

2018

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2015  
TOGETHER  
WE  
CAN  
MAKE  
A  
DIFFERENCE

**MERCY HOUSING  
FOUNDED IN 1981**

Daughters of Charity,  
Province of St. Louise  
Daughters of Charity,  
Province of the West  
Sisters of Bon Secours, USA  
Sisters of Mercy, South Central  
Sisters of Mercy, Northeast  
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Sisters of St. Joseph of Orange  
Sisters of St. Joseph of Peace

# MERCY HOUSING CALIFORNIA

is a regional office of Mercy Housing, Inc., a leading national affordable housing nonprofit that serves tens of thousands of people with low incomes every day. Founded by eight communities of Catholic Sisters, and with operations in 41 states, MHI has 37 years' experience developing, preserving, managing, and financing affordable housing. MHI's subsidiaries further the organization's mission: Mercy Housing Management Group offers professional property management and Mercy Loan Fund finances nonprofit organizations.

Our mission is to create stable, vibrant, and healthy communities by developing, financing, and operating affordable, program-enriched housing for families, seniors, and people with special needs who lack the economic resources to access quality, safe housing opportunities.

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## CALIFORNIA



## HELPING MAKE POSITIVE CHANGE

Dear Partner in Hope,

On behalf of the staff and Board of Mercy Housing California (MHC), I want to thank all of our supporters for your help in creating more housing opportunities for lower-income Californians. From Woodland and



Roseville in the Sacramento Valley to Los Angeles and San Francisco, Mercy Housing California completed 346 new homes and acquired 138 homes in 2018. We also continued to renovate our existing portfolio of 9,190 homes around the state to ensure that they remain community resources for many years to come.

While our communities continue to struggle with the nation's largest housing shortage, the State of California finally took major action to help address the twin problems of homelessness and lack of housing production. In November, voters passed not just one, but two major funding initiatives that will deliver over \$6 billion to create new affordable homes for veterans, working families, seniors, and the thousands of people living on the street. MHC played an active role in passing these measures, and it was heartening to hear support from people of wide-ranging political affiliations. Thank you for helping to spread the word, voting, and giving financially to help these measures pass.

As our supporters know, new housing development is just the first step in our work. The real magic occurs when residents move into new homes. Our staff and volunteers work actively with 17,453 existing and new residents to provide after-school programs, lead exercise classes and social events for seniors, and help formerly homeless veterans adjust to living indoors.

Volunteers play an increasing role in helping to make this positive change happen. In fact, in 2018 volunteers provided over 6,600 hours of their time to make life better for their neighbors. Amazingly, over 40% of those hours were performed by Mercy Housing California residents.

As you read our Impact Report, I hope you get a feel for the thousands of distinct journeys underway in Mercy Housing California communities. Please visit with us, contribute to the work in any way that you can, and turn out in your local community to be a voice for more affordable homes in California.

Thank you for your ongoing support,

A stylized blue ink signature of Doug Shoemaker.

Doug Shoemaker,  
President, Mercy Housing California

# The Stability to Excel

Jessica's experience at Carter Terrace in San Francisco helped launch her into the world of tech.

Since Jessica's parents work during the day, they were glad she and her brother could attend the after-school program that Mercy Housing runs at Carter Terrace. Children and teens get homework help, play games, practice basketball in the courtyard, or just hang out with friends.

When Jessica was a junior in high school, she joined other young residents in a partner program called Digital Connectors, where she learned computer and video skills.

Later, she got a job with Digital Connectors through the Mayor's Youth Employment and Education Program teaching computer skills to older residents in her community.

"Earning a stipend in high school makes you feel good. I was proud to be earning my own money," says Jessica. Today, she works for a company called Dev/Mission that trains and connects women and

people of color with jobs in the tech industry. This job helps her afford tuition at a local college where she is getting her nursing degree.

Jessica's story illustrates how Mercy Housing California staff works with community partners to create opportunities for young people and their parents. Thanks to her family and dedicated staff, Jessica is now on her own journey with the tools and experience to be an independent young adult.



**EARNING A STIPEND IN  
HIGH SCHOOL MAKES  
YOU FEEL GOOD. I WAS  
PROUD TO BE EARNING  
MY OWN MONEY"**





Jessica and her  
family live in  
Carter Terrace

# Real Estate Development

## STARTED COMMUNITIES



### SUNNYDALE PARCEL Q

San Francisco

- 55 apartments, Family
- Started Construction



### MATHER VETERANS VILLAGE PHASE III

Sacramento

- 50 apartments, Veterans
- Started Construction



### COLMA VETERANS VILLAGE

Colma

- 66 apartments, Veterans
- Started Construction



### PLACENTIA VETERANS VILLAGE

Placentia

- 50 apartments, Veterans
- Started Construction



### COURTYARD INN

Sacramento

- 92 apartments, Supportive Housing
- Started Construction



### ST. FRANCIS TERRACE

Sacramento

- 98 apartments, Family
- Started Rehabilitation



### DOROTHY DAY

San Francisco

- 100 apartments, Senior
- Started Rehabilitation



## COMPLETED COMMUNITIES



### CAMINO DEL MAR

Long Beach

- 88 apartments, Family
- Newly Opened



### NATALIE GUBB COMMONS

San Francisco

- 120 apartments, Family
- Newly Opened



### WEST BEAMER APARTMENTS

Woodland

- 80 apartments, Family
- Newly Opened



### FREDERIC LOHSE APARTMENTS

Roseville

- 58 apartments, Family
- Newly Opened



### JFK TOWER

San Francisco

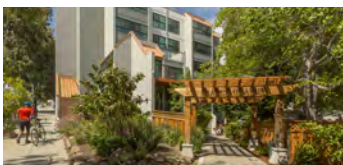
- 98 apartments, Senior
- Acquisition & Rehabilitation



### 2698 CALIFORNIA

San Francisco

- 40 apartments, Senior
- Acquisition & Rehabilitation



### FRANCIS OF ASSISI

San Francisco

- 110 apartments, Senior
- Major Renovation



### CROSSROAD GARDENS

Sacramento

- 70 apartments, Family
- Major Renovation



# We are Advocates

As staff of Mercy Housing, we spend a lot of our time producing or witnessing minor miracles – the real estate deal that is rescued from oblivion, the amazing volunteer that teaches violin after school, or the formerly homeless individual that is now running a small business.

There is no disputing the importance of these random acts of kindness, and yet we know that the change we want to see in the world will not occur simply as an accumulation of individual acts of generosity or courage.

The economic and social forces that have made California's housing and homelessness crisis are too profound and systemic to be addressed by the work of a single nonprofit or even a local government. We know this because we see that for every family or veteran

that Mercy Housing California welcomes into a new home, there are too many others behind them in line at the shelter or the emergency room.

This is why MHC recently adopted a goal of increasing our housing production by 50% – which is only possible with resources at a scale that the public sector must provide.

To accomplish this goal, we continue to advocate for increased funding for affordable housing development. Over the last few years, our movement

has had some great success, but perhaps none as large as the passage of Propositions 1 and 2 on the November 2018 ballot. Proposition 1 dedicates \$4 billion to help groups like Mercy Housing California to build new affordable homes for families, seniors, and veterans. Proposition 2 provides \$2 billion to build permanent supportive housing for people living with a serious mental illness who are experiencing homelessness or are at great risk of becoming homeless.

We did not win these battles alone, and for that, we thank our many courageous elected officials, the voters, and our supporters for getting the word out. This fall, we will support another housing bond in San Francisco and perhaps other locations around the state. We will be there as advocates and hope to have you join us.

# Mercy Housing Goes Modular

As one of the nation's leading affordable housing developers, Mercy Housing is continually seeking ways to reduce the cost and time to build new homes.

As Mercy Housing struggled to control development costs in the super-heated Bay Area Real Estate Market, our staff and board looked at a range of approaches. To assess the viability of modular construction, we joined with Proyecto – a real estate advisory and project management firm – examining the pluses and minuses of prefab design and construction. Modular construction is a form of off-site construction in which full apartments are built in a factory and then shipped to the site and quickly assembled. Each module already has electricity, plumbing, interior walls, and cabinets installed.

Once they are all connected, the contractor puts on an exterior “skin” and roof, then residents move in.

According to some experts, modular construction can reduce costs by 10-15% and the time to build by six months. Given the urgency of the housing shortage, MHC feels compelled to pilot this approach quickly. By the year 2021, we expect to complete two developments using modular construction, creating over 400 homes for formerly homeless people in the South of Market neighborhood of San Francisco.



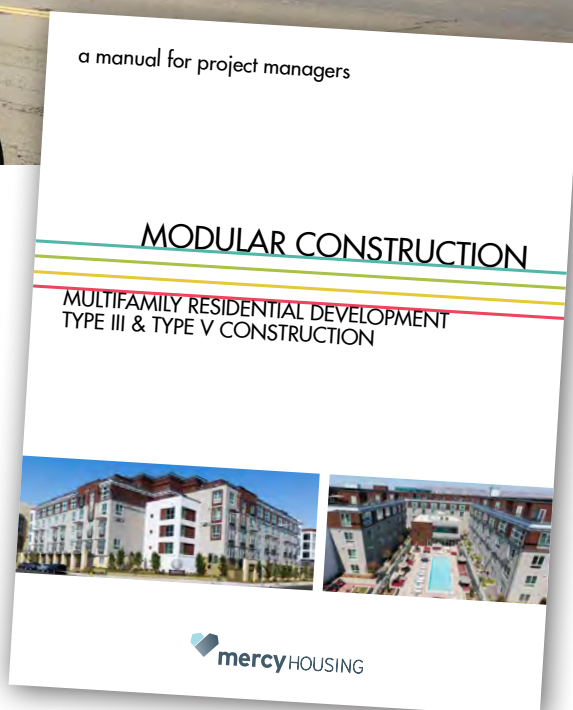
« 833 Bryant will have 146 micro studios for people who are currently experiencing homelessness. Tipping Point and the San Francisco Housing Accelerator Fund chose Mercy Housing California to build this community using modular building technology.





» 7th and Mission will have 258 homes for formerly homeless individuals. It will be built in partnership with Episcopal Community Services (ECS) and is scheduled for completion in 2021. This development will include a homeless services center and a café, which will be the social enterprise expansion of the ECS CHEFS culinary training program. The CHEFS program provides technical and professional skill enhancement for entry into the food service industry for people with low incomes.

» Mercy Housing California and Proyecto created the Modular Housing Manual, a tool for project managers.





# By the Numbers

## MERCY HOUSING CALIFORNIA

OWNS

134 PROPERTIES

PROVIDES

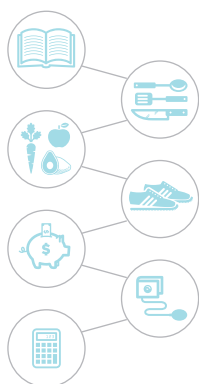
9,190 AFFORDABLE HOMES

SERVES

17,453 RESIDENTS

MEDIAN RESIDENT  
ANNUAL INCOME

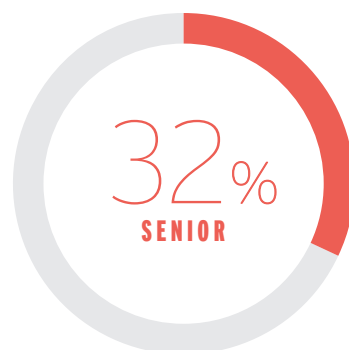
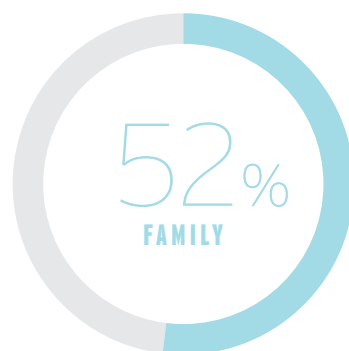
\$17,448



11,903

RESIDENTS PARTICIPATE IN  
RESIDENT SERVICES  
PROGRAMS

Mercy Housing  
California homes are:



# IN 2018 MERCY HOUSING CALIFORNIA

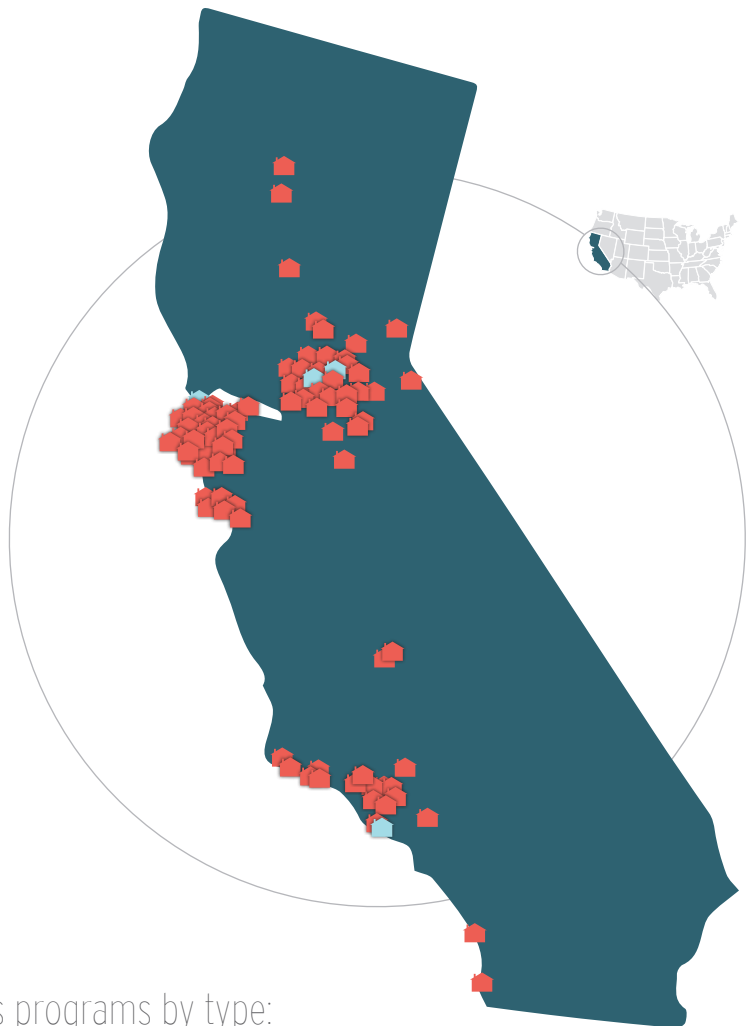
BUILT

4 NEW  
COMMUNITIES

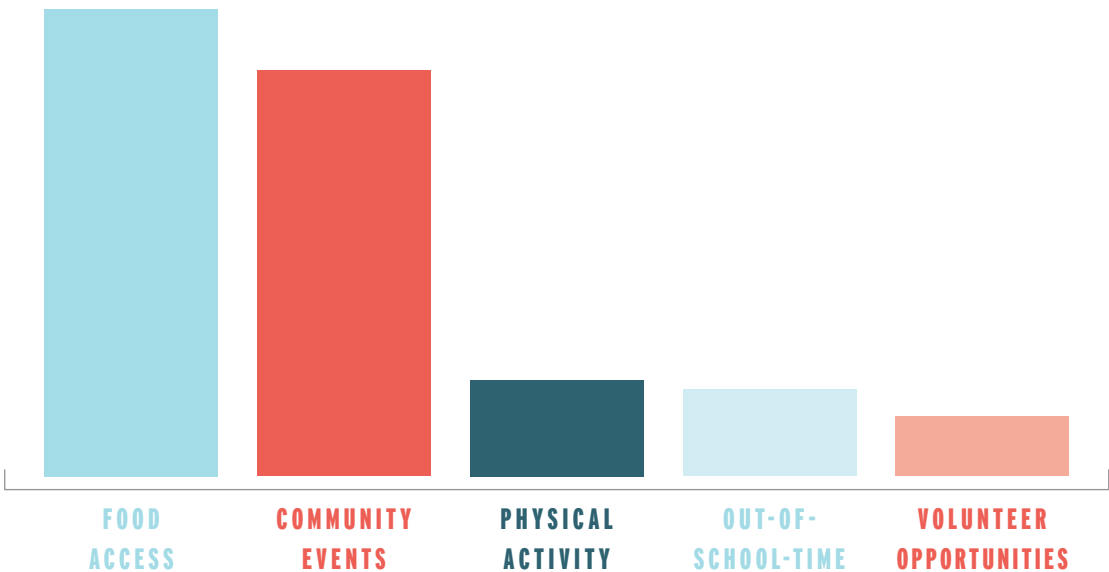
OPENING

346  
NEW HOMES

ACROSS THE STATE



Top five Resident Services programs by type:



# Thankful for Dante Club

Weeks before Thanksgiving, over 125 people moved into their beautiful new homes at West Beamer Place in Woodland. The residents were excited but did not have the means to celebrate Thanksgiving amid the transition - Dante Club helped to change that.

Residents hadn't had the opportunity to meet their new neighbors, and many of them were not ready to prepare Thanksgiving dinner. The thought of letting the holiday pass without celebration was unthinkable for West Beamer Place Resident Services employees. They quickly started planning so that the resident families would have a real Thanksgiving.



The Resident Services team reached out to the Dante Club's Event Coordinator, Kim Guterding, for a little planning advice. When they heard about the situation at West Beamer Place and how Thanksgiving might not happen, they decided to act and give more than advice. They offered to prepare, transport, and serve a Thanksgiving meal to the families at West Beamer Place.

Dante Club staff traveled 31 miles to save Thanksgiving for this new community in Woodland, a rural area in Northern California outside Sacramento. They brought linens, silverware, and serving dishes to present the dinner the same way they do at their fine dining restaurant. Residents felt incredibly honored by the generous welcome to their new homes.

Together, Mercy Housing California and Dante Club created a welcoming holiday that gave families at West Beamer a sense of belonging. Now, residents who call West Beamer Place home know that they can focus on what lies ahead, fulfilling dreams.



Chef Jessi  
Moreno of the  
Dante Club







# Craig Newmark Supports Veterans

Craig Newmark, the founder of craigslist, went on to found Craig Newmark Philanthropies in 2016. Craig loves supporting people and organizations who help veterans and military families in need.

In 2018, Craig donated \$136,500 to purchase household necessities for each of the 65 new residents of Mercy Housing California's Colma Veterans Village. "Service members put their lives on the line to protect those of us at home. The very least we can do is support them and their families, and that means offering a hand when they can't catch a break," Craig says. As these veterans are transitioning from homelessness, they will likely arrive at their new apartments with little more than the clothes they are wearing. Thanks to Newmark Philanthropies, on move-in day each veteran will receive a key to their new home, complete with furnishings and a welcome package of kitchen, bath, and personal care items to help them make a new start.

Mercy Housing California's President, Doug Shoemaker, said "I've had the privilege of being with many formerly homeless residents when they opened the door to their new home for the first time. Their joy is overwhelming, and the veterans who come to live at Colma Veterans Village will be touched beyond words by the message this donation sends to them."

Craig says he is "proud to support the vital work that



“ I’M PROUD TO  
SUPPORT THE  
VITAL WORK  
THAT MERCY  
HOUSING IS  
DOING...”

Mercy Housing is doing to help provide veterans who are homeless with resources to make a new start in life." Now, veterans at Colma Veterans Village are getting what they need to build better futures.

# Home for Good Funders Collaborative

The United Way Home for Good Funders Collaborative (HGFC) has generously supported Mercy Housing California's real estate development activities in Southern California, providing \$275,000 toward our supportive housing initiatives over the last three years.

Funds from the United Way HGFC helped Mercy Housing California to create 558 affordable homes throughout Southern California. They are also accelerating the production of 100 supportive housing apartments in Los Angeles County for those severely impacted by the lack of habitable homes and services for people with mental health and substance use challenges.

The HGFC started as a \$1 million challenge grant



in 2010 by the Conrad N. Hilton Foundation in collaboration with United Way. The HGFC encourages public and private partnerships that synergize resources, influence networks, and create meaningful solutions to homelessness in Los Angeles County. Other foundations in Los Angeles County were so inspired by this innovative approach that it has grown to over 30 foundations dedicated to ending homelessness. We are grateful to our partnership with the HGFC and are motivated by its seamless ability to braid public and private investments that are responsive, large-scale, and sustainable.







Mother and child  
at neighborhood  
meeting in  
Sunnydale

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To correct any errors or omissions, please contact  
 Mary Kelley at [makelley@mercyhousing.org](mailto:makelley@mercyhousing.org)

## **THANK YOU FOR MAKING A LASTING IMPACT**

We are grateful to our partners, friends, and colleagues for their time, energy, and enthusiasm supporting our mission. Together we can ensure stable, vibrant, service-enriched housing remains within reach for low-income families, seniors, and veterans. We look forward to your continued faith and belief that everyone should have a place to Live in Hope.

