



**Caritas  
Communities**

It's not about the buildings.  
It's about the people in them.

### Rooming Houses

#### Arlington

Fessenden Road-15 rooms  
Russell Terrace-20 rooms

#### Allston

Commonwealth Avenue-61 rooms

#### Bedford

Bedford Veterans Quarters-60 rooms

#### Boston/Dorchester

Beale Street-11 rooms  
Centre Street-11 rooms  
Centre Street-12 rooms  
Church Street-12 rooms (master lease)  
Sydney Street-12 rooms

#### Boston/Fenway, Back Bay

Cortes Street-48 rooms  
Marlborough Street-16 rooms  
Westland Avenue-63 rooms

#### Boston/Roxbury

Mt. Pleasant Avenue-20 rooms  
Dudley Street-68 rooms  
East Lenox Street-26 rooms  
Alaska Street-17 rooms

#### Braintree

Holbrook Avenue-21 rooms

#### Brookline

Beacon Street-15 rooms

#### Chelsea

Eastern Avenue-21 rooms

#### Everett

Hancock Street-35 rooms  
Norwood Street-29 rooms

#### Medford

Ashland Street-16 rooms

#### Melrose

Vine Street-14 rooms

#### New Bedford

Sean Brooke House-19 apts

#### Quincy

Mechanic Street-12 rooms  
Spear Street-22 rooms

#### Salem

Lafayette Street-61 rooms

#### Wakefield

Water Street-26 rooms

### Completed Developments

#### Boston/Dorchester

Dorchester Avenue-12 rooms

### Potential Acquisitions 2011

South Boston Police Station,  
Veterans Housing  
Central House (YMCA), Cambridge  
St. Peter's Convent, Dorchester

### BOARD OF DIRECTORS

#### FOUNDER

P. Leo Corcoran

#### BOARD

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Accountant

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Ra-Shad Perry  
Assistant

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Wilson Tejada

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Ra-Shad Perry

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## ANNUAL REPORT 2010



In 1985, P. Leo Corcoran, a partner in the real estate firm John M. Corcoran & Company, founded Caritas Communities, a nonprofit, nonsectarian organization. Concerned about the rising number of homeless people, including working people unable to afford decent housing, Mr. Corcoran and the original board of directors adopted the lodging house model as an efficient and affordable means of providing quality accommodations at an affordable rent.

From the beginning, Caritas has focused its efforts on preventing homelessness and stabilizing neighborhoods by providing affordable housing for the working poor. Starting with an 11 room property in Dorchester twenty-six years ago, we now own 28 buildings throughout Greater Boston with 763 rooms.



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Communities**

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“Caritas is an organization of real estate professionals offering a real estate solution to the housing challenges faced by working poor and homeless individuals.”

**DEAR FRIENDS:**

Over 400 friends and guests celebrated Caritas Communities’ 25th anniversary at our October Annual Dinner. The event was dedicated to our founder P. Leo Corcoran, who passed away in April, 2010. Many friends and family honored Mr. Corcoran in a moving video tribute and through memorial donations to Caritas Communities.

2010 was a good year for Caritas Communities. We provided affordable housing for another hundred low-income men and women through the addition of four new developments:

- 19 one bedroom apartments for veterans in New Bedford
- 17 units with private baths at 23-25 Alaska Street in Roxbury
- 16 units at 186 Marlborough Street in Boston’s Back Bay
- 48 units at 7, 11-11A-15 Cortes Street, in Boston’s Bay Village neighborhood

Our pre-development activity in 2010 resulted in the Massachusetts Department of Housing and Community Development awarding us over \$3.6 million for two projects. We were one of the few applicants to receive two awards. In 2011 we will acquire and renovate a 128 room licensed lodging house located at the Cambridge YMCA in Central Square and will make improvements to our Marlborough Street rooming house, known as Worcester House.

We are very grateful for your support. Because you care about the men and women we serve, we are Greater Boston’s leader in affordable Single Room Occupancy housing. Our success is a result of your involvement and generosity.

We want to thank our outgoing Board members—Alexa Dailey, Chris Reilly and Gary Ruping—for their service to Caritas Communities. We welcome your comments and participation. As we have grown from 11 rooms in 1985 to 762 rooms today we have relied on our network of friends and supporters. Thank you.

Frank M. Capezera, Esq.  
Chair

Mark Winkeller, Ph.D.  
Executive Director

**IN 2010 WE FULFILLED OUR MISSION**

We preserved 64 rooms of affordable housing with the acquisition of two existing Boston rooming houses on Marlborough Street and on Cortes Street.

We housed 51 chronically homeless individuals through our partnership with hopeFound, now in its fourth year.

We created 36 units of new housing: 17 on Alaska Street in Roxbury and 19 one bedroom apartments for veterans in New Bedford.

We improved neighborhoods with our thoughtful site selection throughout Boston and with high-quality renovations in Roxbury and New Bedford.

**Mortgage Lenders (In alphabetical order)**

- Bank of Canton
- Bedford Housing Trust
- Boston Housing Authority
- Brookline Bank
- Citizens Bank of Massachusetts
- City of Boston Department of Neighborhood Development
- City of Boston Neighborhood Housing Trust
- City of New Bedford
- City of Quincy

- Community Economic Development Assistance Corporation
- Danversbank
- Massachusetts Affordable Housing Trust Fund
- Massachusetts Department of Housing and Community Development
- MassDevelopment
- Massachusetts Housing Investment Corporation
- StonehamBank
- The Property Casualty Initiative
- The Savings Bank
- Town of Brookline

**WHAT PEOPLE SAY ABOUT CARITAS COMMUNITIES**

“This is a day to celebrate a project that came to fruition because of hard work and people who played by the rules. Caritas has kept their word throughout this project and worked well with the neighborhood residents. They have provided a place for people to live so they can work towards the future.”

Alaska Street Neighborhood Association at the Alaska Street ribbon cutting.

“Hooray for Caritas. As a result of Caritas’ affordable housing I have been able to manage a peaceful life style...without the worries of how I am going to pay this week’s rent on an income of \$177 per week.”

Caritas resident

“Donna came to us after years of being homeless. She also had a history of addiction. Frankly, her first try at living in one of our houses with its rules and expectations didn’t work and she had to go into a treatment program for six months. We then gave her a second chance. She started going to recovery meetings and has been clean and sober for over a year now. She pays her rent on time and is a model tenant; I’m glad we gave her another chance.”

Caritas Property Manager

**2010 FINANCIALS**

INCOME	2010	EXPENSES	2010
Property-related Revenue	\$4,569,187	Property Operating Expenses	\$4,204,079
Fundraising Events	316,728	Fundraising Expenses	224,295
Foundation/Corporate Grants	1,170,472	Administrative Expenses	562,562
Other Revenue	37,145	Depreciation and Other Expenses	1,570,923
<b>Total Income</b>	<b>\$6,093,532</b>	<b>Total Expenses</b>	<b>\$6,561,859</b>



**Resident Statistics**

- Our average resident is 51 years old with an age range from 19 to 81 years.
- The median income of our residents who are working or on a pension is \$23,234.
- Men make up 74% of our residents, women 26%.
- 51% of our residents are white, 37% African American and 8% Hispanic.
- Approximately 80% of Caritas residents are working, the other 20% are either retired, disabled or unemployed.
- Employment is in the service related/food/retail industries with many working as cooks, retail clerks, security guards and cleaners.
- Over 20% of our residents have been homeless and many were at risk of homelessness before moving into a Caritas rooming house.