

# HOPE LIVES



*Caritas  
Communities*

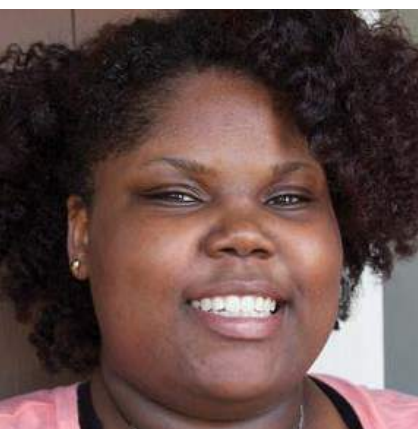


*Caritas Communities*

# HERE

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.





# WHY YOUR SUPPORT MATTERS



**895 PEOPLE**  
throughout the Greater Boston area  
have a home today because of you





...and another 381 units in **BOSTON**



**BAY VILLAGE** Cortes St.



**ALLSTON** Commonwealth Ave.



**FENWAY** Westland Ave.



**ROXBURY** East Lenox St.



**BACK BAY** Marlborough St.



**DORCHESTER** Beale St.



**DORCHESTER** Centre St.



**DORCHESTER** Centre St.



**DORCHESTER** Church St.



**DORCHESTER** Sydney St.



**ROXBURY** Dudley St.



**ROXBURY** Mt. Pleasant St.



**ROXBURY** Alaska St.

*Partnering with Project Place, Caritas Communities* closed on the financing to fully renovate our Cortes St. buildings, providing new studio units. This partnership includes support and job training for the 40 residents, all formerly homeless or domestic violence survivors.

## 2014 FINANCIALS

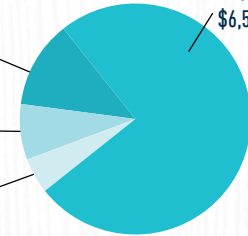
**TOTAL INCOME: \$8,656,451**

Fundraising/Events:  
\$1,049,250

Foundations/  
Corporations:  
\$681,286

Other Revenue:  
\$416,373

Property-related  
Revenue:  
\$6,509,542

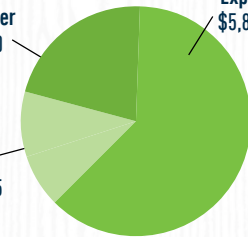


**TOTAL EXPENSES: \$9,376,596**

Depreciation and Other  
Expenses: \$1,991,370

Administrative  
and Fundraising  
Expenses: \$1,557,355

Property Operating  
Expenses:  
\$5,827,871



## HIGHLIGHTS OF OUR WORK *In 2015, Caritas made significant strides in serving the neediest citizens of Greater Boston*

**350+**

RESIDENTS ARE RECEIVING SUPPORTIVE SERVICES



**FINALIZED A THREE-YEAR STRATEGIC PLAN** with a Harvard University Community Action Partners (CAP) team



**FUNDED** the position for our first in-house Residential Case Manager

**LAUNCHED** a corporate Adopt-a-Home Program



**CLOSED ON THE PURCHASE OF PATRIOT HOMES**

24 units of housing for veterans and families in South Boston, the first of such housing in Greater Boston



**HOMELESSNESS PREVENTION FUND**

**KEEPING HARD-WORKING PEOPLE IN THEIR CARITAS HOME DURING A TEMPORARY CRISIS**

**CARITAS YOUNG LEADERS** launched the Welcome Basket Program (providing toiletries and household items) and the Resident Holiday Drive Program



**PREVENTING  
HOMELESSNESS.  
IMPROVING LIVES.  
ONE ROOM  
AT A TIME.**



# Claudy

“ I NEVER TOOK

*anything from anyone. I was going to do it on my own. No one even knew I was homeless. ”*

*I worked full-time at a non-profit in 2012. When they lost their funding, I lost my job and housing. I lived in a shelter for 12 months, where it is tough! They will eat you alive. Even though I have been able to secure a decent job, the most hours they will give me provides \$12,000 annually—not enough to be able to afford my own apartment. Through the Caritas Housing Platform Partnership, the CAREY Program found me my Caritas home. CAREY provides the support, and Caritas provides the home. I can now finish my GED, go to college and build a good future. I could not do this without these two organizations working together. I am so grateful every day.*



## HOUSING PLATFORM PARTNERSHIP

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.

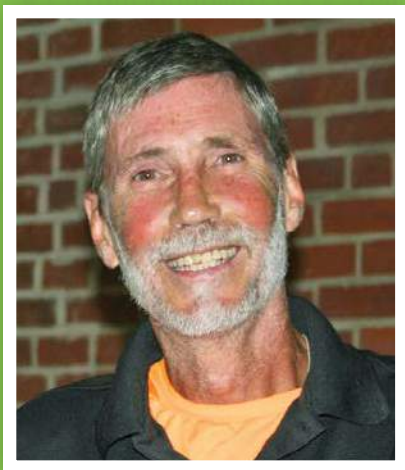
366 RESIDENTS

received supportive services to meet food and nutritional, physical and mental health, and job placement and skill-building needs

20 PARTNERING ORGANIZATIONS







# K.D.

“I’M DAMAGED GOODS.

*Being here is finally healing me.”*


*In the navy, I was involved in beach landings and hostage rescues—things too painful to talk about. After my service, I bought a house, had a job and a girlfriend until the economy tanked and I lost all I had. I became homeless and lived in a neighbor’s unheated garage for a year. When I couldn’t bear it any longer, I moved deep into the woods of a local state park. After nine months, the isolation and the weather became unbearable. A friend convinced me to talk to someone at the VA, which is how I found my Caritas home at the Bedford Veterans Quarters (BVQ) a little over a year ago.*

Though I still suffer from PTSD, the BVQ has helped me to feel normal again. I have my own space, which is very important to me. I’m around other veterans who have been in the same boat. Being here really brought me back into the fold of the human race.



## HOMES FOR 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 nations’ liberties will have a home when their military service ends.

**249**   
**VETERANS**  
housed in emergency, transitional  
and permanent units

**170**   
**VETERANS** utilized  
our on-site supportive  
services, 24 obtained  
jobs and 56 moved to  
independent living





*"Woman of Power with Two Cats," Artist, K.D.*





# Mary

“ONE BAD TOOTHACHE  
and I almost lost my housing.”

*Three months ago, because of issues with my teeth, my face swelled to twice its normal size. I had no insurance, and after weeks of sitting in my room crying from the pain, I learned about a free dental clinic, where they pulled my nerve-damaged teeth. As an hourly wage employee, I was not getting paid while I was out and fell behind on my rent. I was so scared of being evicted. When the Caritas site and property managers told me that I had been awarded funds to help pay my rent, I was ecstatic and relieved. I wasn't going to lose my home. I know homelessness. It's unbearable. Now I am back on track, able to look forward to one day owning my own home again as I did years ago.*



## HOMELESSNESS PREVENTION FUND

By providing emergency funds to cover rent during a temporary setback, 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.

**71** RESIDENTS   
received temporary financial assistance  
ranging from \$100 – \$1,500



**79%**  
of those residents have  
been able to remain in  
their Caritas home



# Jorge

“MY CARITAS HOME

*lets me work and do my best  
for others.”*

*I served for four years in the National Guard* and for four years in active duty as a medic during Desert Storm when PTSD set in. After 16 months of shelter life and treatment, I was in need of a home I could afford. I continued my full-time work at a non-profit helping veterans advocate for benefits, a job I love. When I found my Caritas home in 2009, everything came together. Then in 2010, I earned the position of site manager.

Caritas gives people second chances if they falter. I feel grateful for my full-time job with the veterans, and I am blessed for the opportunity Caritas gave me, both personally and professionally. They have opened my eyes to managing different walks of life and the true meaning of forgiveness and generosity.



## PERMANENT HOUSING

Caritas provides 895 very low-income individuals permanent homes. For 30 years, Caritas has helped fill the need for affordable, safe, secure housing in Greater Boston. We prevent homelessness and stabilize neighborhoods.

30  BUILDINGS

14  GREATER BOSTON COMMUNITIES

895  LIVES IMPROVED



**YOU GAVE ME A HOME.**

**YOU GAVE ME  
SUPPORT.**

**YOU GAVE ME  
OPPORTUNITY.**

# THANK YOU TO OUR DONORS

*Caritas is proud to present for the first time in our 30-year history our donor list. If anything is in error, please contact us so we can apologize and make the correction. (FY2014)*

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**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.*

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*Preventing Homelessness with Affordable Housing*

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Photos by Romana Vysatova



*Caritas Communities*

*Thank you for your support*



## ***DEAR FRIENDS,***

Every day your generous support enables us to provide affordable housing to hundreds of very low income individuals. This housing provides an essential base from which our residents have a chance to build a better future.

With continued reductions in public funding for housing, we devote enormous energy and time researching and pursuing public and private funding opportunities and evaluating potential real estate opportunities in communities in and around Boston that fit our single room occupancy (SRO) model so that we can help more people in need. As you read this letter, we have exciting real estate developments underway at both Cortes Street in Bay Village and D Street in South Boston, our case managers are successfully connecting residents to essential support services and our Homelessness Prevention Fund is keeping residents in their homes during times of temporary financial crisis.

As we celebrate our 30th anniversary and approach the completion of our 30th building, our commitment to our mission is stronger than ever. We are proud to be the largest non-profit provider of affordable, permanent veteran and SRO housing in Greater Boston.

We couldn't do this without you. We sincerely thank you for your loyal support of and belief in the Caritas mission—that everyone deserves a safe, decent, affordable home.



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