



COMMUNITY

R E P O R T | 2 0 2 2



THANK YOU FOR YOUR SUPPORT

At Mercy Housing, we recognize that safe, affordable, service-enriched housing helps people invest in themselves and their communities.

On behalf of our Founding Communities, Board of Trustees, and everyone who works at Mercy Housing, we thank you. Thank you to our donors, financial partners, investors, and supporters who have joined us in our efforts to create more equitable access to affordable housing.



As we look back on 2022, we find ourselves reflecting on the meaning and importance of our core values of respect, justice, and mercy. These values are the foundation of our work and guide our staff, volunteer leaders, and community partners. 2022 was a year where we made important strides in our commitment to diversity, inclusivity, and racial equity throughout Mercy Housing.

Across the country, we opened seven new communities, providing homes for nearly 1,000 more households. We also expanded our reach to 21 states, as we broke ground on a new family community in Oregon and opened a brand-new community comprising 46 homes for families in South Carolina. We celebrated our past and future at our successful 40th Anniversary Gala.

We were a proud recipient of the inaugural CohnReznick 2022 Gamechangers in ESG Award, which recognized organizations that showed a deep commitment to the environmental, social, and governance

space. We also received numerous development awards for Tahanan, Major Jenkins, and Casa de la Misión.

Mercy Housing residents are at the center of everything we do. With your support, we helped residents across the country access local food banks and distributed healthy foods through our Resident Services programming. We also resumed important onsite, in-person services, including Out-of-School Time, financial literacy classes, donation drives, health clinics, and more. Our dedicated staff even aided residents in accessing over \$6 million in state and local emergency rental assistance.

Every day, we strive to achieve more because we are constructing more than just buildings – we are providing individuals and families with a foundation to follow their dreams. Thank you to our Founding Communities, partners, and donors for your continued support. Because of you, Mercy Housing continues to make a positive impact on lives across the country.

Live in Hope,



Ismael Guerrero
President & CEO



Patricia Cochran
Chair, Board of Trustees



CELEBRATING 40 YEARS

Things may look a little different than they did 40 years ago, but our mission remains the same.

From our very first property in Idaho, to our most recent groundbreaking in Oregon, we are dedicated to creating stable, healthy homes and communities, while staying true to our core values of respect, justice, and mercy.



1981

Sister Timothy Marie O'Roark pledges, "We can do better." The Sisters of Mercy of Omaha make an initial investment of \$500,000 and Mercy Housing is born.

1983

Mercy Housing expands the scope of its services with Mercy Housing Management Group and Mercy Community Capital.

1987

Sister Lillian Murphy takes on the role of President & CEO. Mercy Housing headquarters are moved from Omaha, Nebraska to Denver, Colorado.

1992

Mercy Housing acquires Intercommunity Housing. The new regional division becomes Mercy Housing Northwest.

1996

Mercy Housing Southeast is established, expanding our reach to both coasts.

1999

Daughters of Charity – Province of the West and Sisters of St. Joseph of Orange join as Founding Communities.

1980

1982

With the purchase of five communities in Idaho, Mercy Housing is a multi-state housing provider.

1986

Sister Mary Terese Tracy, the first CEO, leaves Mercy Housing to take on a leadership role with the Sisters of Mercy.

1989

Sisters of Mercy, Burlingame and Sisters of Mercy, Auburn join as Founding Communities.

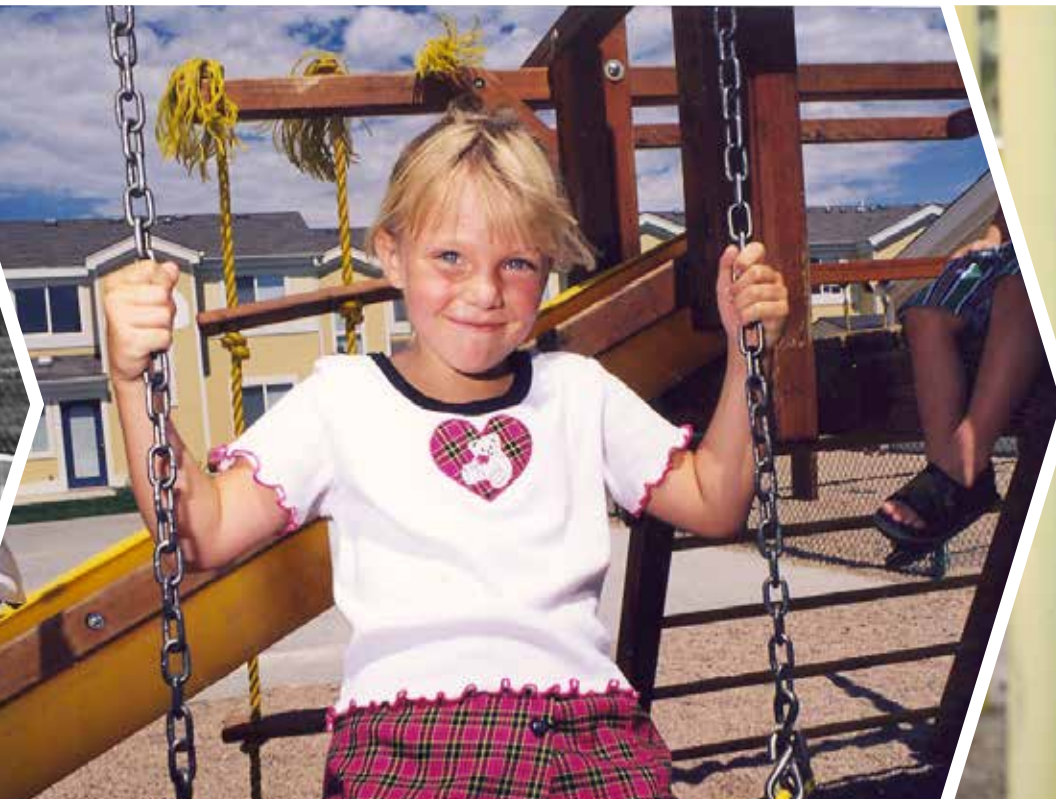
1990

1993

The acquisition of the Catholic Charities of San Francisco Housing Department is completed, and Mercy Housing California is born.

1998

Daughters of Charity – West Central, Sisters of Bon Secours, and Sisters of Mercy South Central Community join as Founding Communities.



2001

Mercy Community Capital is certified by the U.S. Department of the Treasury as a Community Development Financial Institution (CDFI).

2006

Lakefront Supportive Housing in Chicago joins Mercy Housing to create Mercy Housing Lakefront.

2016

Franciscan Ministries, Inc. gifts the organization with 32 new properties, making us the largest nonprofit affordable housing provider in the U.S.

2020

New President & CEO Ismael Guerrero begins his tenure during unprecedented COVID-19 shutdowns, which forced operations to pivot overnight.

2000

2003

Sisters of Mercy, Northeast Community and Sisters of Mercy, Chicago join as Founding Communities.

2010

2014

Sister Lillian retires and Jane Graf is appointed President & CEO. For the first time in 33 years, there is not a Catholic sister at the helm of the organization.

2020

2018

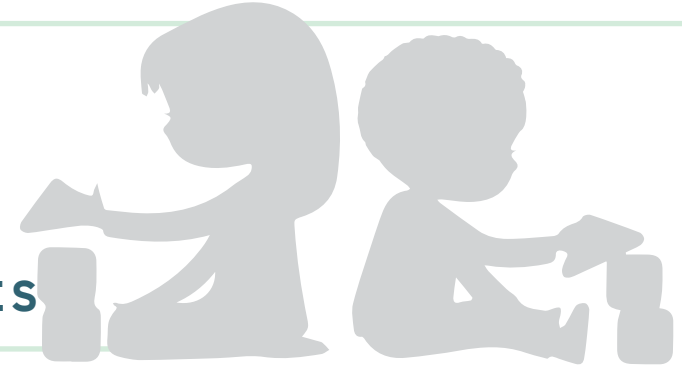
In a landmark year, Mercy Community Capital invested \$42 million to create over 2,000 affordable homes, setting a new, all-time organizational record.





RS

RESIDENT SERVICES



HIGHLIGHTS

11,435
households

received food assistance through Resident Services, including food pantries and meal deliveries.

staff helped
8,000

residents with housing stability services through one-on-one assistance and support.

2,200
children

participated in Out-of-School Time, where they got help with homework, did fun activities, and more!

1,000
residents

volunteered in and around their communities

MORE THAN A ROOF

Having a home is often just the start of a person's journey to stability. Resident Services provide support in the areas of health and wellness, financial and housing stability, Out-of-School Time programs, and community involvement.

Resident Services are tailored to the needs of each community and the individuals who live there. Along with programs like onsite food pantries, budgeting classes, and after-school homework clubs, staff members work with residents one-on-one to help identify and access resources needed to meet their short- or long-term needs.





mercyHOUSING

racial equity • diversity • inclusion

Mercy Housing was founded on the belief that housing justice is social justice. We live by the values of respect, justice, and mercy, and commit ourselves to advancing racial equity, diversity, and inclusion (REDI) at every stage of our work.

In 2022, REDI:

- 1 Formed the REDI Collaborative, a group of 36 employees from across the organization dedicated to making an impact on company culture and advancing REDI throughout Mercy Housing.
- 2 Rolled out diversity, equity, and inclusion training for staff, of which 86% have already completed.
- 3 Created a racial equity lens for use in real estate development planning and property management to ensure that we are advancing racial equity, have culturally appropriate resident policies, and empower marginalized communities.

greenHOPE

Green Hope, Mercy Housing's environmental sustainability program, works to reduce environmental impacts, create healthier living environments for residents, and to maintain or reduce operating costs and expenses at Mercy Housing communities.

In 2022, Green Hope:

- 1 Developed a carbon baseline and committed to the U.S. Department of Energy's Better Climate Challenge to reduce portfolio-wide greenhouse gas emissions by at least 50% before 2030.
- 2 Developed pilot programs at five communities for toilet and flood leak detection, which has already saved a million gallons of water.
- 3 Expanded solar energy use by enrolling six properties in community programs in Illinois, and received funding for new rooftop solar panels on 12 buildings in California and Colorado.
- 4 Worked with Energy Outreach Colorado to enroll 25 households into community solar subscriptions; this will save households about 50% on their monthly electricity bill.



OUR DONORS

\$44.6
million
total donations
raised in 2022

\$2.3
million
GIFTS FROM
INDIVIDUALS

\$42.3
million
GIFTS FROM
ORGANIZATIONS

\$8
million
PUBLIC SOURCES
& OTHER GOV'T
GRANTS

\$24
million
CAPITAL
GRANTS

\$40
AVG. MONTHLY
GIFTS FROM
INDIVIDUALS



40TH ANNIVERSARY
Gala

The 40th Anniversary Gala was a beautiful event where we raised over \$2 million for future programs. We honored Adrienne Crowe and Lloyd Dean for their unwavering commitment to health and housing equity. We also announced the Mercy Housing Endowment, and enjoyed an amazing performance by the Curtis Family C-Notes. A big thank you to our event sponsors, with an extra-special thanks to our Legacy Sponsors, and their invaluable support.

WELLS
FARGO



ESTABLISHING A BRIGHTER FUTURE THE MERCY HOUSING ENDOWMENT

The Mercy Housing Endowment, which was announced in 2022, was made possible by the Sisters of Mercy and the Metzler Family. The Endowment is a long-term investment that will secure the future of our organization and ensure its sustainability for generations to come.

The Congregation of Sisters of Mercy – US Region made a remarkable donation of \$5 million to establish the Endowment, demonstrating their commitment to program-enriched housing provided to residents and their belief in our mission.

The Sisters of Mercy are known for their tradition of being a community of Faith in Motion. In 1981, almost 100 years after their formation, a group of passionate Sisters working in Omaha, saw a critical need for quality affordable housing. With a vision to ‘do better’ at providing safe and affordable housing, they created Mercy Housing. In the early years, they invited other communities of Women Religious to join them in their housing ministry. Together, these visionary women collaborated by providing financial

support and guidance to respond to the needs of the times.

The Metzler Family Estate also made a generous \$1 million gift that will be used to support the educational enrichment of children and youth in the Denver Metro area. A perfect example of how the Endowment will enable donors to make an impact in their local communities while helping to secure the future of Mercy Housing across all of the states we serve.

The Endowment will incorporate environmental, social, and governance considerations in line with Mercy Housing’s core values. The aim is to not only maximize the growth of the funds, but also preserve them for future generations, ensuring the long-term sustainability of our mission and programs.

We are deeply grateful for the generosity and unwavering support of the Sisters of Mercy – US Region and the Metzlers, and for their trust in Mercy Housing to steward their legacy gift with integrity.



CONGREGATION OF THE
SISTERS OF MERCY



THE METZLER LEGACY

Robert and Rosemary Metzler were siblings in a family that left a powerful legacy. Through their \$1 million gift, they continued their family’s multigenerational tradition of supporting education for Colorado’s youth, which dates back to the mid-1800s. They believed in the power of learning and the importance of creating spaces for young people to explore and be creative.

As teachers in Colorado, and in the case of Mr. Metzler as superintendent of schools in Clear Creek County, they profoundly improved education in Douglas County and Clear Creek County. Their gift will support the educational enrichment of children and youth whose families live in Mercy Housing communities in the Denver area, helping to secure a brighter future for generations to come.





Since 1983, Mercy Community Capital, a certified Community Development Financial Institution (CDFI), has provided capital to socially responsible developers in support of affordable housing and essential community projects.

HIGHLIGHTS

1

Closed 32 loans totaling \$44 million, leveraging \$1.27 billion in total development costs.

2

Raised \$12.6 million in new or increased capital, which we will be able to leverage into affordable housing developments.

3

Helped to provide 4,060 homes for 9,300 low-income residents, resulting in a total annual household savings of \$23 million.

4

Detailed carbon audits showed MCC is now carbon neutral, paying for carbon offsets, including energy upgrades, tree plantings, composting, and soil regeneration.



REBUILDING BATON ROUGE

In 2022, Mercy Community Capital provided a predevelopment loan to The Banyan Foundation for a 116-home senior affordable housing development in Baton Rouge, Louisiana, where hurricanes Ida and Laura damaged homes and infrastructure.

MCC provided funds from the Fund for Rapid Recovery and Rebuilding and will be able to utilize its Capital Magnet Funds for this loan. The Banyan Foundation is partnering with the East Baton Rouge Parish Housing Authority, and the project will be a part of a larger development that will include a library, healthcare organizations, senior services, early childhood education facilities, secondary education facilities, as well as parks and recreational amenities.

MCC BOARD

Jaime Gomez (Chair)
Colorado Housing and Finance Authority

Yvonne Camacho (Vice Chair)
Simpson Housing (Retired)

Tom Byers
Cedar River Group

Sister Corinne Florek, OP
Adrian Dominican Sisters

Jaya Johnson
Mercy Housing, Inc.

Timothy Martin
Enterprise Community Loan Fund

Noni Ramos
Housing Trust of Silicon Valley

Jason Battista
MCC President



MEET PAUL

When Paul Tonga started at Mercy Housing in 2013, he never imagined his job would turn into such a rewarding career. “My favorite part of my job is being able to help remove barriers and get things done.”

As a Regional Facilities Manager, Paul ensures that physical asset-related operations at the Northern California properties are following all applicable regulations, in addition to meeting the high operational standards of Mercy Housing. Paul is also part of the REDI Collaborative.

He is deeply committed to helping other staff grow in their careers like he did. “It feels great to assist, teach, and help the maintenance teams. I was able to spread my wings and build new skills. What we do here every day for people makes it all worth it.

“We are making a difference. I love what the organization stands for across the country. I can be 100 miles or thousands of miles away from my coworkers, but we are all together working toward the same mission to improve the way of life for residents.”



Mercy Housing Management Group (MHMG) was established in 1983 to provide property management services for Mercy Housing’s affordable housing communities.

Today, MHMG manages hundreds of properties for multiple ownership groups with a wide variety of product, regulatory, and population types across the United States.

HIGHLIGHTS

1


Staff helped residents access over \$6 million in state and local emergency rental assistance.

2

Piloted credit-building initiatives with California residents through a partnership with Freddie Mac and Esusu.

3

Average length of residency is more than six years, three times the national average of two years, a testament to the stability residents are finding with Mercy Housing.



Tahanan, the award-winning San Francisco community, includes 145 permanent supportive apartment homes and introduced a powerful new approach to development.

OUR COMMITMENT: PROVIDING HOMES FOR THOSE IN NEED

In 2022, we opened seven new communities. Regardless of the scale or population served, each Mercy Housing community is developed with an unwavering commitment to dynamic partnerships, creative vision, environmental sustainability, and extensive community planning.

Along with developing brand-new communities, we are committed to preserving existing affordable housing through acquisitions and rehabilitating communities.

We completely refurbished **Grace Apartments** in Denver, which is home to 53 families, and **Carlton Apartments**, which features 68 apartments dedicated to permanent supportive housing in Chicago.

We also purchased **Evergreen Ridge** in Bellingham, Washington, a community with 145 homes that was at risk of being converted to market-rate apartments.



1



OLILI PLACE Mauldin, SC

Provides 46 new affordable homes for families and a neighborhood community center

2



1064 MISSION STREET San Francisco, CA

Provides 258 apartments for people exiting homelessness, in partnership with Episcopal Community Services

5



HACIENDA HEIGHTS Richmond, CA

Acquired and rehabilitated this community with 150 affordable homes for seniors in the Bay Area

3



COLUMBIA HEIGHTS APARTMENTS Vancouver, WA

Provides 69 homes for families in southwest Washington

6



TRAILVIEW Bellingham, WA

Provides 77 homes for low- and very low-income families

4



SAVANNAH GARDENS VI Savannah, GA

The sixth phase of Savannah Gardens provides 85 family homes

7



CEDAR CROSSING Seattle, WA

Transit-oriented community with 254 apartment homes for families

BY THE NUMBERS

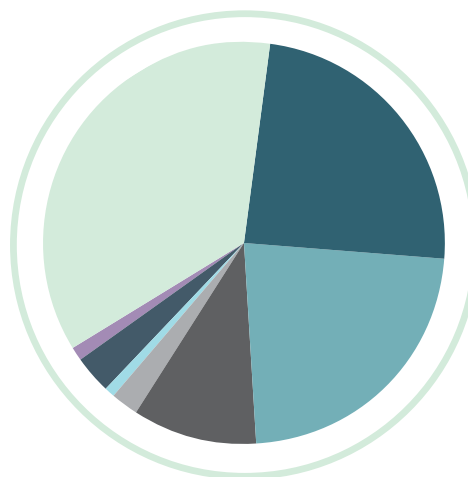
42,996

PEOPLE LIVE IN A
MERCY HOUSING
COMMUNITY



Families **66%**
Seniors **25%**
Special Needs **9%**

Caucasian/White **36%**
Black or African American **24%**
Hispanic or Latinx **23%**
Asian **10%**
Native Hawaiian or Pacific Islander **2%**
American Indian/Alaska Native **<1%**
Biracial/Multiracial **3%**
Not disclosed **1%**



RESIDENT RACIAL AND ETHNIC DIVERSITY

To ensure equitable and inclusive communities, our employees' demographics align with the residents we serve.



MHC

**MERCY
HOUSING
CALIFORNIA**

Mercy Housing California continues to develop innovative affordable housing solutions for more than 20,000 seniors, families, veterans, and residents with special needs. Many residents access free, onsite Resident Services programs to work toward their goals in health, wellness, education, and more.

HIGHLIGHTS

- 1** Completed and leased 796 new homes – handing over keys to 246 families, 150 senior households, and 400 individuals and couples who have experienced homelessness.
- 2** Broke ground on 801 new homes across the state.
- 3** Completed a \$45 million Build the Hub Capital Campaign and broke ground on The Hub, which will be a community and recreation center in the Sunnydale district of San Francisco.
- 4** Launched the California Land Acquisition Fund, a \$47 million fund created to bring the speed and impact of private equity funds to the nonprofit affordable housing space.



MEET THE CURTIS FAMILY

After losing their home and jobs following the 2008 financial crisis, Maestro and Nola Curtis found themselves without a place to raise their children. A close friend found out they were living in their van and introduced them to Mercy Housing.

“Mercy Housing gave us shelter, and we surprised our kids with a new apartment home, which has allowed us to sustain a quality of life that has given us freedom,” Maestro shared. Nola added, “Mercy Housing nurtures community on so many levels – there are so many different reasons why people come to Mercy Housing, and they understand that.”

The family has embraced the journey they are on. And what a journey it has been. The multi-talented family of seven, better known as Mama C, Papa C, Zahara, Nile, Isis, Kiki and Phoenix, have gained national attention as the Curtis Family C-Notes, an up-and-coming funk band. They have performed for the Golden State Warriors, were featured on *America's Got Talent*, and even headlined our 40th Anniversary Gala.

“It was worth everything because it made us so strong as a family,” Papa C concluded.

MHC BOARD

Julie Brandt

Cornerstone OnDemand Foundation

Bradley Cox

Trammell Crow Company

Kay Fernandez Smith

Apple, Inc.

Ford Fish

In Memoriam, 1950-2022

Christina Garcia

Christina Garcia Consulting

Jamarah Hayner

JKH Consulting

Phyllis Hughes, RSM

Sisters of Mercy

Ellen Jamason

Jamason Law

Christopher Lee

FAA Investments

David Levine

Presidio Mortgage Holdings

Ezra Mersey

EM Studio

William Pavão

California Tax Credit Allocation Committee
(retired)

Guillermo Rodriguez

The Trust for Public Land

Janet Ruggiero (Chair)

City of Citrus Heights (retired)

Mirian Saez

Treasure Island Development Authority (retired)

S. Monica Soni, MD


New Century Health

Doug Shoemaker

Regional President

Officials and partners from around the state celebrate the groundbreaking of 4995 Stockton Boulevard, which will bring 200 affordable homes to Sacramento families.





The rehabilitation of the historic Carlton Apartments, originally built in the 1920s, preserved 68 permanent supportive homes in Chicago's Uptown neighborhood.

MHL BOARD

George Adams
Bank of America

Lindsey Artola
Sage Health Strategy

Phil Ashton
University of Illinois Chicago

Henry Crumpton
Mercy Housing Lakefront Resident

Phillip W. DeSalvo
KPMG LLP

Mary Fishman
Sisters of Mercy &
The Well Spirituality Center

Tifair Hamed
P33 Chicago

Desiré Hunter
Mercy Housing Lakefront Resident
and UNYQUE LLC

Charles B. Lewis
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Esther Macchione
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Teresa Maltby, RSM, D.MN
Sisters of Mercy

Monica E. Marton
Advocate Aurora Health

Joellen McCarthy
Sisters of Charity of the Blessed Virgin Mary

John Neuberger
Quad/Graphics (Retired)

Krishna Ramachandran
Blue Cross Blue Shield of Illinois / Health Case
Service Corporation

Pamela A. Sharar-Stoppel
Wintrust Financial Corporation

Jon D. Stolz
Christopher B. Burke Engineering, LLC

Steve Thomas
Federal Home Loan Bank of Chicago

Ritu Vig
SP+

Mark Angelini
Regional President



MEET MR. BRONSTEIN

Robert Bronstein, now 70, did his best to stay out of trouble growing up.

Born and raised in Chicago, he grew up surrounded with the love and support of a single mother and older brother. Reflecting on his childhood, Mr. Bronstein recalls his love of playing baseball. "I often sat on the bench," he offers, laughing. "But on one of the few occasions I got to play, I hit it over the fence and the coach went silent. He let me play a little more after that."

Decades later, under difficult circumstances, Mr. Bronstein went through a period without a home. He lived in a shelter for eight months before being referred to Mercy Housing Lakefront, where he found a home at Carlton Apartments.

It was a challenging time he doesn't like to talk much about. "There are many ups

and downs in life. I am older so most of that is behind me, but if you are young, you have still got a lot ahead of you."

Mercy Housing Lakefront recently undertook a year-long rehabilitation to update and preserve the 68 homes at the Carlton, which was completed in August.

Mr. Bronstein says he appreciates the warm, friendly atmosphere at Carlton Apartments, where he has lived for the past 23 years. The presence of an onsite case manager has helped to address his day-to-day needs, including getting help with accessing his Social Security benefits, and he particularly enjoys the new computer center.

On the updates, Mr. Bronstein summed it up perfectly, "The apartment building is not an apartment building. It is a community."

MHL

MERCY
HOUSING
LAKEFRONT



Mercy Housing Lakefront has more than 5,000 affordable homes across 46 properties in Illinois, Indiana, and Wisconsin. We provide over 7,000 residents with affordable housing and onsite Resident Services to help residents achieve better health, education, and economic security for their families.

HIGHLIGHTS

1

The recently rehabbed Major Jenkins Apartments was honored nationally with the Affordable Housing Finance Readers' Choice Award for Preservation and the Novogradac 2022 Residential Development that Best Exemplifies Community Impact Award.

2

Partnered with the Weinberg/Newton Gallery on the Key Change exhibit, which showcased art underscoring the importance of home and community for the well-being of every person. Teen residents led art-making activities for the public at the gallery.

3

Community Health Workers, who are part-time staff and also residents, helped 66 program participants address chronic health conditions such as diabetes, hypertension, and heart disease.



With affordable housing communities across seven states, Mercy Housing Mountain Plains depends on donors like you to help residents set goals and achieve their dreams. With 39 properties and 2,867 apartment homes in Arizona, Colorado, Iowa, Missouri, Nebraska, South Dakota, and Utah, Mercy Housing Mountain Plains works every day to provide affordable housing and onsite supportive services to individuals, families, seniors, veterans, and people with disabilities.

HIGHLIGHTS

1

Shelly Marquez joined Mercy Housing Mountain Plains as the regional president. In this role, she leads all operations, including Resident Services, real estate development, and philanthropy, for the region.

2

Celebrated partnership, collaboration, and hard work at the grand reopening of Grace Apartments in Denver. All 53 apartments now have brand-new features and amenities.

3

Broke ground on The Rose on Colfax in Denver. This mixed-use building will include 82 affordable apartment homes for families, along with an early childhood education center on the first floor.

4

Thanks to several community partners, we provided senior residents, families, and people with special needs with healthy food options and other essentials through our food pantries.



BACK TO SCHOOL

For students, heading back to school each year can bring a myriad of emotions – excitement, fear, and even dread (it is the first day of a new school year, after all).

A 2022 study estimated that households spend \$661 per child for back-to-school shopping. In families where every dollar counts, it is often essential school supplies that get cut from the budget in favor of groceries or rent.

We know that education is the first step to overcoming generational poverty. Not having school supplies can put kids at a disadvantage, resulting in a significant impact on their learning, and even their health.

Mercy Housing staff across the region hosted back-to-school supply drives in August. Hundreds of backpacks were donated by supporters, and volunteers helped fill the bags and hand them out to kids who may not have had school supplies otherwise. A perfect example of how communities coming together can make a huge impact.

The fish were biting at the annual Fishing for HipHop event, where kids learned to fish and even took home free rods and reels.

FISHING FOR HIPHOP

Mercy Housing Mountain Plains partnered with Colorado Parks and Wildlife and Atlanta-based Fishing for HipHop to put on a fishing clinic.

Master fisherman Malik Wilder founded Fishing for HipHop with the goal to get more youth from inner cities into nature.

Malik tries to instill focus and a good work ethic into what he teaches, "This is about inspiring passion. Not having money – don't ever let that stop you. Even if fishing isn't your thing, find what is and be the best at it."





Prior to the grand opening celebration at Cedar Crossing, residents gathered for a block party hosted by the Roosevelt Neighborhood Association.

MHNW BOARD

Samona Burleson
Gifts of Hope

Judy Byron, OP
Adrian Dominican Sisters
Intercommunity Peace & Justice Center

Bill Crow
Amazon

Jacqueline Fernandes, SP
Sisters of Providence

Ashenafi Gossaye
King County Metro

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Real Estate Equities, Inc.

Sukanya Paciorek
Whatcom Community Foundation

Jo Ann Showalter, SP
Representing Tacoma
Dominican Sisters

Allison Simon
Community Volunteer

Junior Torres
Windermere

Susanna Tran
West Coast Commercial Realty, LLC

Joe Thompson
Regional President



Spanning Washington, Idaho, and now Oregon, Mercy Housing Northwest owns 54 communities, which serves 6,000 residents.

Mercy Housing Northwest provides families and seniors with a place to call home and offers access to critical resources that support residents as they build stable lives.

HIGHLIGHTS

1

Celebrated the grand openings of Columbia Heights in Vancouver and Cedar Crossing in Seattle, meaning that more than 300 families were able to move into a brand-new home with an additional 183 new homes under construction.

2

Broke ground on our first community in Oregon, Marylhurst Commons in Lake Oswego, and acquired Evergreen Ridge in Bellingham, Washington.

3

Received a \$536,000 grant from the nonprofit HealthierHere to help launch an innovative wellness initiative for residents that addresses the historic inequities experienced by low-income and BIPOC communities.

4

Distributed over 1,000 backpacks to students as part of our back-to-school celebrations.



MEET MANDY

Mandy was preparing to move into a new apartment with her kids when the landlord backed out of the deal at the last minute. Having already given her current landlord notice, she was stuck without a place to go.

Knowing her situation was unsustainable, Mandy called 2-1-1, the coordinated entry system for Tacoma, where she was teamed with a case manager who told her about some affordable townhouses near campus where she was taking classes. Mandy was soon moving her young family into a Mercy Housing community.

"It felt so good that I had a safe place - it felt incredible," Mandy reflected.

Once Mandy and her children had settled into their new townhome, she enrolled in cosmetology school, which had always been one of her dreams. "I was made aware of a scholarship through Mercy Housing and applied," she shared. She won the scholarship. "If it wasn't for this place, I wouldn't have been able to finish school. I got to focus on school and being a mom instead of having to worry about juggling two dead-end jobs, and now I have a career," she stated.



Mercy Housing Southeast provides sustainable, modern, affordable housing for more than 5,500 people across the region, and has developed or acquired 43 properties with more than 3,200 affordable rental homes. The Southeast regional staff is based in Atlanta and maintains a field office in Savannah, Georgia. We are recognized for our expertise in delivering high-quality homes where residents can easily access grocery stores, schools, healthcare, jobs, and transportation.

HIGHLIGHTS

1

Celebrated the grand openings of Olli Place in Mauldin, South Carolina and Savannah Gardens VI in Savannah, Georgia.

2

Awarded a \$5 million grant from the state of Georgia, our largest grant ever. This grant will support housing investments in Savannah, Madison, and Chamblee.

3

Helped students avoid learning loss through our Out-of-School Time programming, resulting in improved grades.



MEET MS. DORMAN

It's not every day that you get to celebrate someone turning 102 years old. So, it was no surprise that the staff at The Atrium at Collegetown had already set the wheels in motion to honor resident Mary Dorman in a special way. When Sarah, her granddaughter, was approached about throwing a birthday party for her grandmother, she initially thought, "Oh my God! This is unreal! There aren't too many places you can go where people really care for seniors."

With her family, close friends, and Mercy Housing staff gathered, Ms. Dorman was surrounded by love and laughter as those who know her best shared stories. Georgia State Representative Stacy Evans even issued a proclamation in Ms. Dorman's honor, which was hand-delivered by Atlanta Mayor Andre Dickens.

"I want to thank everybody at Mercy Housing for the birthday party," Sarah said. "It's given me peace of mind to know that people here care about her and watch out for her. She's 'mama' and I'm just so thankful for the group of people here."

We can't wait to see how she celebrates turning 103!

Savannah Gardens VI is the sixth and final stage of the 15-year redevelopment of Strathmore Estates, replacing the substandard housing on a 44-acre site on Savannah's East Side.

MHSE BOARD

Alan Bradford (Chair)
St. Joseph's Mercy Care

Darrel Daise
Community Housing Services
Agency, Inc. (Retired)

Alison Fossyl
Assurance Services

Young Hughley, Jr.
Resources for Residents and
Communities (Retired)

David Landis
Community Housing Capital (Retired)

Wayne Martin, Jr.
Comcast - Big South Region

Tia McCoy
Atlanta Habitat for Humanity

James Alexander
Regional President



IMPACT

For more than 40 years, Mercy Housing has worked to address the shortage of affordable housing across the country.

\$4.9
billion

in affordable real estate development since 1981.

\$511
million

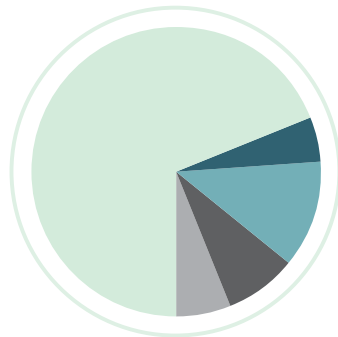
in affordable housing lending since 1981.

\$3.3
billion

in future development of 5,980 new homes.

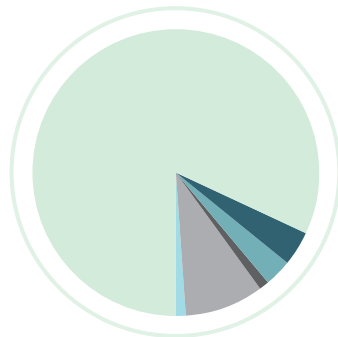
FINANCIALS FY2022

\$440,184,662
total 2022 revenue



REVENUE BY SOURCE

- Property Rental Income **69%**
- Earned Fees **5%**
- Philanthropy **12%**
- Other **8%**
- Government Capital Grants **6%**



EXPENSES BY PROGRAM

- Property Operations & Management **82%**
- Resident Services **4%**
- Housing Development **3%**
- Mercy Community Capital **1%**
- Corporate Operations **9%**
- Fundraising **1%**

Preliminary numbers based on unaudited financials.

2022 BOARD OF TRUSTEES

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FOUNDING COMMUNITIES

Daughters of Charity, Province of St. Louise

Daughters of Charity, Province of the West

Sisters of Bon Secours, USA

Sisters of Mercy of the Americas

Sisters of St. Joseph of Orange

Sisters of St. Joseph of Peace





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