



**ST. MARY'S
CENTER FOR
WOMEN &
CHILDREN**



FISCAL YEAR 2025 ANNUAL REPORT

A MESSAGE FROM OUR PRESIDENT AND CHAIR OF THE BOARD

Dear Friend of St. Mary's Center for Women and Children,

Every family who comes to St. Mary's Center is on a journey; the desire for a brighter, more stable future, shaped by resilience and courage. Yet each day we see that journey is stifled by a complicated system with limited access to the basic supports that allow families to thrive. This has led to multi-generational poverty, homelessness, trauma, and years-long waitlists for affordable, safe housing.

At St. Mary's Center, we meet families where they are and guide them as they navigate these challenges, responding to urgent needs while investing in long-term, sustainable solutions that break cycles and build true stability.

We think of our work as supporting positive movement, through complex state systems, through our residential programs and wraparound supportive services, and ultimately into permanent homes of their own. As showcased in this Annual Report, and as St. Mary's Center has continued to do over our 30+ year history, from our beginnings as a maternity hospital atop Jones Hill to the work we do today, St. Mary's Center has always been about movement toward safety, dignity, and possibility.

Together with our community of supporters, we are working with our families to break down barriers and rebuild futures. As we look ahead to our future, we are excited to embark on a transformative new chapter for St. Mary's Center as we expand to double the families served and continue enhancing our supportive services to build long-term, sustainable solutions for women and children spanning the housing continuum. Thank you for being part of this journey, for supporting our mission and our families, and for making this progress possible.

With Gratitude,



Alexis Steel, President



Dustin Sarnoski, Board Chair



Alexis Steel, President



Dustin Sarnoski, Board Chair

OUR MISSION, VISION & PROGRAMS

OUR MISSION

St. Mary's Center, a multi-service organization supporting women and families, believes shelter is not enough to erase the devastation of cyclical poverty and homelessness. Grounded in social justice, we empower families to achieve emotional stability and economic independence through our pillars of support: life skills, education and workforce development, behavioral health and family medicine, and permanent housing.

OUR VISION is to partner with women and families as they move towards more thriving, stable futures. By understanding the root causes of their trauma and providing services they uniquely need, we join with families in changing their personal trajectory and lead in influencing systemic change.

RESIDENTIAL PROGRAMS

Across two campuses in Dorchester and East Boston, St. Mary's Center provides a series of residential programs complimented by wrap-around supportive services across the housing continuum, supporting pathways out of poverty for hundreds of families experiencing homelessness each year.

ADULT FAMILY SHELTER PROGRAMS

Provides 6 months of family shelter, case management, housing search support, and supportive services to 35 families in Dorchester and 17 families in East Boston on their path to long-term, multi-generational stability.

YOUNG PARENTING LIVING PROGRAM

Provides a comprehensive array of services on our Dorchester campus for 15 mothers ages 13-22 and their children, burdened by a history of trauma, neglect, and/or domestic violence. Mothers age out of this program when they turn 22.

TRANSITIONAL HOUSING PROGRAM

Provides transitional housing and supportive services to 12 young moms and children from ages 18-24 on our Dorchester campus who have previously experienced homelessness on their way to permanent, stable housing.

OUR PILLARS OF SUPPORT

Acutely aware that shelter is not enough to erase the devastation of cyclical poverty and homelessness, St. Mary's Center supports families through a resiliency-based approach, assessing their unique needs based on their individual life experiences.

Through four core pillars of support, St. Mary's Center provides the specific supportive services needed to propel families towards their personal goals and a sustainable future.



HOUSING

Providing pathways to permanent housing with stabilization services for families who are experiencing homelessness or housing instability.



EDUCATION & EMPLOYMENT

Offering education and workforce development services to provide career pathways and educational growth, leading to economic independence.



LIFE SKILLS

Teaching life skills for continued stability, including but not limited to financial literacy, nutrition, and healthy living for the entire family.



BEHAVIORAL HEALTH & FAMILY MEDICINE

Providing health and behavioral health services for the entire family that will lead to positive outcomes and increased protective factors.

OUR IMPACT

St. Mary's Center families have histories of living in communities without access to Social Determinants of Health (SDH), which has a considerable effect on their physical and mental health and social and economic progress. Accordingly, we actively work to increase access to SDH through our programming. Highlighted below are just a few of the positive outcomes achieved during our Fiscal Year 2025.

326

mothers, fathers, and children experiencing homelessness, poverty, and trauma served across our programs.

170

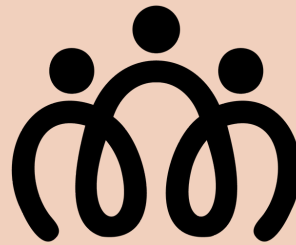
heads of household enrolled in educational programming, workforce development, or employed.

98

children enrolled in daycare, enabling mothers to pursue education and employment opportunities.

92%

of families exiting shelter placed in stable housing in their desired geographic area.



1,000 hours

of behavioral health sessions were provided to families to support complex, multi-generational trauma.

270

families have moved to permanent housing over the last five years.

77%

of families engaged in behavioral health programming increased self-advocacy efforts to meet their individual and family needs.

89%

of families moving through St. Mary's Center's entire housing continuum remaining stably housed as a full family unit.

RESIDENT SPOTLIGHT: MEET ADAMA

When Adama was pregnant with her son, family conflict left her with nowhere to turn. In working with her community health worker from Brigham and Women's Hospital's Bridges to Moms program, she was referred to St. Mary's Center's Adult Family Shelter Program in Dorchester and arrived at the Center with her newborn son just three days postpartum.

Working with her dedicated team, Adama received the support she needed to become the incredible mother she is and plan for her family's future. She began regular sessions with her behavioral health clinician who helped her navigate past traumas, and her housing specialist helped Adama navigate the complex housing market in Boston.

After six months living in our Adult Family Shelter program, Adama was thrilled to be able move into a beautiful apartment of her own in a safe neighborhood.

"This was an experience that I never felt that I was worthy of," Adama shared. ***"St. Mary's Center picked me up, dusted me off, and helped shape my future."***

Adama is excited to continue this positive movement by completing her bachelor's degree and watching her son, now a toddler, continue to grow and thrive.



We were thrilled to honor Adama at our annual Diamonds of Dorchester event, celebrating her determination and hard work



: Adama and her son shared their story at a recent event on St. Mary's Center's Dorchester campus

TRANSFORMING LIVES. ALL IN ONE PLACE.

In a public/private partnership with city, state and private philanthropy, St. Mary's Center is launching a full transformation of its 2.4-acre Dorchester campus, the former site of the historic St. Margaret's Hospital, which opened its doors as a maternity hospital in 1911. Phase One includes **the new construction of 71 Supportive Housing units**, resulting in 2-and-3-bedroom deeply affordable apartment units paired with comprehensive support services, and **more than doubling the number of families the Center serves**. Phase Two of the project includes the gut renovation of residential and program spaces, including a state-of-the-art Supportive Services Center and a full re-design of the exterior campus, creating accessible, safe, and engaging outdoor spaces for families. This transformational project will make Supportive Housing available to all families who come to St. Mary's Center, building on the successful model it has created for young families and offering spaces of dignity and respect for families to heal, grow, and thrive.

On November 12, 2025, St. Mary's Center and Governor Maura Healey joined with civic leaders, community champions, and dedicated partners in celebration of the launch of our transformative next chapter. Hosted by the incredible Latoyia Edwards of NBC10, we gathered to commemorate this milestone and in collective commitment to our women and children, our families, and community.

A true public-private partnership, St. Mary's Center is deeply grateful to the Commonwealth of Massachusetts' Executive Office of Housing and Livable Communities, led by Secretary Edward Augustus and the City of Boston's Mayor's Office of Housing led by Chief of Housing Sheila Dillon who have invested over \$56 million in this transformative project. It was an honor to be joined by team members of our federal champions, Senator Markey, Senator Warren, and Congresswoman Pressley, who have secured \$1.5 million in federal funding for this project.



TRANSFORMING LIVES. ALL IN ONE PLACE.

St. Mary's Center Board Chair Dustin Sarnoski joined alongside community leaders Jim Brett, President of the New England Council, Monsignor J. Bryan Heir of the Archdiocese of Boston, and Bill Grogan, President of the Planning Office for Urban Affairs, St. Mary's Center's developer partner. Additionally, local legislators and champions of St. Mary's Center gathered for this event, including Representative Dan Hunt, City Councilor John FitzGerald, and City Councilor-At-Large Erin Murphy. We are grateful for their steadfast advocacy for St. Mary's Center and this project, alongside our other local legislators Senator Nick Collins, Senator Lydia Edwards, Representative Adrian Madaro, and City Councilor Gabriela Coletta Zapata.

At the event, we were thrilled to launch **The Campaign for Women and Children**, a \$30 million fundraising campaign to complete the vision of this incredible project. We were honored to be joined by Liberty Mutual Foundation's former National Director of Programs, Bryan Spence. Liberty Mutual Insurance has made a transformational \$2 million investment in the project, supporting the creation of the *Liberty Lobby* and *Liberty Community Resource Room*, which will provide a welcoming, safe space in the new Permanent Supportive Housing building for all St. Mary's Center residents to gather and participate in supportive service programming and community events.

We were deeply grateful to be joined by members of The Lynch Foundation's Board of Trustees and Executive Director, Katie Everett. The Lynch Foundation has been a longtime champion of St. Mary's Center, working collaboratively to meet the diverse needs of women and children. Following an incredible investment in 2022 to open the Center's state-of-the-art early childhood center, The Carolyn Lynch Children's Center, The Lynch Foundation has made an incredible \$1 million investment in The Campaign for Women and Children.



FINANCE & REVENUE OVERVIEW

St. Mary's Center's Fiscal Year 2025 ran from July 1, 2024 to June 30, 2025.

REVENUE

In order to ensure financial stability and sustainable growth, St. Mary's Center implements a mixed revenue model consisting of:

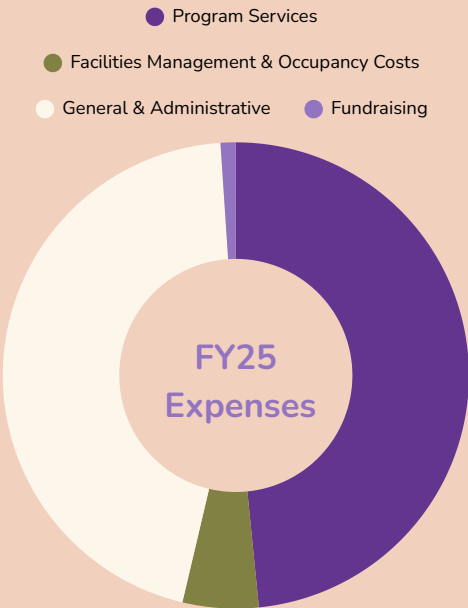
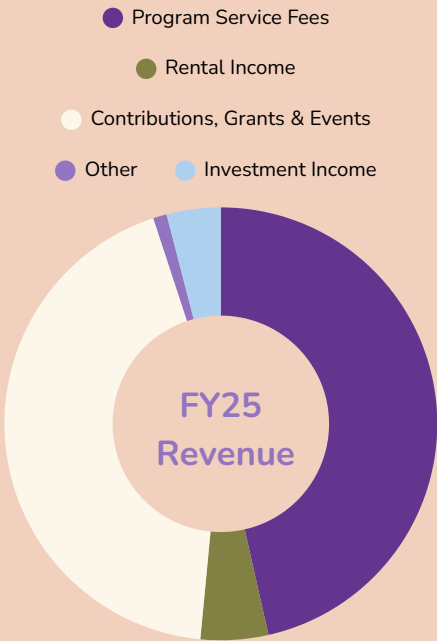
- Public Contracts for Program Services
- Rental Income from Tenant Partners
- Grants and Individual Giving
- Investment Income

**** Note:** In FY25, St. Mary's Center reported an operating surplus of \$3.86 million, driven primarily by a \$2 million multi-year commitment from Liberty Mutual in support of our Dorchester campus capital campaign, along with lower-than-anticipated expenses tied to fundraising for this initiative. These gains were partially offset by approximately \$690,000 in staffing shortages.

Program Service Fees:	\$6,539,990
Rental Income:	\$798,993
Contributions, Grants, & Events:	\$6,125,014
Other:	\$38,482
Investment Income:	\$572,795
TOTAL OPERATING REVENUE:	\$14,075,274

EXPENSES

Program Services:	\$6,028,212
Facilities Management & Occupancy Costs:	\$1,458,612
General & Administrative:	\$1,835,474
Fundraising:	\$891,587
TOTAL EXPENSES:	\$10,213,885



OUR LEADERSHIP

EXECUTIVE LEADERSHIP TEAM

Alexis Steel
President

Christina Bryant
Chief Operations Officer

Cassandre St. Louis
Chief Financial Officer

LEADERSHIP

Marie Abraham, Director, Adult Family Shelter Dorchester

Adan Algaranaz, Facilities

Renee Da Silva, Director, Supportive Services

Richard Dorsey, Assistant Director, Young Parenting Living Program

Lais Fortaleza, Director, Individual and Major Gifts

Jessica Hack-Chabot, Assistant Program Director, Clinical Services

Tyrone Jackson, Facilities

Mary Kerr, Assistant Director, Adult Family Shelter Dorchester

Mengee Khasu, Director, Young Parenting and Housing Programs

Pedro Latorre, Facilities

Danila Pierre, Director, Adult Family Shelter East Boston

Maria Ramirez, Assistant Director, Adult Family Shelter East Boston

LeSans Thornton, Assistant Director, Operations

Nora Wolf, Capital Campaign Lead

Shane Wood, Facilities- John M. Corcoran & Co.

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Sakhee, Founder & CEO

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Monsignor J. Bryan Hehir (Ex Officio), Archdiocese of Boston,
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Brenda Rosario, Blue Cross Blue Shield of MA, Service Representative-
Member Service Team

Santosh Shanbhag, Shield Therapeutics, Chief Financial Officer

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Tiffany White, Commonwealth of Massachusetts, Marriage Registration Liaison

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Peter Meade, Pemberton Square Group

Rosanne Bacon Meade, Educator (retired)

Claudina C. Quinn

A CENTER FOR COLLABORATION

St. Mary's Center is a center for collaboration and partnership, as we work to create opportunities for women and children experiencing homelessness to transform every aspect of their lives. In addition to the Center's programs, we have strategically convened a collaborative network of service providers to ensure that families have easy access to the quality services and physical items needed to create pathways out of poverty and homelessness.

We are incredibly grateful to the following collaborative partners and in-kind donors for their contributions:

Behavioral Health & Family Medicine

Boston Healthcare for the Homeless Program	South Bay Community Services
Boston University, Boston College, Simmons College	UMass Boston Nursing Program
Neighbor Health	

Career Development & Job Training

Breaktime
JVS
Mass Hire Career Centers
Mujeres Unidas
Women's Money Matters

Healthy Nutrition

Alma Cares
Life Alive
Spoonfuls, Inc.

Childcare & Education

Boston Public Schools	East Boston Community School
Carolyn Lynch Children's Center	Every Child Shines
East Boston Social Center	The Home for Little Wanderers

Volunteering & Family Engagement

Ampersand	JP Licks
Biogen	Liberty Mutual
Blue Cross Blue Shield of MA	Life Science Cares
Boston Bruins	Loomis Sayles
Boston Red Sox	M&T Bank
buildOn	Merida Bio
Cambridge Savings Bank	MFS Investment Management
CAPTRUST	Rockland Trust Bank
Claria Partners	Sanofi
DNTanks	Skanska
Dodge & Cox	St. Brendan School
Flagship Pioneering	TD Bank
Hanscom Federal Credit Union	UMASS Boston
HarborOne Bank	Westfield Capital
IR&M	

Supportive Services

Catholic Charities	IFSI
Family Movement	Mass Immigration Refugee Advocacy Coalition
Greater Boston Legal Services	Mayors Office of Immigration Advancement
Haitian Community Center	Project Hope

In-Kind Donors

Alpha Lambda Delta at UMass Boston	Greenwood United Methodist Church	Sarah Leaf-Herrmann
AMG	Harvard Black Law Student Association	Sigma Gamma Rho Sorority, Inc.
Ampersand	Heather K Folino	Skanska
Archbishop Williams High School	Jan Aldrich	Spirit Halloween
Beth Hester	John P. McKeon Post	St. Catherine Norwood
Brigham & Women's	Julia Downing	St. Cecilia Boston
Boston Beer Company	Kappa Phi Lambda Sorority Incorporated	St. Katharine Drexel Parish
Boston Bruins	Kim Ngo	St. Mary-St. Catherine Charlestown
Boston Medical Center	Liberty Tax Service	St. Paul School Hingham
Boston Plan of Excellence	Lisa Yiannousas	Sts. Louis and Zelig Martin Parish
Carrie Couto	Loomis Sayles	Suffolk Jumpstart
Chestnut Hill School	Lori Steel	Susan McCarthy
Cocotree Kids	Margaret Bruce	Syniti / Project Night Night
Commonwealth of MA, Human Resources Division	Mary Joyce-Morris	Target
DaNita Shobowale	Mass General, Assembly	Terence O'Keeffe
Delta Omicron Zeta	Row Imaging	The Centre School
Chapter of Zeta Phi Beta Sorority	Massachusetts College of Pharmacy and Health Sciences UNICEF	The Wyss Institute of Harvard University
Dodge & Cox	Maverick Hospitality	Theresa M. Arruda
Donna M. O'Hear	MFS	Top It Off Accessories
Dorene Calmus	MCPHS/Unicef	Venezia Boston
Elizabeth Asaro	Northeastern University	Viridian Therapeutics
Fairway Ladies of Franklin Park	Pamela M. Martin	West Roxbury Girl Scouts
FedEx	Robert Althoff	Troop 82492
Gayle Corcoran	Sabrina Eichin	Whingryd Siqueira
Give n Glow	Samaritans	William Derry

PARTNER SPOTLIGHT: *NEW ENGLAND COUNCIL*

St. Mary's Center is proud to count The New England Council as a trusted partner and steadfast ally. As the region's premier business association, The New England Council brings together leaders from across sectors to strengthen communities, advance equity, and foster a thriving New England, values that closely align with St. Mary's Center's mission to support women, children, and families on their journeys toward stability and opportunity. Through its convening power, advocacy, and thought leadership, The New England Council plays a vital role in helping nonprofit organizations across New England navigate complex challenges and amplify their impact. By creating spaces for collaboration and dialogue, the Council ensures that the voices of community-based organizations are included in conversations shaping policy, economic growth, and social progress throughout the region.

St. Mary's Center has benefited deeply from this longstanding relationship. The Council's commitment to connecting mission-driven organizations with business and civic leaders has helped elevate critical issues facing families experiencing homelessness and poverty while fostering partnerships that translate shared values into meaningful action.

At the heart of this partnership is President and CEO James "Jim" Brett, a true champion of St. Mary's Center and a tireless advocate for our families. Jim's leadership reflects a deep understanding that strong communities are built by investing in people, especially those who face systemic barriers to opportunity. His willingness to listen, lead, and speak out has made a lasting difference for our organization and the families we serve. On behalf of everyone at St. Mary's Center, we congratulate Jim on 30 years of service as President and CEO of The New England Council and are honored to celebrate him as this year's St. Mary's Center Hero.

We are grateful to The New England Council and to Jim Brett for their continued partnership, leadership, and belief in St. Mary's Center's work. Together, we are helping to shape a New England where collaboration drives change and where every family has the opportunity to thrive.



Fellowship Spotlight: Dan Hackett

St. Mary's Center was honored to be selected as one of six organizations, and the only one based in Massachusetts, to participate in The New England Council's inaugural fellowship program over the last year. Our fellow, Dan Hackett, pictured above with New England Council President and CEO Jim Brett, St. Mary's Center President Alexis Steel, and New England Council Board Member and Partner at Rasky Partners, Graham Shalgian, is a student at College of the Holy Cross. He spent his summer gaining hands-on experience with data reporting and leading strategic assessment of policy impact for St. Mary's Center's shelter programs. Dan's passion for our work breaking cycles of poverty and homelessness, and his incredible work ethic and dedication made him an invaluable member of our team, and we are excited to watch his future endeavors and successes!

THANK YOU TO OUR DONORS

At St. Mary's Center, we are grateful for our generous supporters whose philanthropic donations fuel our programs and our mission. Gifts of any amount make a lasting impact on the hundreds of women, children, and families that we partner with each year. The following list reflects gifts and pledges of \$1,000 or more, received between July 1, 2024, and June 30, 2025.

For a complete listing, please visit www.stmaryscenterma.org/fy25-donors.

\$1,000,000- \$2,000,000

Catholic Community Fund
Liberty Mutual Insurance

\$100,000- \$999,999

The Lynch Foundation
Yawkey Foundation

\$50,000- \$99,999

Cummings Foundation
Patricia Dinneen and John Mooney
Eluned and Edward Russell Charitable
Foundation
Sanofi

\$25,000- \$49,999

Amazon
Gayle and Joseph J. Corcoran
Kathryn Corcoran
Nora M. Leary and Daniel J. Corey
Life Science Cares
Robert and Christa Murray
The Flatley Foundation
The John and Mary Corcoran Family
Foundation

\$10,000- \$24,999

Anonymous
Blue Cross Blue Shield of Massachusetts
Cambridge Savings Bank

Commonwealth Corporation
Linda and Michael J. Corcoran
Line and Thomas M. Corcoran
Corcoran Jennison Companies
Joseph Flaherty in memory of Nancy Flaherty
Frank Reed & Margaret Jane Peters Memorial
Fund
Christopher S. Gaffney and Karen Kames
Gratis Foundation
Income Research + Management
Keith Construction and Timothy and Joanne
Forde
M&T Charitable Foundation
Mildred's Dream Foundation
Plumb House, Inc.
Quincy Mutual Fire Insurance Co.
State Street
TD Bank Charitable Foundation
The Architectural Team, Inc.
The Catholic Health Foundation
The Hamilton Company Charitable Foundation
TJX Companies, Inc.
Tufts Medical Center
Martin J. Walsh and Lorrie Higgins
Winter Walk

\$5,000- \$9,999

Jan and Marc Aldrich
Caitlin and Colin Anderson
Bay State Federal Savings Charitable
Foundation

Boston Evening Clinic Foundation
Amy and Anthony Centrella
Patricia Chapple
Lori and Peter Comeau
Crane Charitable Fund
Dawn and Edward D'Alelio
Catherine and Michael Devlin
DN Tanks
Eastern Bank
HarborOne Foundation
Herb Chambers Charitable Foundation
Highland Street Foundation
Benjamin Jackson
Mary Lou and Bill Jackson
Gary and Carole Jennison, Jennison Charitable
Foundation
John M. Corcoran & Company
Mary and Jim Judge
Loomis Sayles
Kathy and Rick Maple
MFS Investment Management
Kathleen and Michael Nilles
Norel Service Co., Inc. and Tom and Linda
Norton
James O'Donoghue
Richard J. High and Anne G. Perkins
Rasky Partners, Inc.
Rockland Trust
Catherine L. Serrano
The Adelard A. and Valeda Lea Roy
Foundation

THANK YOU TO OUR DONORS

The Bruins Foundation
The New England Council

\$2,500- \$4,999

Archdiocese of Boston
Judy Beckler Collins and Joe Collins
Bob's Discount Furniture
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Nannette Bricker-Barrett
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CBRE
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Point32Health
Sacred Heart Parish #217
Lea C. Sorgi
The Augustine Family Charitable Fund
The Tango Family Charitable Trust
Weston & Sampson

\$1,000- \$2,499

Anonymous
James J. Barber and Kathleen M. B. O'Neill
Gillian and Duncan N. Barnard
Biogen
Blackbaud Giving Fund
Boston College
Maura Braslins and Eileen M. Gustin
Breaktime
Susan O. Bush
Causeway Contracting
Claria Partners LLC
Maura and Matthew Dagher
David & Mary Barros Foundation
The Di Lillo Family
Joseph DiMarzo
Michael and Beth Dube
Expressway Toyota Motors
Claudia and Kevin Feeney
Flagship Pioneering
Mary and Richard Forbes
Judith and Richard Fox
FTJA Electric Company
Mildred and William Galvin
Audrey and Thomas Gavin
PJ and Anne Glynn
Molly Grammel
Lisa Heelan-Fancher
Linda and Jay Hooley
Gary Kane
Kimberly A. Karbott
Beth Keough
Gloria and Richard Lehan
Mark and Mary Lunsford
Carol Lydon

Main Street Bank
Christopher Malley
Elizabeth and Christopher McCarthy
Diane and George McLoughlin
Judith and William Meaney
Mark H. Payson, Jr.
Planning Office for Urban Affairs
Jane Porter
Cathleen and James Rafferty
SalemFive
Alison and Dustin Sarnoski
Connor Schoen
Keishalee Shaw
Virginia and Joseph Shea
St. Ignatius Parish
Alexis Steel
George and Lori Steel
Paula J. Sullivan
The Henry Price Lodge, A.F. & A.M.
Tom H. Tobin
Catherine Tucker
United Way of Massachusetts Bay &
Merrimack Valley
David R. Wells
Hon. Mary Dacey White (Ret.) and Mr. John C. White
WTPhelan Insurance Agency

HOW TO GET INVOLVED

Your support of St. Mary's Center for Women and Children is essential to ensuring women, children, and families experiencing homelessness receive the resources and support they need to achieve emotional stability and economic independence. There are many ways to support our mission, and your investment in St. Mary's Center is an investment in women, children, and families. We invite you to join with us in the fight to break the devastating cycle of multi-generational poverty and homelessness.

GIVE A GIFT

A gift of any amount makes a difference in the lives of hundreds of our most vulnerable community members each year. Whether an annual or monthly contribution, strategic investment, or legacy gift, your financial support ensures that more families are on a path to emotional and economic stability.



ATTEND AN ANNUAL EVENT

Each year, we are thrilled to gather with local leaders and supporters for our two signature events: Diamonds of Dorchester held each October and "It Takes a Village" held each May. Join us to hear powerful stories of success while creating meaningful space for learning, dialogue, and connection around the complex issues facing St. Mary's Center families.



BECOME A CORPORATE PARTNER

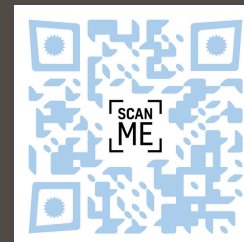
St. Mary's Center's corporate partners power our mission by sharing their time, expertise, and resources. Corporate partnerships are customized to deliver on our shared goals as we work together to engage your employees, providing opportunities for community-building while strengthening pathways out of poverty and homelessness.

For more information, please email
contact@stmaryscenterma.org
to connect with the
Development Team.

VOLUNTEER

Volunteers play an essential role in advancing the mission of St. Mary's Center. You can make a meaningful difference for our women, children, and families:

- Host a donation drive for high-needs items
- Purchase essential items on our Amazon Wish List
- Support community events on our campuses
- And more!



Change comes from the Center.



90 Cushing Avenue, Dorchester, MA 02125

www.stmaryscenterma.org | 617.436.9600 | contact@stmaryscenterma.org