



Rebuilding Lives

Stories from Caritas Communities ■ Spring 2016

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



From left: Kerry, Jorge, Fidel and Donessa



From left: Anne Margulies, Kevin O'Flaherty and Marc Margulies

Sparked by Your Generosity, Courage Reveals Itself

30 Houses in 30 Years. Thousands of Lives Improved. Donessa, Kerry, Fidel and Jorge found the courage to speak at this year's 30th Annual Dinner because they are housed and have found stability in their Caritas home. This is because of YOU. Each resident's compelling story was built around everyday people suffering hardships that change the direction of a life forever—suicide of a loved one, trauma from service, growing up in foster care and domestic violence. Yet each life has been improved, and hope has been restored. That is no small task. It takes supportive services and a place to call home. And that is what your gift supports for 895 people every day. With deepest gratitude, **thank you for making the 30th Annual Dinner the most successful in Caritas history.**

Honored this year were Anne and Marc Margulies, who spoke of the importance of transforming lives by helping our less fortunate neighbors. Their

commitment to philanthropy and social justice made them the perfect recipients for this year's P. Leo Corcoran Humanitarian Award. Our dinner co-chairs, Diane Rubin and Mike Binette, and the dinner committee worked tirelessly to inspire donors throughout the Commonwealth to help cross the \$1 million goal. And, with the help of Gloria Clough and emcee David Brown through the Fund-Our-Mission paddle-raising, \$120,000 was generated toward our \$500,000 goal for our Founder's First Five Fund, which will provide necessary upgrades to our five original buildings bought in the '80s.

Thank you for your tremendous generosity and belief that we all deserve a home. It is through your caring and support that we are able to provide an opportunity for our residents to rewrite their life stories from a room of their own.

To view the evening's video, go to www.caritascommunities.org.

The Founder's First Five Fund: We Need Your Support

5 ORIGINAL HOMES FROM THE 1980s...
showing their years and in serious need of updates and repair:

7 KITCHENS

2 ROOFS

14 BATHROOMS

2 FRONT DOORWAYS

3 PORCHES

15 FLOORS of common space plaster & paint

30 MORE YEARS OF PERMANENT HOUSING for 50 very low-income individuals in Dorchester and Quincy

\$500K CAMPAIGN UNDERWAY \$270K has been secured through the 30th Annual Dinner to fill the gap where no public fundings exists.

DID YOU KNOW:



Our Marlborough Street residence is the only remaining licensed lodging house in the Back Bay to have guaranteed affordability for its residents?

Originally a rectory, Dr. Elwood Worcester moved into the five-floor walk-up in 1904 when he became the rector of nearby Emmanuel Church. Convinced of the power of combining medicine, spirituality and peer support, he laid the groundwork for what was to become Alcoholics Anonymous.

His daughter, Constance, lived among and cared for several elderly and indigent men and women at the property until her death in 1986. The family bequeathed the property to a community development organization that transferred the property to Caritas Communities at no cost in 2010. In 2012 we received private gifts coupled with funding from the City of Boston and the Commonwealth of Massachusetts that paid for improvements to the bathrooms, kitchens, rooms and common areas.

Through your loyal support, Caritas proudly honors the family's intention that the property remains affordable and in service to improving the lives of the economically marginalized.

— *Mark Winkelfer*

Building Homes and Hope in Bay Village and South Boston

The major upgrades to **7-11 Cortes Street in Boston's Bay Village** are underway, with an anticipated completion date of May 2016. Every one of the 40 residents are BHA Priority One placements—all arriving straight from homelessness. These vital places of refuge are being transformed from SROs to studios. Taken down to the studs, these four brownstones will now provide 36 fully furnished homes with new private kitchens and bathrooms in each. In addition, there will be beautifully updated common rooms and shared common kitchens for the other four units that will have private baths and communal kitchen access.

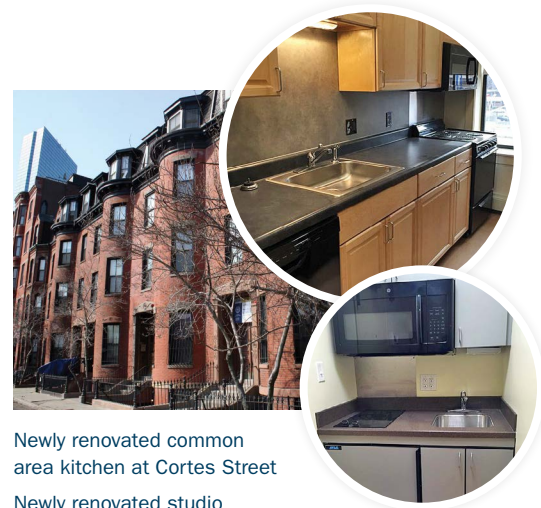
South Boston's Patriot Homes, scheduled to open in September 2016, is the future home to individual low-income veterans and veterans with dependents. This will be the **ONLY** veteran housing in Greater Boston offering units to veterans with families. The D Street Police Station rehab portion for individuals is solidly underway, with interior framing complete. The family units, located in an adjacent building on Athens Street, are also in progress, with exterior framing complete and the roof about to be installed.

Stay tuned for ribbon cutting dates. Decreasing homelessness and increasing dignity and opportunity—that is something to celebrate! ■

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, Director of Fund Development and Communications at 781.843.1242 ext. 23 or kcassel@caritascommunities.org. Mark Winkelfer, Executive Director. Karin Cassel, 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 ■ 781.843.1242 Copyright 2016



There are 28 licensed lodging houses in the Back Bay. Caritas' 186 Marlborough Street is the only one of the 28 locations with a written affordability covenant. This affordability covenant lasts for the next 95 years.



Newly renovated common area kitchen at Cortes Street
Newly renovated studio kitchen at Cortes Street



Patriot Homes construction

Many Hands, Big Impact

Arriving from homelessness with few personal belongings, more than 100 residents earning less than \$20,000 annually, or 30% of the HUD median income, have received Welcome Home Baskets filled with new essential items of blankets, dishes and toiletries. To our residents, these baskets illicit much needed reasons to smile.

THANK YOU TO: Cambridge Savings Bank for donating, assembling and delivering 48 Welcome Home Baskets to the Caritas Bedford Veterans Quarters.



The Caritas Young Leaders for giving and raising the funds for items for 100 Welcome Home Baskets, including assembly and delivery.

The students of the **South Shore Educational Collaborative** for assembling 25 Welcome Home Baskets.

And the many corporate sponsors:

The Brennan Group, Capstone Communities, Corcoran Management Company, Eastern Bank, Goulston & Storrs, John Hancock, Beacon Communities, Northbridge Companies, Statesmen Group and the Wellesley Bank Charitable Foundation. ■

Students from the South Shore Collaborative, John Paul and Ashley



Sean Feeney

As of this past May, 20-year-old Sean became homeless and was living in his car. As winter got closer and it was getting colder and colder, he was grasping at straws. That's when he learned he could move into his Caritas home. "Since I've been here, I am so happy. I finally have a place that I can call home, that I don't have to fear that someone is going to break in and steal my things. It's a really nice feeling."

Sean tried to continue with his college classes while he was homeless, but it was too difficult. He didn't want to tell anyone about his situation because "I thought I could do this—I didn't want people feeling sorry for me. But as they say, 'Pride goeth before the fall.' I wish people would stop judging others until they have walked a mile in their shoes. Who knows, someone may be trying to dig their way out of a hole."

Upon receiving his Welcome Home Basket, Sean shares, "No one expects this. People are trying to survive day after day after day and boom...kindness with no expectation to pay it back. It establishes such goodwill. If one person does one nice thing, then that's it. But if 100 people do nice things, it keeps rebounding and rebuilding. I will pay this kindness forward."

Upon receiving their Welcome Home Baskets:

“When I got my basket on New Year's Eve, it was like Christmas all over again. I was using paper plates.... I now have my glass plate and this bowl. It's so pretty. And the clock.... I needed a clock, and it was just what I wanted. Perfect. I am so relieved and grateful for all the items.”

— **Kim, Wakefield Resident**

“It was like double Christmas. I needed a pillow. I had no blanket and was kind of cold my first few nights. I got all my stuff from that basket and am so appreciative.”

— **David, Everett Resident**

Arthur Winn



“You Help. You Give. You Help.”

Arthur Winn comes from modest roots. His father died when Arthur was in his early teens. He was raised by a mother whose values and influence had much to do with his success and why he chose the sector of affordable housing.

“When Leo [Corcoran] founded Caritas, for me it was the classic Irish Catholic charity that uniquely addressed the housing needs of the working poor,” says Arthur. Approximately half of Arthur's 97,000 owned or managed units are affordable housing.

Arthur counted Leo and John Corcoran among his closest friends and has stood beside Caritas and its housing for the working poor for 30 years. His memories of Leo and John are of

utmost admiration, calling them heroes for their contributions to society. Arthur recalls that a few days before John Corcoran's death, John Keith and he visited John Corcoran at Massachusetts General Hospital and Arthur has never forgotten his final words to them: “John and Arthur, you have to stand together with respect to charity.”

When asked what he would like his legacy to be, Arthur answered unequivocally, “To be the best in affordable housing.” It appears through the decades of hard work, he has achieved what he set out to do. Arthur believes that “you can be a large city, but you can't be a great city unless you have housing for the working poor.” ■



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Improving lives.
One room at a time.

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Celebrate Our 31st Annual Dinner! Wednesday, November 16th Boston Marriott Copley Place

STAY TUNED FOR MORE DETAILS

Caritas Communities Proudly Announces New Logo and Tagline

Our tagline says it all in concert with a modern graphic that represents housing that is solid, professional and forward thinking. The keyhole represents opening doors and opportunities, something we work tirelessly to do.



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Coming Soon!

Our new and improved website. We are very excited about this launch, which will allow us to fully inform you on all aspects of our work and why we know that sustainable, affordable housing works.

Give the Gift of a Home.

Please support Caritas Communities.
Contact Karin Cassel at
kcassel@caritascommunities.org,
781.843.1242 or visit 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 low- and extremely low-income residents safe, clean and stable housing in its 895 rooms in 30 buildings in Greater Boston.
- Rents range from \$120 to \$145 per week and include all utilities and furnishings.