Work. Housing. Empowerment.

Work is a core value in American society. We, as Americans, believe that hard work is the key to improving one’s circumstances in life. More than just a way to survive, work gives us purpose. It shapes our identity. It is a source of pride.

Caritas Communities was founded 35 years ago on the principle that low-wage workers deserve a safe home that they can afford. In 2020, a worldwide pandemic is shedding new light on the importance, and the plight, of low-wage workers:

- The worker living paycheck to paycheck, unable to save for a crisis.
- The worker with few protections such as paid sick time or health insurance.
- The seasonal worker, the gig worker, the worker with multiple part-time jobs.
- The essential worker: the grocery clerk, delivery person, cleaner, home health aide, maintenance worker.

These are the workers that live in Caritas housing.

In 2020, YOU have stepped forward to house and support the working residents of Caritas Communities.

Your generosity is essential. Thank you.
Dear Friends,

On behalf of our residents, staff, and Board of Directors, I can’t thank you enough for your tremendous generosity during these trying times. I know many of your businesses have been hit hard by the pandemic, and yet you have dug deep to help the most vulnerable, and stuck by Caritas and our residents in our time of need. I hope you enjoy this year’s unconventional gala, and the inspiring stories from our residents and staff.

For 35 years, Caritas has offered a safe, modest home for hardworking individuals who struggle to make a living wage, such as grocery clerks, retail associates, security guards, janitorial staff, food service workers, and drivers. When the pandemic hit, many of our residents were deemed “essential” and headed to work, risking their health to provide the services on which we’ve all grown to depend. Many others lost work and didn’t have benefits or savings to fall back on. We owe much to our incredibly dedicated front-line staff, our own “essential” workforce who we are so proud to honor this year. With your help, Caritas has been there for our residents, helping them weather the storm.

We know that the solution to homelessness is housing that is safe, affordable, and offers support to help residents succeed in permanent housing. The pandemic has only strengthened our resolve, and sharpened our commitment to our mission. We are already looking beyond survival, and toward growth in housing and expansion in services. We hope you will join us on this journey.

In gratitude,

Karin Cassel Mitterando
Executive Director
Andrew J. Brown, Jr.
GALA CO-HOST AND CARITAS RESIDENT

We are delighted to have Andrew J. Brown, Jr. co-host our 35th Annual Gala. Andrew is a long-term substitute teacher in the Boston Public Schools, where he teaches Current Events/Social Studies, Spanish, French, English Language Arts, and whatever is needed. He is a graduate of Brandeis University with a degree in Economics.

Andrew fell on hard times and was living in hostels before coming to live with Caritas. “I have been reflecting on the folks who don’t have the ability to get into their own private space. That’s one of the things for which I am most grateful. Before here, I was living with 4, 5, 8 people in a room. I reflect back on that and what it means to me to be in this setting where I can be by myself and have physical distance and solitude. I feel very, very lucky for that, especially during this pandemic.”

He aspires to accomplish three modest deeds:

- Help solve the $247,500.00 to $8.00 white to Black net worth imbalance here in Boston.*
- Create a cancer advocacy program targeting Black and Latin populations to improve cancer treatment outcomes therein.
- Learn to rollerblade.

I have been reflecting on the folks who don’t have the ability to get into their own private space. That’s one of the things for which I am most grateful.
The Caritas Experience

WHERE RESIDENTS COME FROM:

- Shelters: 29%
- Rented or Owned: 29%
- Couch Surfing: 14%
- Transitional Housing: 14%
- Streets/Cars: 14%

OUR MODEL FOR SUCCESS:

- Welcome Basket Program
- Resident Services Program
- Healthy Residents Program
- Emergency Rental Assistance
- Permanent Housing
  - A furnished room with a lock and key
  - Shared bathroom and kitchen
  - A home that is clean and safe
  - An on-site manager to help
  - Close to public transportation and shops

Note: Percentages are based on a 2019 resident survey.
The Growth of Caritas Communities

PREVENTING HOMELESSNESS IN GREATER BOSTON, MASSACHUSETTS

1985
P. Leo Corcoran founded Caritas Communities with the purchase of a triple-decker house
12 Homes
27 Beale Street, Dorchester

1986–1997
11 Homes
147 Centre Street, Dorchester
12 Homes
289 Centre Street, Dorchester
12 Homes
179 Sydney Street, Dorchester
12 Homes
8 Mechanic Street, Quincy
15 Homes
22 Fessenden Road, Arlington
21 Homes
15 Holbrook Avenue, Braintree
63 Homes
81-85 Westland Avenue, Boston
30 Homes
Bill Moore House
76 Norwood Street, Everett

1998
20 Homes
12 Russell Terrace, Arlington
16 Homes
4-6 Ashland Street, Medford

1999
20 Homes
19 Hancock Street, Everett

2000
20 Homes
28 Mt. Pleasant Avenue, Roxbury
61 Homes
1202 Commonwealth Avenue, Allston
68 Homes
430-436 Dudley Street, Roxbury

2002
26 Homes
48 Water Street, Wakefield
22 Homes
50-56 Spear Street, Quincy

2003
62 Homes
117 Lafayette Street, Salem
15 Homes
1876 Beacon Street, Brookline

2006
26 Homes
1 East Lenox Street, Boston
(First new construction)
14 Homes
24 Vine Street, Melrose

2007
17 Homes
23-25 Alaska Street, Roxbury
60 Homes
Bedford Veterans Quarters
204 Springs Road, Bedford
(First Veterans’ property)

2008
22 Homes
423 Eastern Avenue, Chelsea

2010
19 Homes
Sean Brook House
116 Lindsey Street, New Bedford
(Veterans’ housing)
40 Homes
7, 11-15 Cortes Street, Boston

2012
128 Homes
820 Mass Ave, Cambridge
(Formerly homeless men)

2013
16 Homes
186 Marlborough St, Boston

2015–2020
Development projects in South Boston:
23 Homes
Patriot Homes
(Veterans with families)
16 Homes
206 West Broadway
47 Homes
O’Connor Way
(First housing for seniors, 62+)

Elaine, Caritas Resident

Opposite page: George, Caritas Resident;
22 Fessenden Street, Arlington
Kimya Tull
CARITAS RESIDENT

Kimya Tull works as a case manager at the Boston Rescue Mission serving homeless people in Boston. Her job is to help women at the shelter climb out of homelessness by providing assistance with employment, housing, and other support. Having experienced the loss of her own home and all her possessions three years ago, she feels lucky to be able to give back to others who need it. In the future, Kimya is interested in pursuing training in either nursing or information technology.

Prior to Caritas, Kimya lived in a poorly maintained apartment building that was destroyed by a fire. The Red Cross put her in a hotel temporarily, and she was about to move into a shelter when she found a home with Caritas. “I love living here. It’s quiet, it’s nice, it’s well kept. I like my neighbors and it’s definitely a place that is comfortable. Everybody cares around here, everybody looks after you… it’s a community.”

In early April, Kimya contracted COVID-19, most likely from exposure at her job at the shelter. “I would wake up and basically not be able to breathe, almost suffocating, so I’d have to sit up. Then my chest started to hurt. I was getting really bad burning sensations in my chest, my lungs.” She is back to work but still working reduced hours due to the continued fatigue and shortness of breath. She is thankful for the support she received from Miguel Padilla, site manager, and Nancy Barros, resident services coordinator, as well as neighbors and family during her illness.
I love living here. It's quiet, it's nice, it's well kept. I like my neighbors and it's definitely a place that is comfortable. Everybody cares around here, everybody looks after you...it's a community.
Never doubt that a small group of thoughtful, committed, citizens can change the world. Indeed, it is the only thing that ever has.
— Margaret Mead
Leo’s Vision

WORK. HOUSING. EMPOWERMENT.

In the early 1980’s, P. Leo Corcoran, a successful real estate developer, began to notice an increase in homelessness in Greater Boston. He was surprised to learn how many homeless people had jobs, and yet could not afford a place to live. He gathered a small group of like-minded real estate professionals to tackle this problem. Caritas Communities was born from the idea that low-income workers should have access to a safe, well-managed place to live that was affordable and provided support to struggling individuals.

Today, the need for our housing remains higher than ever. For working people, wages have remained stagnant and market-rate housing costs are out of reach for those at the lowest income levels. In addition to low-wage workers, we provide housing for seniors, people with disabilities, and Veterans on fixed incomes. We also partner with local agencies and programs fighting homelessness to provide housing for their clients.

Most residents arrive in our housing having experienced the trauma of poverty or homelessness. These residents not only need housing but support to connect them to healthcare, job training, healthy food sources, and all available community resources to build a better life. Your support gives hope to those who need it most, many of whom have endured years of stress and hardship, having lived on the streets, in shelters, or in other substandard and unsafe housing.

The Incorporators

Reverend William R. McCarthy
Stephen J. Casey
Peter F. O’Connell
P. Leo Corcoran
Paul R. McGrath
Richard E. Ring
Greg Stephenson  
**CARITAS RESIDENT**

Greg Stephenson works at Home Depot in Somerville, MA. He works in sales, with assigned contractors for whom he facilitates acquisition of materials—finding the best price, availability, and fulfillment. It’s a really busy job.

During the pandemic, Greg has taken advantage of all available extra hours to work. He was able to save up and purchase a 2005 Ford Explorer so he no longer has to spend an hour on public transportation to and from work. He continues to save up and wants to eventually move into an apartment.

A few years ago, Greg was homeless and in the throes of addiction to drugs and alcohol. Emerson Hospital in Concord, MA was the third emergency room he walked into asking for help. Fortunately, they had a program where he was able to stay in a locked ward and detox for seven days. From there he went through a series of recovery programs and sober houses. He accomplished a lot during that time, reconnected with family, found a steady job, and eventually was ready to live independently.

Greg has been living with Caritas for 2 years now, and appreciates the opportunity he’s had to continue to stabilize and grow. “My whole life has blossomed in ways that wouldn’t have been possible without an affordable place to live.”
My whole life has blossomed in ways that wouldn’t have been possible without an affordable place to live.
In this unprecedented year that is 2020, we find it particularly appropriate to be recognizing Caritas’s dedicated front-line associates, as well as our many residents who serve in those high-risk roles in our society.
Our Co-Chairs
LINDA AND BILL MCLAUGHLIN

Linda and I are honored to be this year’s Co-Chairs for Caritas’s 35th anniversary event. We have been involved with Caritas for many, many years, but we cannot think of a time where the housing and services Caritas provides have been more crucial. In this unprecedented year that is 2020, we find it particularly appropriate to be recognizing Caritas’s dedicated front-line associates, as well as our many residents who serve in those high-risk roles in our society. Both groups have shown amazing commitment, dedication, and resilience in the face of this pandemic. Our hearts go out to all of them.

Caritas’s leadership has guided the organization through the unrelenting challenges this year with compassion and an increased vigor that is nothing short of remarkable. We would like to especially thank Karin and her team for their extraordinary efforts.

We hope you can join us in financially supporting Caritas as we fight homelessness one room at a time.

— Linda and Bill McLaughlin
Quiet Heroes
THE CARITAS FRONTLINE TEAM STEPS UP

When the P. Leo Corcoran Humanitarian Award was created, the Caritas Board of Directors stated that its honorees “shall demonstrate those characteristics and qualities that marked the charitable ethic of P. Leo Corcoran: wisdom, collaboration, hard work, and humility in service to those less fortunate.”

In this unprecedented year, we can think of none who embody these characteristics more than the employees of Caritas who are working on-site every day throughout the pandemic to make sure our properties and our residents are well cared for. Property managers, site managers, maintenance workers, resident services coordinators, cleaners and more have donned face masks like superhero capes and showed up for our vulnerable residents during a health and economic crisis. We honor and thank them for their unwavering commitment to the mission of Caritas in this and every year.

RECENT PAST RECIPIENTS
Joseph Albanese (2019)
Rick High (2018)
Gloria Clough (2017)
Cambridge Savings Bank and Wayne Patenaude (2016)
Anne and Marc Margulies (2015)
Ann Marie Connolly (2014)
Jack Connors (2013)
Don Rodman (2012)

2020 P. Leo Corcoran Humanitarian Award Honorees

**CARITAS EMPLOYEES ON THE FRONT LINE**

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Location</th>
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<tbody>
<tr>
<td>Jed Ader</td>
<td>Director of Facilities</td>
<td>All Properties</td>
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<tr>
<td>James Avery</td>
<td>Site Manager</td>
<td>Brookline</td>
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<tr>
<td>Nancy Barros</td>
<td>Resident Services Coordinator</td>
<td>Roxbury</td>
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<tr>
<td>Gail Bishop</td>
<td>House Manager</td>
<td>Bedford</td>
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<tr>
<td>Hakim Blocker</td>
<td>Maintenance Technician</td>
<td>All Properties</td>
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<td>Edward Brennan</td>
<td>Receptionist/Security Guard</td>
<td>Bedford</td>
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<tr>
<td>Charles Bryson</td>
<td>Site Manager</td>
<td>Chelsea</td>
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<td>Clarke Caravan</td>
<td>Security Guard</td>
<td>Cambridge</td>
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<tr>
<td>Christine Carney</td>
<td>Case Manager</td>
<td>Bedford</td>
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<tr>
<td>Kenneth Colburn</td>
<td>Housekeeping</td>
<td>Bedford</td>
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<td>Joe Conner</td>
<td>Receptionist</td>
<td>Bedford</td>
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<tr>
<td>Micol Core</td>
<td>Housekeeping</td>
<td>Boston</td>
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<td>Millard “Dean” Debnam</td>
<td>Site Manager</td>
<td>Roxbury</td>
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<td>James Defeo</td>
<td>Site Manager</td>
<td>Wakefield</td>
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<tr>
<td>Lee Duncan</td>
<td>Site Manager</td>
<td>Boston</td>
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<tr>
<td>Robert Dydzak</td>
<td>Site Manager</td>
<td>Braintree</td>
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<tr>
<td>Beonka Eallom</td>
<td>Property Manager</td>
<td>Allston, Boston, Braintree, Quincy, New Bedford</td>
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<tr>
<td>Jesus Figueroa</td>
<td>Property Manager</td>
<td>Arlington, Boston, Salem</td>
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<tr>
<td>Allen Furey</td>
<td>Director of Resident Services</td>
<td>All Properties</td>
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<tr>
<td>Jose Garcia</td>
<td>Maintenance Technician</td>
<td>Salem</td>
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<tr>
<td>Tabbatha Gauthier</td>
<td>Assistant Site Manager</td>
<td>Salem</td>
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<tr>
<td>Brittany Golden</td>
<td>Resident Services Coordinator</td>
<td>Arlington, Everett, Cambridge, Salem</td>
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<td>Joseph Gonzalez</td>
<td>Site Manager</td>
<td>Everett</td>
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<td>Kathleen Gould</td>
<td>Housekeeping</td>
<td>Boston</td>
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<tr>
<td>Robert ‘Alex’ Haley</td>
<td>Receptionist</td>
<td>Bedford</td>
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<tr>
<td>William Hopkins</td>
<td>Senior Maintenance Technician</td>
<td>All Properties</td>
</tr>
<tr>
<td>Toney Jones</td>
<td>Property Manager</td>
<td>Dorchester, Roxbury</td>
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</tbody>
</table>
Steven Kowalczyk
Housekeeping
Bedford

John Laronda
Site Manager
Braintree

Jennifer LaValle
Site Manager
Everett

Victor Mailet
Assistant Site Manager
Boston

Victor Martinez
Chief Operating Officer
All Properties

Kevin Maxwell
Site Manager
Roxbury

Mason McCoy
Receptionist
Bedford

Shannon Mellon
Receptionist
Bedford

Tom Nee
Director of Property Management
All Properties

Elisabet Oliveira
Housekeeping
Boston

Jesus Oses
Site Manager
Arlington

Nicholas “Tobias” Paddock
Assistant Property Manager
Cambridge, Medford

Miguel Padilla
Maintenance Technician/
Site Manager
All Properties/Boston

Edward Phythier
Security Guard
Cambridge

April Pinnick
Resident Services Coordinator
Allston

Siobhan “Talia” Piqué
Resident Services Coordinator
Boston

Rosildo Pires
Assistant Site Manager
Roxbury

Mayra Perez Reyes
Housekeeping
Boston

Fred Reynolds
Site Manager
Quincy

Maria Rodrigues
Housekeeping
Allston

Andrew Rotch
Site Manager
Arlington

Alfred “Al” Simonini
Site Manager
Medford, Melrose

Stephen Smith
Housekeeping/Maintenance
Bedford

Robert Sowersby
Site Manager
New Bedford

John Stack
Assistant Property Manager/
Site Manager
Cambridge/Boston

Durrell Thomas
Housekeeping
Roxbury

Jesus Velez-Velez
Site Manager
Boston

Valentin Villagran
Security Guard
Cambridge

Opposite page, pictured left to right: Gail Bishop, Jose Garcia, Jesus Figueroa

Pictured left to right: Brittany Golden, Joe Connor, Fred Reynolds, Jesus Velez-Velez
There is dignity in work. For those who are capable, the pride of having a job and paying rent and living expenses is critical to their self-worth. By providing safe housing that is affordable, Caritas empowers low-wage workers to achieve self-reliance and independence. For some, this success can be built upon, offering hope for a better future.
Thank You to Our Sponsors

STRENGTH AND STABILITY SPONSORS

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  - **GUNILLA AND KEVIN GORMAN**

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- WNC

SAVE THE DATE

36th Annual Gala • November 17, 2021

Acknowledgments

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An open letter to poverty

Our response to poverty

Rick High
President, Capital Community

Joe Albanese
Executive Director, Capital Community

Housing the next generation

Work is Essential. Housing is Essential. Your Support is Essential.

Thank you to our sponsors.

Please support.

Thank you.

House a person. Heal a family.

Work, Housing, Employment
NINETEEN EIGHTY-FIVE TO TWENTY TWENTY