**As a friend and supporter of**

Caritas Communities, we are pleased to share our 30th Anniversary Annual Report with you. Your continued support for our work is what provides homes and hope for each of our low-income residents.

Gratefully yours,

A dark blue rectangular box containing a white, handwritten signature that reads 'Mark J. Winkeller'.

Mark J. Winkeller, PhD  
Executive Director

Preventing homelessness. Improving lives. One room at a time.