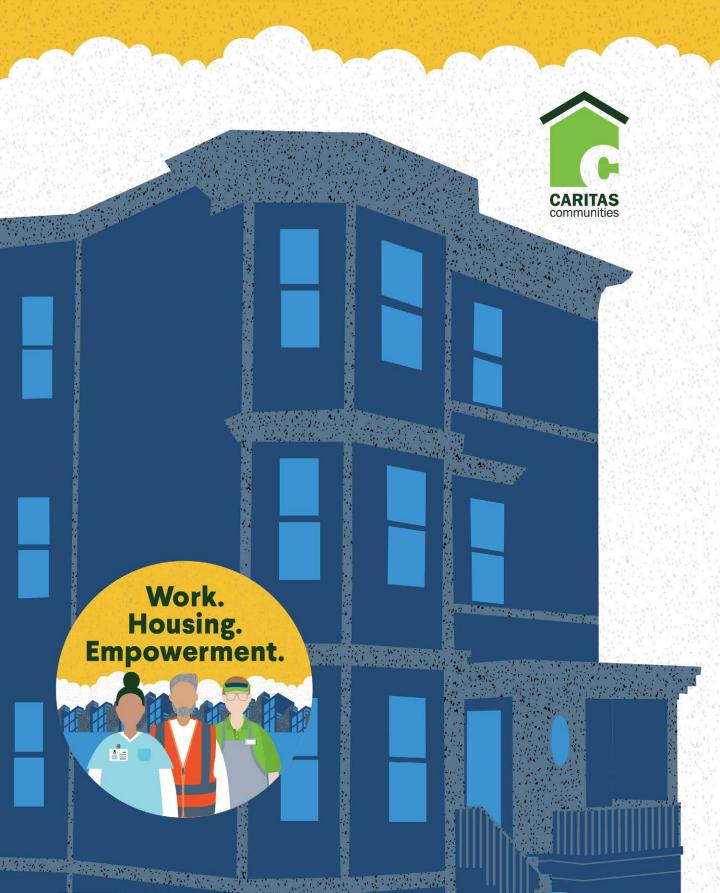
CARITAS COMMUNITIES CELEBRATING 35 YEARS







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.



^{*} Johnson, Akilah. "That was no typo: The median net worth of black Bostonians really is \$8." Boston Globe, December 11, 2017.



The Caritas Experience

WHERE RESIDENTS COME FROM:

SHELTERS

29%

RENTED OR OWNED

COUCH SURFING TRANSITIONAL HOUSING

STREETS/ CARS

OUR MODEL FOR SUCCESS:

WELCOME BASKET PROGRAM



HEALTHY RESIDENTS PROGRAM

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



EMERGENCY RENTAL ASSISTANCE 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.





The Commonwealth of Massachusetts

Office of the Secretary of State Shburton Place, Boston, MA 02108

Loseph Connolly, Secretary

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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

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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.



Leo with his wife Helen.

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."







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



The 2020 Gala Team

Bill Churchill, Chair*

Robert G. Maulden, Vice Chair*

Maura E. Murphy, Esq., Clerk*

Maura Bilafer

Michael Binette*

John A. Brennan, III*

Kim Burns

Roberlyne (Ruby) Cherfils*

R. Duane Clark, II*

Helen Corcoran

Tim Corcoran*

Trisha Daley*

Tim Forde

Olivia Gough*

David Greenblatt*

Gina Martinez*

William McLaughlin*

Kevin P. O'Flaherty, Esq.*

Tom Palmer*

Hon. Diane Rubin*

Gary Saltmarsh

Mark Winkeller

Karin Cassel Mitterando, Executive Director

*Board of Directors

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

Jed Ader

Director of Facilities All Properties

James Avery

Site Manager Brookline

Nancy Barros

Resident Services Coordinator

Roxbury

Gail Bishop

House Manager

Bedford

Hakim Blocker

Maintenance Technician

All Properties

Edward Brennan

Receptionist/Security Guard

Bedford

Charles Bryson

Site Manager

Chelsea

Clarke Caravan

Security Guard

Cambridge

Christine Carney

Case Manager

Bedford

Kenneth Colburn

Housekeeping

Bedford

Joe Conner

Receptionist

Bedford

Micol Core

Housekeeping

Boston

Millard "Dean" Debnam

Site Manager

Roxbury

James Defeo

Site Manager

Wakefield

Lee Duncan

Site Manager

Boston

Robert Dydzak

Site Manager

Braintree

Beonka Eallom

Property Manager

Allston, Boston, Braintree,

Quincy, New Bedford

Jesus Figueroa

Property Manager

Arlington, Boston, Salem

Allen Furey

Director of Resident Services

All Properties

Jose Garcia

Maintenance Technician

Salem

Tabbatha Gauthier

Assistant Site Manager

Salem

Brittany Golden

Resident Services Coordinator

Arlington, Everett,

Cambridge, Salem

Joseph Gonzalez

Site Manager

Everett

Kathleen Gould

Housekeeping

Boston

Robert 'Alex' Haley

Receptionist

Bedford

William Hopkins

Senior Maintenance Technician

All Properties

Toney Jones

Property Manager

Dorchester, Roxbury



Steven Kowalczyk

Housekeeping Bedford

John Laronda

Site Manager Braintree

Jennifer LaValle

Site Manager Everett

Victor Maillet

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 Phyfhier

Security Guard Cambridge

April Pinnick

Resident Services Coordinator

Allston

Siobhan "Talia" Piqué

Resident Services Coordinator

Boston

Rosildo Pires

Assisitant 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







DOORWAYS TO DIGNITY SPONSORS



PARTNERS IN PERMANENCE SPONSORS –



JOHN AND MARY CORCORAN FAMILY FOUNDATION

P. LEO & HELEN A. CORCORAN FOUNDATION

RICK HIGH AND ANNE PERKINS



Miguel Padilla, Former Resident and Current Caritas Employee

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.

STRENGTH AND STABILITY SPONSORS —





SUZANNE AND MICHAEL BINETTE

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- PRIDE IN PROPERTY -







BRINLEY-O'FLAHERTY FAMILY

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MAURA MURPHY AND MICHAEL RACETTE

NATIONAL ELECTRIC CONTRACTING, INC.



















ROOMS OF RENEWAL

Boston Private
Karin Cassel Mitterando
Lori and Peter Comeau
Dedham Savings
Flying Colors Apartment Painting Inc.
Helco Electric Inc.
KeyBank
Gina Martinez and Tu N. Nguyen
Roma Painting Corporation
Sullivan Insurance Group

SUPPORTER • FRIEND • YOUNG LEADER -

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Sean Caldwell
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SAVE THE DATE 36th Annual Gala • November 17, 2021

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NINETEEN EIGHTY-FIVE TO TWENTY TWENTY

