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Caritas Communities adds 17-unit residence to low-income portfolio

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Quincy, MA Caritas Communities, an independent, non-sectarian, nonprofit provider of low-income housing and services, has purchased 46 Winter St., adding the 17-unit single-room-occupancy residences to its existing portfolio of 33 residences in the Greater Boston area that house more than 1,000 single men and women.

This is the fourth deeply affordable property in the city owned and operated by Caritas, including 8 Mechanic St., 50-52 Spear St., and 54-56 Spear St.

The purchase was made possible by the Housing Pursuit Fund, created through donations matched

one-to-one by Linda Thornhill McLaughlin, originally from Quincy, and Bill McLaughlin, a Caritas Communities board member. The fund provides the financial resources needed for Caritas to respond quickly to competitive market opportunities.

The seller was John and Susan Grazer, represented by Kirsten McEleney, vice president of Advisors Living, the residential sales platform of Boston Realty Advisors. The sale price was \$915,000.

The property contains 17 single-room-occupancy units with shared kitchen, bathrooms, and laundry facilities. Caritas plans to make upgrades to the property, to increase shared facilities and improve quality of life for the residents.

Ownership by Caritas will also offer the extremely low-income residents access to their supportive services program, which helps residents navigate community resources such as access to health care, employment, nutrition, and more.

“As someone raised in Quincy, I am proud that we can preserve this housing for low-income residents,” said Karin (Wilcox) Cassel Mitterando, executive director of Caritas Communities. “This home is in an area surrounded by condominium developments, and the current residents feared that they would be left homeless once the property sold. This purchase aligns with our mission to prevent homelessness and improve the lives of individuals living in poverty.”

Greg Rittchen, director of real estate assets at Caritas Communities, who negotiated the purchase, said, “Caritas couldn’t be more excited to announce this acquisition. The property isn’t big, but the win for the mission is.”

Caritas Communities is holding its annual fundraising gala on Nov. 10, 2022, at the Westin Boston Seaport District hotel, an annual event and the first gala in person since 2019. For more information, please go to <https://caritascommunities.org/support-us/37th-annual-gala/>.

Caritas staff hosted a cookout to welcome residents, sign leases, and introduce them to the Supportive Services Team. And Caritas is planning a volunteer day in November to provide landscaping and beautification upgrades to make an immediate impact for the residents and the neighborhood. Both Callahan Construction Managers and the Caritas Young Leader’s Committee have stepped forward to participate in this effort.

“We are happy to lend our resources to this project,” said Pat Callahan, President of Callahan Construction Managers. “Caritas does important work for economically disadvantaged people in Quincy and Greater Boston, and Callahan is proud to be a part of it.”

Michelle Volpe, President of The Property & Casualty Initiative, LLC, which was Caritas Communities’ lender, said, “PCI is very pleased to continue its longstanding partnership with Caritas Communities, supporting their vitally important work creating and preserving housing that is affordable to those most vulnerable of being unhoused. 46 Winter Street is a superb example of

Caritas Communities' vision of improving housing security and quality and minimizing displacement."

McEleny, the Advisors Living broker, said, "I am on the Young Leader's Committee with Caritas Communities, so am very familiar with the outstanding work they do in the community. When I saw this property, I knew it would be a great fit for their mission."

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