

# 2017 Impact

MERCY HOUSING NORTHWEST



**mercy** HOUSING  
Live in Hope







Dear Mercy Housing Supporters,

2017 marked significant milestones for Mercy Housing Northwest as we recognized the 25th year of our founding by five Catholic women religious communities. This last year was a major leap in accomplishing our vision to address the housing needs of low-income individuals and families. I am grateful for all of your support that powered our achievements. You are a diverse and compassionate group, and our work is a true reflection of your priorities and generosity.



You believe as I do that MHNW has a unique and creative approach to providing affordable housing and supportive services. Your donations, volunteer time and support of our events demonstrate how much we can accomplish together when your belief is channeled into action.

You stood by us as we significantly expanded our presence in Seattle, with a particular focus on helping more families afford to live and stay in the city. While the Seattle housing market is prioritizing smaller and smaller housing units, MHNW is prioritizing two-bedrooms and larger, and for families on the margins.

You supported us as we ensured the beautifully diverse populations that live at our communities were well-supported, with ESL and citizenship services, legal help and culturally competent staff.

You made it possible to continue the positive inroads we are making in having healthy communities. Through our creative health and housing program, more Mercy Housing residents have a family doctor they see regularly and have reduced their ER visits. You believe that truly affordable housing encompasses services that ensure our residents will lead healthy and safe lives.

Thank you, on behalf of the entire Mercy Housing family and the residents we serve, for contributing to our vision.

Many thanks,

A handwritten signature in blue ink that reads "Bill Rumpf". The signature is stylized with a large, flowing "B" and "R".

Bill Rumpf  
President, Mercy Housing Northwest



# 2017 Highlights



**1 Family Housing** Added 188 new homes and broke ground on Mercy Magnuson Place, offering 148 affordable homes in Northeast Seattle



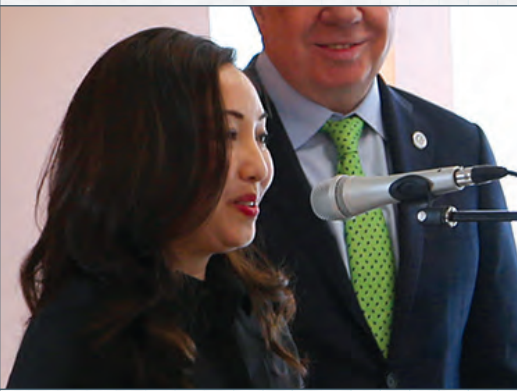
**2 Health & Housing** There was a 7% drop in ER visits by residents over the past three years





### School Success

Sterling Meadows, a 50-home farm-working community in Bellingham celebrated its fifth consecutive year of **100% graduation rate** for high school seniors (38 Sterling Meadows youth have graduated since 2011, and 25 have gone on to pursue higher education)



### Big News \$35 million partnership with Paul G. Allen Family Foundation and the City of Seattle to develop 95 family apartments and a Family Resource and Education Center serving homeless and at-risk families



**A Milestone Year** Whether you helped us prepare 1,000+ youth residents with backpacks & school supplies or joined us for the opening of our new home in Othello, thank YOU for making our milestone 25th year a most memorable one!





**Mercy Othello  
Plaza, 108 new  
affordable homes  
for families  
in Southeast  
Seattle.**

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In March 2017, Mercy Othello Plaza opened steps from the Othello LINK light rail station, making schools and job centers more accessible to residents. It now serves as the new flagship office for MHNW operations.







# Joining a Community

**K**adijatou, a mother of five, was born in The Gambia and moved to the U.S. six years ago. She and her husband had been living in the Rainier Beach neighborhood in Southeast Seattle, but rising rent almost forced them to leave.

Kadijatou's family moved to Mercy Housing's Emerald City Commons four years ago, and they've excelled with the onsite services supporting them every step of the way. She took ESL classes through Resident Services programming, and this allowed her to eventually enter a U.S. citizenship course, both of which are Mercy Housing programs. In the fall, Kadijatou passed her citizenship test, and is now a U.S. citizen. Her daughter, Mariam, a senior at Rainier Beach High School, helped Kadijatou study for the test. When asked about her mother's accomplishments, Mariam smiles with joy talking about her mother's success learning English. Mariam was overjoyed when her mother spoke on stage at the Power of Home breakfast in front of over 500 guests.



Kadijatou attends various health programs, including Road to Good Health, where she learned to incorporate more physical activity and better eating habits into her weekly routine. "My mother was so inspired after taking this program that she bought an exercise bike and uses it regularly," says Mariam.

Mariam was motivated to volunteer at events after seeing the positive impact they make on her community. She's close with the onsite Resident Services Coordinator, who she describes as "accessible, willing to help, and always provides mentorship." MHNW connected Mariam with employment resources and helped her find work with the Rainier Beach Action Coalition. She is now a Youth Outreach worker, engaging the community in programs that focus on crime prevention in the Rainier Beach neighborhood. She'll graduate from high school this year and plans to continue her education and pursue a degree in Sociology and Health studies. She is inspired to help others and wants to ensure that her community has access to the same health, employment and educational resources that her family does at Mercy Housing.







# By the Numbers

Mercy Housing Northwest  
owns 54 properties serving

5,046 residents

Mercy Housing Northwest built  
two new communities and opened

188 new homes in  
Washington

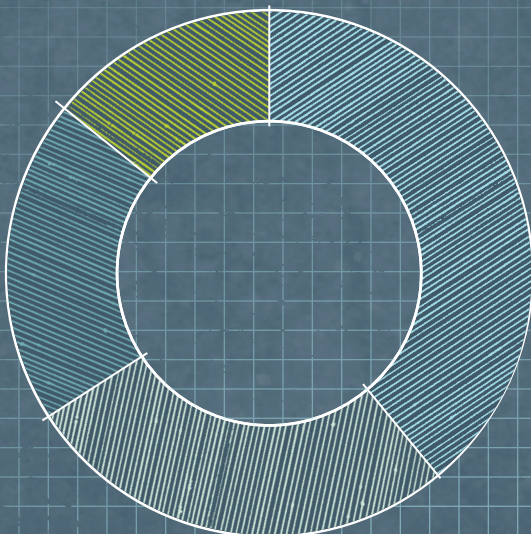
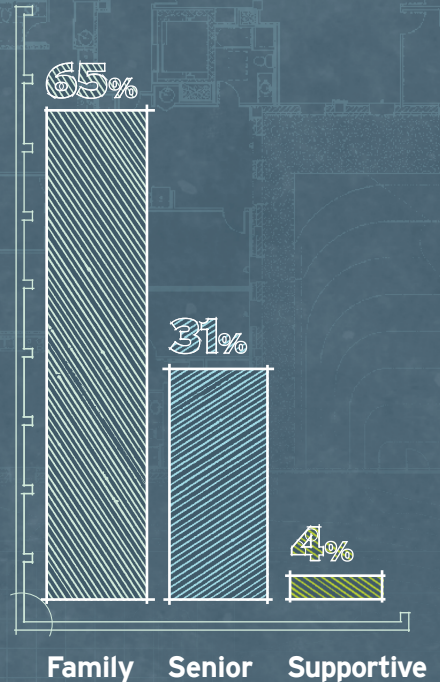
Median Resident Annual Income

\$20,900

less than half the \$49,177 per household  
needed to afford rent in Washington State

– National Low Income Housing Coalition 2017 report

## Resident Demographics

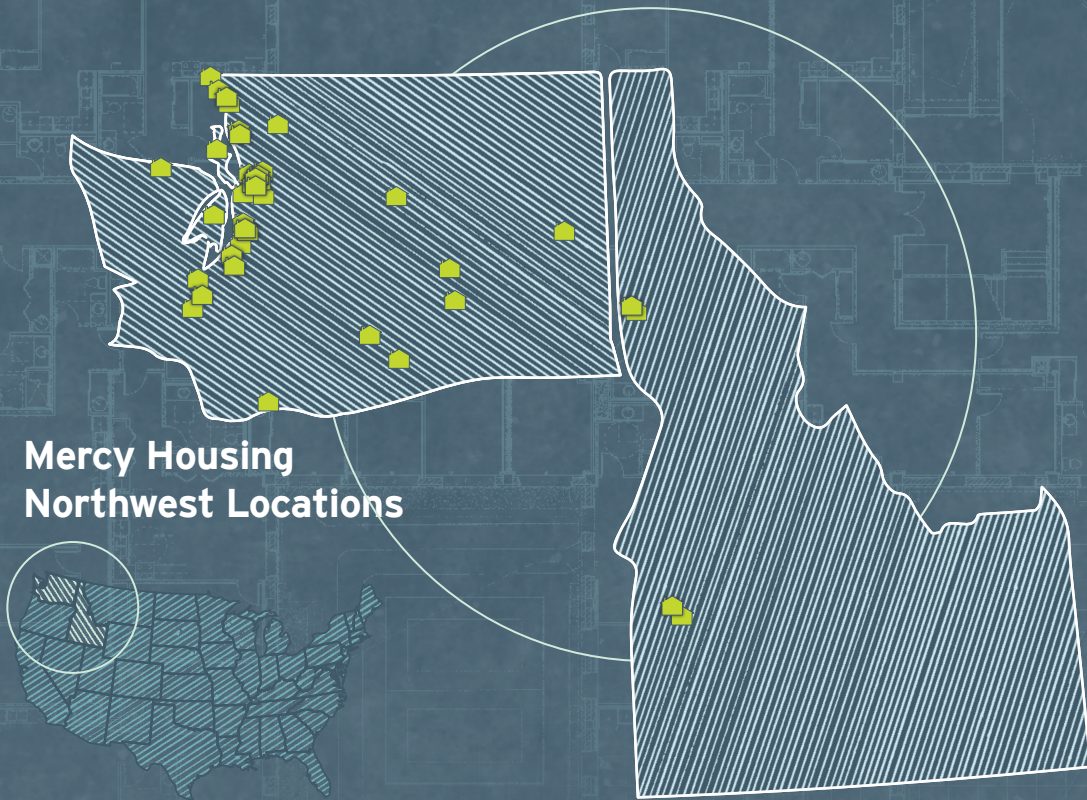


## Expenses by Program\*\*

	Housing Development	39%
	Resident Services	27%
	Property Operations	20%
	Fundraising	14%

\*\* The financial information included in this presentation is preliminary, unaudited, and subject to revision upon completion of Mercy Housing's closing and 2017 audit process.





**Mercy Housing  
Northwest Locations**

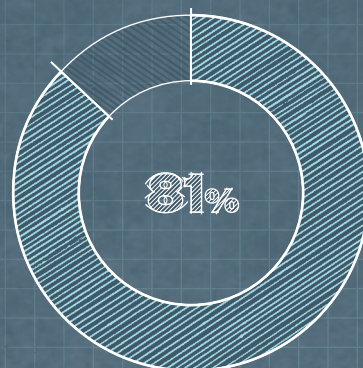
3,350

residents at Mercy Housing  
Northwest properties  
received 106,375 Resident  
Services

### Resident Services programs:

- Health & Wellness
- Out-of-School Time
- Community Engagement
- Housing Stability
- Financial Stability

### Program Efficiency Ratio



Percentage of total  
expenses that goes  
directly toward  
program activities







# Thank You For Your Support

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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, South Central  
Sisters of Mercy, Northeast  
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## Special Thanks To Our Volunteer Partners

A big thank you to our new and long-time partners, including Amazon, CBRE, CWD Group, WSCAI, and Community Health Plan of Washington for their time and donations toward our summer Back-to-School supply drive and Adopt-a-Family holiday campaign in support of our resident youth and families. 2017 was our most successful year for the Back-to-School campaign, as we served over 1,200 youth residents, thanks to the generosity of all our partners and community supporters!



## **Mercy Housing Northwest (MHNW)**

is a regional office of Mercy Housing, Inc. (MHI), a leading national affordable housing nonprofit that serves tens of thousands of people with low incomes every day. Founded by the Catholic sisters in 1981, and with operations in 41 states, MHI has 36 years' experience developing, preserving, managing, and financing affordable housing. MHI's subsidiaries further the organization's mission: Mercy Housing Management Group (MHMG) offers professional property management and Mercy Loan Fund (MLF) 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.



**mercy**HOUSING

6930 Martin Luther King Jr. Way S. | Seattle, WA 98118  
[mercyhousing.org/northwest](http://mercyhousing.org/northwest)

The financial information included in this presentation is preliminary, unaudited, and subject to revision upon completion of Mercy Housing's closing and 2017 audit processes. This financial information should not be considered a comprehensive representation of Mercy Housing's cash generation performance. Note that information normally included in complete financial statements prepared in accordance with generally accepted accounting principles (GAAP), notably a statement of financial position, a statement of activities, a statement of cash flows, a statement of changes in net assets, and related footnote disclosures, have not been provided. In addition, the financial information for Mercy Housing Northwest is presented on a stand-alone basis and does not reflect adjustments made in accordance with GAAP to consider the impact of consolidation of entities under common control or elimination of transactions with related entities.