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 SBNDC, 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.
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

- Peabody Residential Services, Inc.
  Crisis Intervention Partner since 2000
- Pine Street Inn
  Case Management Partner since 2008
- Carey Transitional Housing Program, DHS, Cambridge
  Case Management Partner since 2012
- New England Center for Homeless Veterans (NECHV)
  Case Management Partner since 2012
- North Charles, Bridge Program
  Case Management Partner since 2015
- Peabody Residential Services, Inc.
  Resident Services Partner since 2015

- Veterans Northeast Outreach Center (VNOC)
  Case Management Partner since 2007
- AIDS Action Committee
  Case Management Partner since 2012
- Heading Home
  Case Management Partner since 2012
- Vinfen
  Case Management Partner since 2012
- Project Place
  Case Management Partner since 2015

- Peabody Residential Services, Inc.
  Crisis Intervention Partner since 2000
- Pine Street Inn
  Case Management Partner since 2008
- Carey Transitional Housing Program, DHS, Cambridge
  Case Management Partner since 2012
- New England Center for Homeless Veterans (NECHV)
  Case Management Partner since 2012
- North Charles, Bridge Program
  Case Management Partner since 2015
- Peabody Residential Services, Inc.
  Resident Services Partner since 2015

30 RESIDENTS
66 RESIDENTS
35 RESIDENTS
20 RESIDENTS
22 RESIDENTS
8 RESIDENTS
35 RESIDENTS
22 RESIDENTS
5 RESIDENTS
40 RESIDENTS
135 RESIDENTS

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

1985  24
1990  58
1995  157
2000  338
2005  531
2010  719
2015  919 Units

Total Income: $8,504,798
- Property-related Revenue: $6,395,017
- Fundraising/Events: $1,192,794
- Foundations/Corporations: $391,048
- Other Revenue: $525,939

Total Expenses: $9,657,313
- Property Operating Expenses: $5,909,313
- Administrative and Fundraising Expenses: $1,740,190
- Depreciation and Other Expenses: $2,007,810
Our Alumni

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.

“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
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

**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.

- **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

**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

**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

**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**
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

$50,000 – $99,999
The John and Mary Corcoran Family Foundation
Liberty Mutual Insurance
SMC Management Corp.

$25,000 – $49,999
Ann Marie and Dick Connolly
Ludcke Foundation
Mabel Louise Riley Foundation
Yawkey Foundation

$10,000 – $24,999
Anonymous
The Architectural Team
Michelle and Robert Atchinson
Glia and Chuck Clough
AvalonBay Communities, Inc.
Blilt-Rite Construction, Inc.
Brookline Bank
Kim and Dennis Burns
Callahan, Inc.
Cambridge Savings Bank
Stephen M. Chapman
Commercial Brokers Association
Line and Tom Corcoran
Midge and Tom DeSimone
Alexander Fontanes
The Hamilton Company Charitable Foundation
InterContinental Insurance Brokers, LLC
Keith Construction, Inc.
Nadia and Bill Lane, Jr.
Lawrence Model Lodging Houses Trust
Anne and Marc Margulies
Linda and Bill McLaughlin

New England MCA/MSCA
The Northbridge Companies
P Leo and Helen A. Corcoran Charitable Foundation
Putnam Investments
Rental Housing Organization
Rockport Mortgage Corporation
Winn Companies

$7,500 – $9,999
Citizens Energy Corporation
Lori and Peter Comeau
Corcoran Management Company
Jim Corcoran
Edward Darman Company
Anne Perkins and Richard High
Rackemann, Sawyer & Brewster
StonehamBank
TJX Companies
Winchester Savings Bank

$5,000 – $7,499
Alice and Walter Abrams
Beacon Communities, LLC
Suzanne Hodson and Michael D. Binette
Boston Capital/Jack Manning
Mary and John J. Boyle
Cambridge Community Foundation
CohnReznick
Corcoran Jennison Companies
Ginny and Frank Corcoran
Joseph E. Corcoran
Kevin Costello
Curtis Construction Company, Inc.
Linda Darman
Davis Square Architects, Inc.
Cynthia and Bryon Deysher
Eastern Bank
Erlend Construction, Inc.

Flagship Foundation
Joanne and Timothy Forde
Gunilla and Kevin Gorman
Goulston & Storrs, PC
Greystar
The Jennison Charitable Foundation
John Hancock Financial Services
John Moriarty & Associates, Inc.
Kelmon Drywall, Inc.
Robert K. Kraft
Laura and Chris Mansfield
Judith and Michael A. Manzo/
The Manzo Company
Massachusetts Housing Investment Corp.
Millennium Partners
Mullins Management Co.
NEI General Contracting
Petersen Engineering, Inc.
Prince Lobel Tye, LLP
Roma Painting Corporation
Seyfarth Shaw, LLP
Stratford Capital Group
Suffolk Construction
Superior Plumbing, Inc.
Trammell Crow Residential
Trinity Financial, Inc.
V. Francis Mechanical Contracting Company, Inc.
Walker & Dunlop
Roselee and Jim Wayman
WaypointKLA, Inc.
Webster Bank, NA
Wingate Companies
Rachel and Mark Winkeller

$3,000 – $4,999
David Williams Adams
Alliance Residential Company
Anderson Insulation Inc.
Janice and John Battle
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.

IMFA Boston
Klein Hornig, LLP
Krokiadas & Bluestein
Landmark Structures Corp.
Law Offices of Gerard Doherty
LCB Senior Living, LLC
Kayla Lessin
Lincoln Property Company
Louieira Engineering Associates, Inc.
Carol A. MacDonald
Paul Mahoney
Mass Bankers Association Charitable Foundation
Mass Irrigation Services, Inc.
Brooks Mathewson
McCarthy & English
Mary McCarthy
Anne McCormack
NAIOP
The Narrow Gate Architecture
National Development Company
National Electric Contracting, Inc.
Norel Service Co., Inc.
Wendy and Ken Nowokunski
Sally and Marc O’Brien
Candy and John O’Connell
Deb Reed
Related Beal
Phil Renzi
Donald Rodman
Diane Rubin
Santoro Associates, Inc.
Silver Street Development Corporation
South Shore Cleaning & Restoration
St. Mary’s Center for Women and Children
Andrew Strassman
Adam J. Subber
Sullivan and Folan, LLC
Taylor Consulting and Contracting
Thomas Interior Painting
UC Funds
Universal Window & Door, LLC
W.B. Mason
Wellesley Bank
WilmerHale
Kyle Wolff

$1,000 – $2,999
Bank of Canton
Bay State Federal Savings Charitable Foundation
Maureen and Ronald Bleday
BNY Mellon Wealth Management
Susan and Clifford Boehmer
Boston Land Company
Building Trades Employers Association & Affiliates
Cambridge Trust Co.
Frank Capezzera
Carol and Caesar Cardozo
Carpet King Ltd.
Thomas Carter
Karim Cassels and Jim Mitterando
Patrick Cavanagh
CBRE Capital Markets
Kevin Chase
Chestnut Hill Realty Corp.
Colonial Federal Savings Bank
Construction Coordinators, Inc.
Brendan Corcoran
Helen A. Corcoran
Linda and Michael Corcoran
Timothy Corcoran
Cumisky & Levin, LLP
Obadiah Dart
Mary and Erik Davis
Dellbrook Construction
John DiGiovanni
Dimeo Construction Company
Donnelly Painting
John C. Driscoll
EA Fish Development, LLC
Eagle Bank
East Cambridge Savings Bank
First American Title Insurance Company
National Commercial Services
David E. Fitzgerald
G & O, Inc.
Gilbane Building Company
Hannah Environmental & Energy
Angela and Bill Healy
Housing Management Resources Inc.
Cheri Hurley

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.
<table>
<thead>
<tr>
<th>$500 – $999</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Phase Elevator Corp.</td>
<td></td>
</tr>
<tr>
<td>Aetna Fire Alarm Service Company, Inc.</td>
<td></td>
</tr>
<tr>
<td>AFL-CIO</td>
<td></td>
</tr>
<tr>
<td>The Bulfinch Companies, Inc.</td>
<td></td>
</tr>
<tr>
<td>Sam Butcher</td>
<td></td>
</tr>
<tr>
<td>Kathy and Ric Callahan</td>
<td></td>
</tr>
<tr>
<td>Ed Champy</td>
<td></td>
</tr>
<tr>
<td>Patricia and Paul Chapple</td>
<td></td>
</tr>
<tr>
<td>Susan and Gregory Daoust</td>
<td></td>
</tr>
<tr>
<td>Bruce Dorfman</td>
<td></td>
</tr>
<tr>
<td>EDD Advisors, Inc.</td>
<td></td>
</tr>
<tr>
<td>Jeff Ellowitz</td>
<td></td>
</tr>
<tr>
<td>Feldman Land Surveyors</td>
<td></td>
</tr>
<tr>
<td>Pam and Mark Fisher</td>
<td></td>
</tr>
<tr>
<td>Sarah and Harvey Fodor</td>
<td></td>
</tr>
<tr>
<td>Mitchell Gallo</td>
<td></td>
</tr>
<tr>
<td>Linda and David Gillespie</td>
<td></td>
</tr>
<tr>
<td>Janie and Peter Goedecke</td>
<td></td>
</tr>
<tr>
<td>Mary Sue and James P. Hackett</td>
<td></td>
</tr>
<tr>
<td>Marilyn and Rob Haier</td>
<td></td>
</tr>
<tr>
<td>Janet and Lewis Hardy</td>
<td></td>
</tr>
<tr>
<td>Marilyn Hausseman</td>
<td></td>
</tr>
<tr>
<td>Betsy Herald</td>
<td></td>
</tr>
<tr>
<td>Janice Houghton</td>
<td></td>
</tr>
<tr>
<td>Ogden Hunnewell</td>
<td></td>
</tr>
<tr>
<td>Heidi Lake and Bernard Husser</td>
<td></td>
</tr>
<tr>
<td>Interior Resources, Inc.</td>
<td></td>
</tr>
<tr>
<td>John Hancock Realty Advisors</td>
<td></td>
</tr>
<tr>
<td>Jonathan Katz</td>
<td></td>
</tr>
<tr>
<td>Kelly Engineering Group</td>
<td></td>
</tr>
<tr>
<td>Unjhem Lars</td>
<td></td>
</tr>
<tr>
<td>LDS Consulting Group, LLC</td>
<td></td>
</tr>
<tr>
<td>Leader Bank, NA</td>
<td></td>
</tr>
<tr>
<td>Life Initiative</td>
<td></td>
</tr>
<tr>
<td>DeSimone and Nylen Lynch</td>
<td></td>
</tr>
<tr>
<td>John M. Lynch</td>
<td></td>
</tr>
<tr>
<td>Amy Mack</td>
<td></td>
</tr>
<tr>
<td>Gerry Maker</td>
<td></td>
</tr>
<tr>
<td>Paige and Herb Manning</td>
<td></td>
</tr>
<tr>
<td>Marcus, Errico, Emmer &amp; Brooks, PC</td>
<td></td>
</tr>
<tr>
<td>Jenny Margulies</td>
<td></td>
</tr>
<tr>
<td>Paul McIntire</td>
<td></td>
</tr>
<tr>
<td>John McNeice</td>
<td></td>
</tr>
<tr>
<td>Middlesex Savings Bank</td>
<td></td>
</tr>
<tr>
<td>Jill Minkin</td>
<td></td>
</tr>
<tr>
<td>Nolan Sheehan Patten, LLP</td>
<td></td>
</tr>
<tr>
<td>Don Oppenheimer</td>
<td></td>
</tr>
<tr>
<td>Kimberly, David, Michael and Matthew Osborne</td>
<td></td>
</tr>
<tr>
<td>Elizabeth and Daniel Ossoff</td>
<td></td>
</tr>
<tr>
<td>Precision Electrical</td>
<td></td>
</tr>
<tr>
<td>R.W. Sullivan Engineering</td>
<td></td>
</tr>
<tr>
<td>David Rafterty</td>
<td></td>
</tr>
<tr>
<td>RTP Associates, Inc.</td>
<td></td>
</tr>
<tr>
<td>Schernecker Property Services</td>
<td></td>
</tr>
<tr>
<td>Mary Lou and Charles Seitz</td>
<td></td>
</tr>
<tr>
<td>Todd Sloan</td>
<td></td>
</tr>
<tr>
<td>The Statesmen Group, LLC</td>
<td></td>
</tr>
<tr>
<td>Kerry and Brendan J. Swords</td>
<td></td>
</tr>
<tr>
<td>T&amp;K Asphalt Services</td>
<td></td>
</tr>
<tr>
<td>Tara Construction, Inc.</td>
<td></td>
</tr>
<tr>
<td>TD Bank</td>
<td></td>
</tr>
<tr>
<td>Linda Thomas</td>
<td></td>
</tr>
<tr>
<td>Eleanor Uddo and Richard Feigenbaum</td>
<td></td>
</tr>
<tr>
<td>Lisa and Karl Vasiloff</td>
<td></td>
</tr>
<tr>
<td>Kate and Mark Ward</td>
<td></td>
</tr>
<tr>
<td>Jane and Christopher White</td>
<td></td>
</tr>
<tr>
<td>Whole Foods Market, Inc.</td>
<td></td>
</tr>
<tr>
<td>$100 – $499</td>
<td></td>
</tr>
<tr>
<td>Anonymous</td>
<td></td>
</tr>
<tr>
<td>Adams Shade and Screen</td>
<td></td>
</tr>
<tr>
<td>Carmen Albert</td>
<td></td>
</tr>
<tr>
<td>Darrell Adrich</td>
<td></td>
</tr>
<tr>
<td>Steven Alimonti</td>
<td></td>
</tr>
<tr>
<td>Armor Welding &amp; Fabrication, Inc.</td>
<td></td>
</tr>
<tr>
<td>Lauren Taft and Mark D. Balk</td>
<td></td>
</tr>
<tr>
<td>Karen Beck</td>
<td></td>
</tr>
<tr>
<td>Janet and Peter J. Blamped</td>
<td></td>
</tr>
<tr>
<td>Kristin Blount</td>
<td></td>
</tr>
<tr>
<td>Donna Brown</td>
<td></td>
</tr>
<tr>
<td>Carol and David Buonopane</td>
<td></td>
</tr>
<tr>
<td>Michael Burkin</td>
<td></td>
</tr>
<tr>
<td>Chesterhill BioEnergy, LLC</td>
<td></td>
</tr>
<tr>
<td>Bill Churchill</td>
<td></td>
</tr>
<tr>
<td>Marvin Cine</td>
<td></td>
</tr>
<tr>
<td>Citizens Bank</td>
<td></td>
</tr>
<tr>
<td>Eugene J. Clerkin</td>
<td></td>
</tr>
<tr>
<td>Jon Come</td>
<td></td>
</tr>
<tr>
<td>Tara and Gavin Corcoran</td>
<td></td>
</tr>
<tr>
<td>Marybeth and John Coughlin</td>
<td></td>
</tr>
<tr>
<td>Cunningham Bros. Painting &amp; Remodeling Co.</td>
<td></td>
</tr>
<tr>
<td>Joshua Davis</td>
<td></td>
</tr>
<tr>
<td>Maryalice DeCamp</td>
<td></td>
</tr>
<tr>
<td>Devaney Energy</td>
<td></td>
</tr>
<tr>
<td>Laura and William H. Dillon</td>
<td></td>
</tr>
<tr>
<td>Matt Duffy</td>
<td></td>
</tr>
<tr>
<td>Steve Eustis</td>
<td></td>
</tr>
<tr>
<td>Sarah and Peter Farrow, Esq.</td>
<td></td>
</tr>
<tr>
<td>Flying Colors Apartment Painting, Inc.</td>
<td></td>
</tr>
<tr>
<td>Peter Flynn</td>
<td></td>
</tr>
<tr>
<td>Jay Galvin</td>
<td></td>
</tr>
<tr>
<td>Matthew J. Gaughan</td>
<td></td>
</tr>
<tr>
<td>Maryalice Gill</td>
<td></td>
</tr>
<tr>
<td>Goldman Environmental Consultants, Inc.</td>
<td></td>
</tr>
<tr>
<td>Brian Gowdy</td>
<td></td>
</tr>
<tr>
<td>David Greenblat</td>
<td></td>
</tr>
<tr>
<td>Robin and Luke Greenwood</td>
<td></td>
</tr>
<tr>
<td>Janice Gross and Stephen Klar</td>
<td></td>
</tr>
<tr>
<td>Mary B. Hall</td>
<td></td>
</tr>
<tr>
<td>Halvorson Design Partnership</td>
<td></td>
</tr>
<tr>
<td>Ruth Hamilton</td>
<td></td>
</tr>
<tr>
<td>Marilyn and Edward Harrington</td>
<td></td>
</tr>
<tr>
<td>David Harris</td>
<td></td>
</tr>
<tr>
<td>Bill Hewig</td>
<td></td>
</tr>
<tr>
<td>Joyce Ho</td>
<td></td>
</tr>
<tr>
<td>Patricia Hurley</td>
<td></td>
</tr>
<tr>
<td>Kurt A. James Esq.</td>
<td></td>
</tr>
<tr>
<td>Jones Lang LaSalle</td>
<td></td>
</tr>
<tr>
<td>Adam Kenney</td>
<td></td>
</tr>
<tr>
<td>Law Offices of Russo &amp; Scolnick</td>
<td></td>
</tr>
<tr>
<td>Gary Leach</td>
<td></td>
</tr>
<tr>
<td>Judy and Steve Leff</td>
<td></td>
</tr>
<tr>
<td>Leslie Saul &amp; Associates</td>
<td></td>
</tr>
<tr>
<td>Roni Lipton and Paul Linsay</td>
<td></td>
</tr>
<tr>
<td>Louise Lintz</td>
<td></td>
</tr>
<tr>
<td>Frank Litwin</td>
<td></td>
</tr>
<tr>
<td>Kate Macaulay</td>
<td></td>
</tr>
<tr>
<td>Macauley Brothers Landscaping Inc.</td>
<td></td>
</tr>
<tr>
<td>Judith and Robert J. Mack</td>
<td></td>
</tr>
<tr>
<td>Carol Maglittae</td>
<td></td>
</tr>
<tr>
<td>Hillary and Peter Mahoney</td>
<td></td>
</tr>
<tr>
<td>Mike Martin</td>
<td></td>
</tr>
<tr>
<td>Mats and Matting Company</td>
<td></td>
</tr>
<tr>
<td>Gerard McElaney</td>
<td></td>
</tr>
<tr>
<td>Sean McReynolds</td>
<td></td>
</tr>
<tr>
<td>John Melkonian</td>
<td></td>
</tr>
<tr>
<td>Julie and Bruce Mirbach</td>
<td></td>
</tr>
<tr>
<td>Lynne and William Morrison</td>
<td></td>
</tr>
<tr>
<td>Keith Munsell</td>
<td></td>
</tr>
<tr>
<td>Samuel Nagler</td>
<td></td>
</tr>
<tr>
<td>NASDI, LLC</td>
<td></td>
</tr>
<tr>
<td>Linda and Bob Noonan</td>
<td></td>
</tr>
<tr>
<td>Christopher W. Papavasiliou</td>
<td></td>
</tr>
<tr>
<td>Tom Pereira</td>
<td></td>
</tr>
<tr>
<td>Dorothy and Thomas Pickett</td>
<td></td>
</tr>
<tr>
<td>Pierce Property Services</td>
<td></td>
</tr>
<tr>
<td>Donald Quinn</td>
<td></td>
</tr>
<tr>
<td>Susan Raleigh</td>
<td></td>
</tr>
<tr>
<td>Jerry Rappaport</td>
<td></td>
</tr>
<tr>
<td>RE Lyons &amp; Sons</td>
<td></td>
</tr>
<tr>
<td>Kelly Robbins</td>
<td></td>
</tr>
<tr>
<td>Ellen S. Rogers</td>
<td></td>
</tr>
<tr>
<td>Rich Rosensweig</td>
<td></td>
</tr>
<tr>
<td>Alan Rubenstein</td>
<td></td>
</tr>
<tr>
<td>Jon R. Rudzinski</td>
<td></td>
</tr>
<tr>
<td>Rebecca and Steven Schwartz</td>
<td></td>
</tr>
<tr>
<td>Kathleen Sheehan</td>
<td></td>
</tr>
<tr>
<td>Frances Shifman</td>
<td></td>
</tr>
<tr>
<td>Skoler, Abbott &amp; Presser, PC</td>
<td></td>
</tr>
<tr>
<td>Dale and Harold Stahler</td>
<td></td>
</tr>
<tr>
<td>Jared Tardy</td>
<td></td>
</tr>
<tr>
<td>Kevin Teller</td>
<td></td>
</tr>
<tr>
<td>Dimity Thornton</td>
<td></td>
</tr>
<tr>
<td>Valya Trupos</td>
<td></td>
</tr>
<tr>
<td>Utle, Inc.</td>
<td></td>
</tr>
<tr>
<td>Barbara Wall and Angelo Lobosco</td>
<td></td>
</tr>
<tr>
<td>Ann Walsh</td>
<td></td>
</tr>
<tr>
<td>Karen and Gary Warrington</td>
<td></td>
</tr>
<tr>
<td>Brandon Wendorf</td>
<td></td>
</tr>
<tr>
<td>Colin Whitney</td>
<td></td>
</tr>
<tr>
<td>Janet Wilson</td>
<td></td>
</tr>
</tbody>
</table>
MORTGAGE LENDERS AND TAX CREDIT INVESTORS

Bank of Canton
Bedford Housing Trust
Boston Capital
Boston Housing Authority
Boston Department of Neighborhood Development
Boston Neighborhood Housing Trust
Boston Private Bank
Boston Redevelopment Authority
Brookline Bank
Cambridge Savings Bank
Citizens Bank of Massachusetts
City of Boston
City of Cambridge
City of New Bedford
City of Quincy
Community Economic Development Assistance Corporation
Eagle Bank
Eastern Bank
Federal Home Loan Bank of Boston
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
Radius Bank
RBC Tax Credit Equity, LLC
Stoneham Bank
Town of Brookline

STAFF

Founder
P. Leo Corcoran

Executive Director
Mark Winkeller, PhD

Staff
Carol Allen
Housing Manager
Mischelle Allen
Accounts Receivable Specialist and Office Coordinator
Carol Cardozo, CPA
Chief Financial Officer

Karin Cassel
Director of Fund Development and Communications
Wyatt Chapman
Property Management Assistant
Sean Flinn
Property Manager
Anita Hoyt Sherman
Property Manager
Grace Kibbee
Resident Certification Specialist
Hope Lanphear
Housing Management Coordinator
Dominica Man
Senior Acquisition Manager
Jill McCusker
Associate Development/Grant Manager
Thomas Nee
Director of Property Management
Ra-Shad Perry
Assistant Property Manager

Wendy Price
Copywriter and Manager of Volunteers
Robert Van Stratton
Property Manager
Dmitry Volodkevich
Senior Accountant
Yasmin Urena
Financial Manager
Sharon Williams
Accountant

BOARD OF DIRECTORS

Kevin P. O’Flaherty, Esq.
Goulston and Storrs, Chair
William McLaughlin
AvalonBay Communities, Inc.
Vice Chair
Diane Rubin, Esq.
Prince Lobel Tye LLP, Clerk
Carol Cardozo, CPA
Caritas Communities, Treasurer
Michael Binette
The Architectural Team

John A. Brennan, III
The Brennan Group
Bill Churchill
Communications Consultant
Gavin Corcoran
HSBC
James C. Coughlin
The Northbridge Companies
Olivia Gough
Eastern Bank

David Greenblatt
Beacon Communities, LLC
Adam Kenney
Peabody Properties, Inc.
Carol A. MacDonald
Corcoran Management Company, Inc.
Gina Martinez
Beacon Communities Development, LLC

Robert G. Maulden
John Hancock
Maura E. Murphy, Esq.
Rackemann, Sawyer & Brewster, PC
Tom Palmer
Tom Palmer Communication
Jon Rudzinski
Rees-Larkin Development
Preventing homelessness.
Improving lives. One room at a time.
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,

Mark J. Winkeller, PhD
Executive Director

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