



# Rebuilding Lives

Stories from Caritas Communities ■ Spring 2022



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

## Caritas Goes Solar Partnership with Sunwealth Will Reduce Energy Costs and Fossil Fuel Use

Caritas, in partnership with locally-based Sunwealth, a clean energy investment firm, has installed solar arrays on ten properties, including five in Boston, two in Everett, and one each in Arlington, Melrose, and Salem.



Together, these installations will produce 5,062,743 kWh of clean energy during their lifetime, create the equivalent of six years of full-time employment for one local solar technician, and generate \$203,000 in energy cost savings.

In addition to hosting a portfolio of on-site solar arrays, we enrolled five properties in Sunwealth's Low Income Community Shared Solar

(LICSS) program, expected to result in total annual savings of \$4,500 in energy costs.

"We know that Climate Change disproportionately affects people in poverty," said Executive Director Karin Cassel Mitterando. "This program reduces our dependence on fossil fuels while lowering our energy costs, which benefits our deeply affordable housing program." ■

*"I am so impressed with Caritas's fortitude in pressing forward with this partnership in the midst of incredible challenges caused by the pandemic. It demonstrates their understanding of the importance of energy equity and their commitment to improving the lives of low-income people."*

— Jonathan Abe, CEO, Sunwealth

## Board Member Spearheads Housing Pursuit Fund

With your help, Caritas has been developing high quality housing for those who need it the most since 1985. However, if we are going to succeed in today's extremely competitive real estate market, we need cash on hand for "pursuit costs" related to due diligence, good faith deposits, carrying costs, and other pre-development expenses. Caritas needs a flexible and independent cash fund available that allows us to be competitive and presents no risk to our operations.

Long time board member and real estate development expert Bill McLaughlin and his wife Linda are investing in the growth of Caritas. They have presented a **one-to-one challenge match up to \$250,000 for donations to the Housing Pursuit Fund**. The fund will act as a co-investor with the expectation of being "cashed out" with permanent financing, thereby replenished for the next opportunity. ■



You can make a donation to this fund and double your impact to help us reach our goal of \$500,000. Together we can provide more housing and support so that fewer people are left on the street, in shelters, or living in unsafe situations.





## Dear Friends,

It's been two years since we packed up our office into boxes and headed home to protect the health of our staff and community from COVID-19, and we are excited to be coming back to the office. We have learned what is possible to do remotely and gained a lot of flexibility in our work structure.

However, we are beginning to see the intrinsic value of being together.

The impromptu conversations, the laughter, and shared struggles we have as a team that cares for people in poverty cannot be replicated over phone or video. As human beings, and as a community, we need to be together.

It has been hard, and our staff in the field has faced particularly tough situations as our residents are experiencing residual challenges due to the pandemic, including serious mental health struggles. Realizing the need to support our staff, this year we are offering specialized training and group workshops on processing trauma.

If we are going to be effective at caring for our residents, we also need to take care of ourselves. Your support reassures us that the cause is worth the effort.

In gratitude,

*Karin Cassel Mitterando*

Executive Director

# Caritas is pleased to *Welcome*

## Yasmine Bouchrara and Katie Catlender to the Board of Directors

**Yasmine Bouchrara** is an equity research analyst at Middleton & Company. She is a member of the investment committee and serves as the primary research analyst for the consumer staples sector. Prior to joining Middleton, she worked at Goldman Sachs and Wellington Management Company. Yasmine was born and raised in Tunis, Tunisia, and grew up speaking both French and Arabic. She is a graduate of Northeastern University, where she continues to mentor students in the Women in Finance Club. Yasmine also volunteers at Rosie's Place.



**Katie Catlender** is executive vice president, chief customer officer at Cambridge Savings Bank. Prior to joining Cambridge Savings Bank, Katie spent 25 years in executive leadership roles at health plans across Massachusetts, and has extensive experience in strategy, marketing, technology, data and analytics, and operations. Katie serves as mentor for minority leaders through The Partnership Program and provides leadership and fundraising support to Interfaith Social Services in Quincy, MA. She graduated from the University of New Hampshire.



*"Caritas Communities is helping its residents rebuild their lives in an environment full of hope and new opportunities," said Bouchrara. "I feel privileged to be a part of an organization that brings stability and dignity to the people it serves."*

*"Now more than ever, we must do more to provide our communities with innovative approaches to preventing homelessness, and Caritas provides the gold standard approach. I am honored to serve on the board and help expand the success Caritas has had in changing lives through safe and secure housing."*



**CSB EXPANDS SPONSORSHIP!** Cambridge Savings Bank has generously extended their sponsorship of our workforce development program with funding to expand our fleet with a new pick up truck! Pictured from left to right: William Hopkins, senior maintenance technician, Caritas Communities; Katie Catlender, executive vice president and chief customer officer, Cambridge Savings Bank, and Caritas board member; Wayne Patenaude, president and CEO, Cambridge Savings Bank and Karin Cassel Mitterando, executive director, Caritas Communities.

**DONOR AND VOLUNTEER SPOTLIGHT**

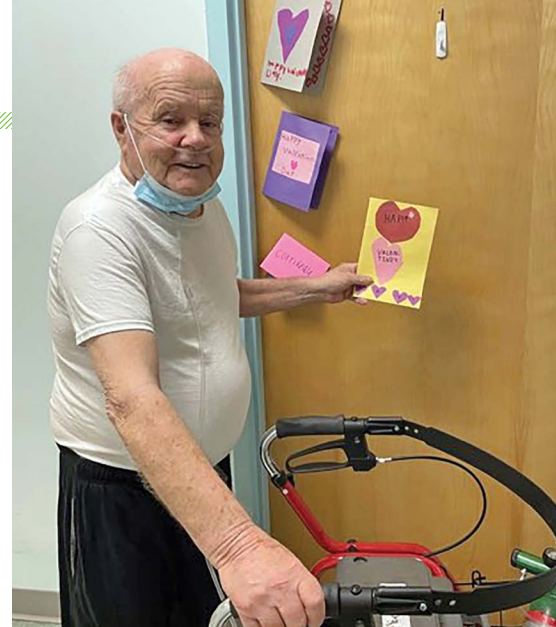
# Thank You for a Holiday Season Filled with Generosity

Donors and volunteers stepped up this year to make sure residents felt remembered during recent holidays. A few volunteer groups adopted a house and fulfilled resident wishes up to \$20. For some residents, it was the first time they had ever been asked what gift they would like.

*“Thank you! I never expected anyone to do something like this for me,” said one resident. “It was a huge surprise. I’m dying laughing because it was so unexpected.”*

Other groups made homemade cards, handmade blankets, collected winter essentials and candy, refilled house food pantries and funded holiday meals and celebrations. It means so much and our residents are incredibly grateful. ■

Left: Esperanza, Boston Resident  
Right: BVQ resident, Thomas, Veteran, US Army.



## Thank you for bringing joy to our residents!

Ben Stillwell and the Grossman Companies  
The Braintree Mayor’s office, Kate Naughton and the Marge Crispin Center  
Students from the Acton Boxborough School District  
Karin Cassel Mitterando  
Students from St. Joseph School in Needham  
Promise Worship Center in Braintree  
Cambridge Savings Bank  
Mark Vital and Sweats4Vets

Stephen Ruggiero and Jenna Patterson of Equity Residential  
Prince Lobel  
Amy Pasterczyk of Prime Behavioral Health  
Julie Culhane and colleagues from the BU CTE Center  
Claire Maloney and students from Urseline Academy, Dedham  
Patricia A. Hart

# Charlesbank and Hamilton Fund Commonwealth Ave. Improvements

Thanks to long time partners, Charlesbank Homes Foundation and the Hamilton Company Charitable Foundation, our property at 1202 Commonwealth Ave. in Allston received much needed safety and beautification improvements in 2021. The front entrance façade and steps have been replaced with new granite steps and stucco. The doors have been replaced with a new controlled access system and interior wall tile and flooring have been replaced. The results are critical for the safety of our residents and have brought pride to this home for 61 low-income individuals.

These grants are one of several from both Charlesbank and Hamilton totaling over \$250,000 over the past seven years that have made critical upgrades to this building possible. ■

## You Can Help!

Phase 4 of our capital plan for Commonwealth Ave. will transform the quality of life for our residents. This building is aging, there are no kitchen facilities, and insufficient capital reserves.

\$1M in charitable contributions are needed to create more dignity and a healthier home for 61 low-income people:

- **Install kitchenettes** in all units (most have existing plumbing)
- **Unit upgrades:** paint, flooring, lighting and closets
- **New unit furnishings:** dresser, desk, chair, bed, mattress, nightstand, lamp
- **Hallway repairs:** walls, ceilings, lighting
- **Temporary relocation** for residents during construction



A new, safe, entrance at 1202 and beautiful new floors inside.

# 2021 Gala Honors Quincy Miller of Eastern Bank

Coming Together Online to Safely Celebrate 36 Years and Raise Over \$885,000



Left to right: Karin Cassel Mitterando, Miguel Padilla, Quincy Miller, Colette Phillips, and David Brown, event emcee and auctioneer.

Caritas Communities broadcast its 36th Annual Housing for All Gala live online on Wednesday, November 17, raising over \$885,000 for its permanent housing and supportive services for very low-income residents in Greater Boston. Event co-chair Colette Phillips presented the P. Leo Corcoran Humanitarian Award to Quincy Miller, President of Eastern Bank and Founder of the Commonwealth Fund for Racial Equity and Social Justice.

"We are delighted that Quincy's steadfast commitment to bringing racial, gender, and economic justice to

Boston's underserved communities is being honored by such a high commendation," said Colette Phillips, CEO of Colette Phillips Communications, GetConnected!, and the GK Fund. "We applaud you, Quincy, and Eastern Bank for continuing to lead the way in supporting organizations like Caritas."

"The work that Caritas does around housing is literally priceless," said Miller, who reflected on his own families' experiences growing up in poverty. "We as a society have to ask ourselves, how can we be comfortable in our own

skin and our own lives, when so many people are continuing to be left behind." He appealed to viewers to "dig deeper in their support of the work that Caritas does to make the world and our community a better place."

Maintenance technician and site manager Miguel Padilla was our featured speaker, sharing his incredible story of stability and success overcoming a life of hardship and homelessness. ■

## Save the Date

**Caritas Communities**

**Housing for All 37th Annual Gala**

Thursday, November 10, 2022

Westin Boston Waterfront Hotel

Simulcast on-line for home viewing

Look for event details this spring!



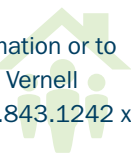
## CARITAS

car-i-tas | \ 'karə,tas, 'kärə,täs \ n. origin: Latin

1. Charity, generosity, and helpfulness especially toward the needy or suffering. *Caritas Communities believes that all people deserve a safe home with dignity.* 2. Love of all humankind, benevolent goodwill toward all people. *Caritas Communities is love in action.*

## Give the Gift of a Home.

Please support Caritas Communities. For information or to arrange a tour of our properties, please contact Vernell Clouden-Duval, Director of Development at 781.843.1242 x33 or [VCloudenduval@caritascommunities.org](mailto:VCloudenduval@caritascommunities.org).



## Rebuilding Lives

This newsletter is published twice a year for supporters and friends of Caritas Communities. Amy Meneely, Director of Communications, Editor and Writer. Wendy Price, Volunteer Coordinator, Contributor. One Visual Mind, Design. Photos on the top of pages 2 and 4 by Romana Vysatova. Caritas Communities, 25 Braintree Hill Office Park, Suite 206, Braintree, MA 02184 [caritascommunities.org](http://caritascommunities.org) 781.843.1242 Copyright 2022