



Caritas Communities

*Preventing Homelessness with
Affordable Housing*

Improving lives.

2013 ANNUAL REPORT



One room at a time.

“By running our properties on a not-for-profit basis, renting at below-market rents, providing on-site case managers and partnering with other service agencies, we make it possible for our residents to have a permanent home and find stability and dignity in their lives.” — FOUNDER P. LEO CORCORAN

Founder P. Leo Corcoran and a core group of supporters started with one triple-decker in Dorchester in 1985 with a vision to “acquire and develop housing and provide other social services to benefit low-income members of society.” With a focus on preventing homelessness and stabilizing neighborhoods in Greater Boston, Caritas now owns and manages 29 properties that provide housing to 895 people. We will continue to develop affordable housing properties as long as there are people who cannot afford a place to live: individuals who do not make a living wage — the working poor, elderly, disabled and veterans. *Because no one should be homeless.*



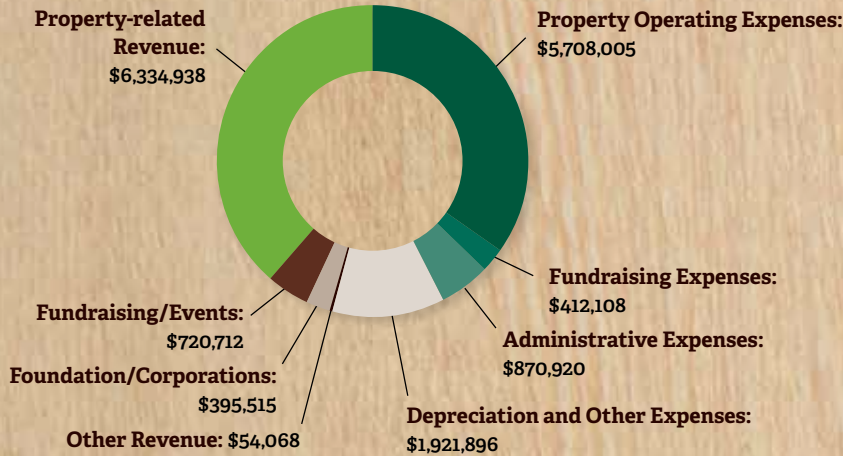
You gave them their
home with your gift.
These smiles
belong to you.

“ I am grateful that I have a warm bed and hot
shower every day. ” — DORCHESTER RESIDENT

2013 Financials

TOTAL INCOME: \$7,505,233

TOTAL EXPENSES: \$8,912,929



OUR NUMBERS TELL THE STORY In 2014, we surveyed our residents. The results are a stark summary of the challenges faced by individuals who are not able to make a living wage.



Have experienced homelessness at some point in their lives



Are unemployed, citing that they are either retired, looking for work or disabled/unable to work



The median length of stay in a Caritas room



Were homeless immediately prior to living at Caritas



Earn under \$15,000 annually—mainly in service sector jobs (cooks, security guards, retail clerks)



Plan to stay several years to as long as possible

Data updated as of September 2014



“ Caritas is a warm and safe haven that has allowed me to get back on my feet. I am very grateful. ”

— QUINCY RESIDENT

“ They saved my life. ”

— BROOKLINE RESIDENT

“ Caritas gives single working adults a place to save money while providing a safe place to call home. ”

— BOSTON RESIDENT

Give the Gift of a home.

Please support Caritas Communities

Contact Karin Cassel at

kcassel@caritascommunities.org

or visit www.caritascommunities.org



CARITAS COMMUNITIES

14 Communities, 29 buildings,
895 units and growing

Arlington – 35 rooms

Bedford – 60 rooms

Boston: Allston/Back Bay/Dorchester/
Fenway/Roxbury/South End – 381 rooms

Braintree – 21 rooms

Brookline – 15 rooms

Cambridge – 128 rooms

Chelsea – 21 rooms

Everett – 64 rooms

Medford – 16 rooms

Melrose – 14 rooms

New Bedford – 19 rooms

Quincy – 34 rooms

Salem – 61 rooms

Wakefield – 26 rooms



*Our newest residence,
Patriot Homes,
underway Fall 2014
in South Boston*

Highlights of Our Work

In 2013, Caritas made significant strides in serving the neediest citizens of Greater Boston:

- Provided housing to 895 individuals who are not able to make a living wage
- Opened six emergency beds for homeless veterans
- Launched a rental assistance relief fund, the Homelessness Prevention Program
- Provided social services to over 350 residents
- Established a partnership with Project Place
- Launched the Caritas Young Leaders Program
- Continued securing funding for Patriot Homes construction and Cortes Street renovations

Construction Starting in 2014

Patriot Homes, 24 units of housing for veterans and families in South Boston, the first of such housing in Greater Boston.

Cortes Street renovations, 40 units of housing for formerly homeless and domestic violence victims in Boston's Bay Village.

Completed Developments

186 Marlborough Street, Boston, is a classic Back Bay brownstone. It was originally a family home, and then a lodging house for decades. Caritas bought and totally renovated the building, including all new systems and finishes, to create a quality home for 14 low-income residents. This is the only building in the Back Bay committed to remaining an affordable housing resource in an otherwise gentrified neighborhood.

Why Your Support Matters

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

Caritas provides safe, well-maintained, affordable housing to individuals who have risen out of homelessness or are at greatest risk of homelessness. Our staff provides on-site case management and partners with other service providers to deliver the support our residents need to work toward a healthy, stable life. The Caritas model creates sustainable properties that lessen the need for homeless shelters while revitalizing buildings and neighborhoods. We are committed to providing each resident a permanent home and stability and dignity in their lives.

MORTGAGE LENDERS AND TAX CREDIT INVESTORS

Bank of Canton
Bedford Housing Trust
Boston Housing Authority
Boston Department of
Neighborhood Development
Boston Neighborhood Housing Trust
Boston Private Bank
Brookline Bank
Cambridge Savings Bank
Citizens Bank of Massachusetts
City of Cambridge
City of New Bedford
City of Quincy
Community Economic Development
Assistance Corporation
Eagle Bank
John Hancock Realty Advisors
Mansfield Bank
Massachusetts Affordable
Housing Trust Fund
Massachusetts Department
of Housing and Community
Development
MassDevelopment
Massachusetts Housing
Investment Corporation
Massachusetts Housing Partnership
Needham Bank
North Suburban Consortium
People's United Bank
The Property and Casualty Initiative
RBC Tax Credit Equity LLC
StonehamBank
Town of Brookline



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