



# Rebuilding Lives

Stories from Caritas Communities ■ Winter 2017

Preventing Homelessness. Improving Lives. One Room at a Time.



Wayne Patenaude and Cambridge Savings Bank, Caritas Humanitarian Award recipients



Caritas resident speaker, Andrea (left) and Colby Swettberg, CEO, Silver Lining Mentoring

## A Powerful Display of Humanity—By All of You.

**THE 31<sup>ST</sup> CARITAS ANNUAL DINNER** was an evening to celebrate partnerships—with donors, volunteers, and housing and social service agencies working together to better the lives of our lowest-income citizens.

Our treasured donors' generosity and compassion on November 16th will provide the housing and support our residents' need to have dignity and rebuild. The evening's display of the art and writing of Caritas residents exemplified the power of partnering to combat isolation and promote self-expression. Our work with Operation A.B.L.E. and Silver Lining Mentoring gave courage to residents like Tom and Andrea to share their life stories—once of despair, and now of hope and happiness.

This year's P. Leo Corcoran Humanitarian Award honored Wayne Patenaude and Cambridge Savings

Bank for their partnership and commitment to giving back to the community. And, because you chose to raise your paddle to support this year's Fund-Our-Mission, a full-time resident services coordinator will help hundreds of residents connect to health care, employment opportunities and their community.

It takes strong partnerships to improve lives. Thank you for your support and for entrusting us to do our job of providing clean, safe, permanent, supportive housing to those most in need.

It is your compassion that is changing the narrative of our residents' lives. ■

## Veterans Families, Home at Last: Patriot Homes Ribbon Cutting

Caritas and our partner, South Boston Neighborhood Development Corporation (SBND), are delighted to announce the Veterans Day official opening of Patriot Homes. The renovation of an abandoned police station at the corner of D Street and Athens Street in South Boston provides 12 studios, 2 one-bedroom apartments, and 10 two-bedroom apartments, fully occupied

by veterans and their dependents. These furnished apartments will provide onsite property management staff and essential onsite support from the New England Center for Homeless Veterans.

Continued on page 3

Helen Corcoran with board member, Maura Murphy; Mayor Walsh and US veteran; Ribbon cutting by Donna Brown, Mark Winkeller, Mayor Walsh and Congressman Lynch



## Affordable to Whom?



**That Depends.** The term “affordable housing” is generally understood to be housing for lower-income individuals and families. Because the range of qualifying income is fairly wide, there are notably different levels of affordable housing. Caritas Communities provides affordable housing to low- and extremely-low income citizens who face or experience homelessness as a result of their earnings.

That income range depends on the Affordable Median Income (AMI), as defined by the Department of Housing and Urban Development (HUD) based on income data per county. Most commonly offered affordable housing is for those earning from 50% (\$34,350) to 100% (\$68,700) of the AMI. **The average Caritas resident earns around \$21,000 per year** and is categorized as 30% of AMI or “extremely low income.” In fact, **59% of our residents earn under \$15,000 annually.** This means that we are serving the lowest-income levels.

Income is the key determinant of the quality of one’s housing. For most in the lowest income bracket that can often mean homelessness or substandard, unsafe living conditions. Because of your support, Caritas is a proud leader in providing dignified and affordable housing for our lowest wage earners.

— Mark Winkeller

## Thank You, Park Street Corporation

### A Lifetime of Helping the Underserved Results In a Legacy Gift to Caritas

Good friend to Caritas founder P. Leo Corcoran, Father Robert Quinn founded and directed the Park Street Corporation, which brought Boston business leaders together with the goal of improving local public education, health care, housing and courts and law enforcement. As a graduate of Boston College High School and St. Paul’s College in Washington D.C., he was ordained a Paulist Priest in 1953. Serving as Chaplain of the Massachusetts House of Representatives for 30 years, Father Quinn served on numerous municipal and advisory committees,

in service to the underserved and underrepresented.

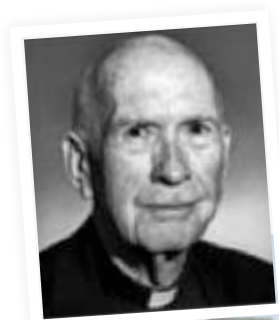
Long-time Caritas supporters and the Corcoran Family worked closely with Father Quinn, and following his death in October 2015, they joined the dissolution committee determining the distribution of the corporation’s funds. Caritas Communities was voted a major recipient of \$450,000. These generous funds have provided critical support for the operations of Caritas homes. In memory of Father Quinn, Caritas is committed to helping Boston’s homeless return home. ■

## LEAVE YOUR Legacy



Founder P. Leo Corcoran’s legacy of preventing homelessness by housing low-income workers has continued through the work of Caritas Communities for more than 30 years. If you would like to prevent homelessness in a lasting way, planned giving is for you. Help Caritas continue to provide affordable housing options for those citizens of Greater Boston who are most disadvantaged, because housing provides stability to those in need and strengthens the community for everyone.

**Benefits to planned giving are numerous:** It’s an easy way to give. It’s exempt from taxes. You’ll have the flexibility to adjust beneficiary designations at any time. For those who wish to follow in the founders’ footsteps by including Caritas Communities in his or her will, please contact Director of Fund Development Karin (Cassel) Mitterando via email at [kcassel@caritascommunities.org](mailto:kcassel@caritascommunities.org) or call 781-843-1242 ext. 23.



289 Centre Street, Dorchester

**Rebuilding Lives** This newsletter is published twice a year for supporters and friends of Caritas Communities. For information about Caritas or to arrange a tour of our properties, please contact Karin (Cassel) Mitterando, Director of Fund Development and Communications at 781.843.1242 ext. 23 or [kcassel@caritascommunities.org](mailto:kcassel@caritascommunities.org). Mark Winkeller, Executive Director. Karin (Cassel) Mitterando, Editor. Wendy Price, Writer. Carol Maglitta/One Visual Mind, Designer. Romana Vysatova, Photographer. Caritas Communities ■ 25 Braintree Hill Office Park, Suite 206 ■ Braintree, MA 02184 ■ [www.caritascommunities.org](http://www.caritascommunities.org) ■ 781.843.1242 Copyright 2017

## From “Wish Sandwiches” to Hope

Marc “Moses” has been a Caritas resident for three years. While he was growing up, his mom, “the best woman in the world,” worked two jobs to feed 10 kids. She served them “wish sandwiches”: mayo on bread. “We wished we had some meat,” he muses.

His teachers used to tell him that he wouldn’t amount to anything. He was quiet, so they graduated him, unable to spell. Eventually, he taught himself to read.

Marc served in the National Guard but suffered from depression and mental health issues. He lived at the New England Center for Homeless Veterans

for two years, and for many years before that, he slept in the Boston Common.

“The one thing that changed everything was when I moved into my Caritas home. It gave me hope. Without hope, why would I do anything different? Why would I change?”

Now Marc is stable and a member of the Mayor’s Advisory Board on Persons with Disabilities, the Housing and Urban Development (HUD) Advisory Committee and many others. He is focused on finding a position in human services that reflects his passion for working with people with mental health and substance use issues. ■



### I Am From The Book of Knowledge

I am from the Book of Knowledge encyclopedia  
Packed away in boxes and smelling of age.  
I am from a bungalow country house,  
Aligned with the setting and rising sun.  
I am from meteors seen at night in the back yard.  
I am from an old floor-model radio and  
world globe  
From Mrs. Fannie Martin and Mrs. Uzella Tate  
And from resourcefulness and self-assurance.  
From hard work.  
I am from Christmas celebrations and family visits  
And very good cooks.  
From fried chicken and black-eyed peas  
And a clock with the inner works exposed.  
I am from the moment that my cousin scared me  
with a magnifying glass  
And I later became fascinated by it (and optical  
instruments in general).  
Television scared me and later it was hard to tear  
me from it.

– Robert, Caritas Resident



Marc “Moses” proudly displays his House of Representatives recognition for improving the lives of those in recovery.

## Patriot Homes Ribbon Cutting continued from pg. 1



Senator Linda Dorcea Forry, Donna Brown and Mark Winkeller

This vital redevelopment project was financed through a combination of funding sources drawn from private and government funders.

Caritas is fulfilling a critical need for housing in this neighborhood, where the percentage of veterans is double the city-wide average. According to Donna Brown, Executive Director of SBND, “South Boston has a long history of military service and a higher percentage of veterans than many other neighborhoods in the city. With rents rapidly increasing, Patriot Homes will help deserving veterans to continue to live here, in our community, with the resources they need.” Mayor Walsh expressed his passion for the project, saying, “We want our veterans to call this city home after unselfishly serving our country.” ■

**Private Funders** Amelia Peabody Charitable Fund • Charlesbank Homes • Enterprise Community Partners • Flatley Foundation • MA Attorney General’s Office • Ruby W. and LaVon P. Linn Foundation • TD Bank • The Home Depot Foundation • The Vincent Mulford Foundation • Thomas Anthony Pappas Charitable Foundation • Yawkey Foundation

**Government Funders** Massachusetts Department of Housing and Community Development (DHCD) • Massachusetts Community Economic Development Agency • Federal Home Loan Bank of Boston • MassHousing Affordable Housing Trust Fund • City of Boston • Boston Planning & Development Agency



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

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## Save the Date: 32nd Annual Dinner Wednesday, November 15th Westin Waterfront Hotel Honoring P. Leo Corcoran Humanitarian Award Recipient **Gloria Clough**

STAY TUNED FOR MORE DETAILS

### Do You Have a Few Minutes to Get Involved?

Would you like to assist a resident with job applications? Lead a workshop? Like to paint? Garden? Cook? Teach meditation? Please contact Wendy Price at [wprice@caritascommunities.org](mailto:wprice@caritascommunities.org), 781.843.1242 ext. 25

### SAVE THE DATE: Fourth Annual Young Leaders Event—Tuesday, May 23, 2017

Join us Tuesday, May 23, 2017, from 6:00 - 8:00 p.m. at Tia's on the Waterfront. \$20 suggested donation for **Welcome Home Basket essentials**. For more information, please contact [wprice@caritascommunities.org](mailto:wprice@caritascommunities.org)



### Please help us set up Patriot Homes

kitchens for our newest residents—low- and extremely low-income single veterans and veterans with families. Go to Target online gift registry, find *Caritas* using the Advanced Search option, and when checking out, select the Caritas address for shipping. Questions? Please contact [wprice@caritascommunities.org](mailto:wprice@caritascommunities.org)

### Give the Gift of a Home.

Please support Caritas Communities.  
Contact Karin (Cassel) Mitterando at [kcassel@caritascommunities.org](mailto:kcassel@caritascommunities.org),  
781.843.1242 or visit [www.caritascommunities.org](http://www.caritascommunities.org)



## Why Caritas Communities?

**Because we believe every person deserves a safe, clean place to call home.**

- Established in 1985 by P. Leo Corcoran, Caritas Communities is the largest non-profit owner and manager of permanent veteran and single-room occupancy housing in Greater Boston.
- Caritas provides more than 1,000 low and extremely low-income residents supportive services and safe, clean, stable housing in its 30 buildings in Greater Boston annually.
- Rents range from \$140 to \$160 per week and include all utilities and furnishings.