

# 2017 Impact

MERCY HOUSING CALIFORNIA



**mercy** HOUSING

Live in Hope







Dear Partner in Hope,

I would like to thank all our staff, volunteers, supporters, and residents for making 2017 such a remarkable year. We've opened new properties and expanded resident programming. With more new homes on the horizon, we're thrilled to continue spreading hope across California.

I'd like to extend a special thank you to everyone who made our 'Home is Just the Beginning' gala a huge success this year. The money raised will support Mercy Housing as we provide hope to children, families, and seniors living in the Sunnysdale community of San Francisco.

Veterans are especially important to Mercy Housing California. We're partnering with leading veterans service providers to integrate new affordable homes with community-based support in Los Angeles, Orange, Sacramento, and San Mateo counties. Roughly 10,000 veterans are homeless in California and we're committed to supporting our returning heroes with the housing and supportive services they need.

Seeing 288 volunteers statewide contribute 26,000 hours of assistance over the year truly surprised and inspired us all. In San Francisco, we have engaged over 500 households in resident programming at Sunnysdale – furthering the opportunities for adults

to find good-paying jobs and for kids to thrive in school and enjoy a safe summer.

Across ten communities we completed 690 homes and secured six new sites for development. Because we know this work is not enough to address our housing and homelessness crisis, we advocated at the federal level to save the Low Income Housing Tax Credit from tax reform, and at the state level we helped push to get a \$4 billion housing bond on the 2018 ballot.

Everyone at Mercy Housing California thanks you for supporting us as we strive tirelessly to provide mercy to those in need. Developing new homes is not an easy task in this environment, but with our dedicated partners and staff, I'm confident that we can continue to spread hope through our communities.

Yours in Hope,

**Doug Shoemaker**

President

Mercy Housing California



# No Place Like Home

**V**iola has traveled the world as a Merchant Marine. Over the course of her 20 years in service, she estimates she's sailed around the world three times. Still, she'll tell you, "Oh, there's no place like home. There's freedom at home."

Viola lives at 345 Arguello in San Francisco – one of the public housing sites for seniors and people with disabilities that Mercy Housing recently took ownership of through the Rental Assistance Demonstration (RAD) program.

"I've seen a lot ... being a black woman in the Merchant Marines and being an underwater welder and engineer. I like to help the homeless, pass out coats, help people. I've been there. I know what it's like to not have any clothes or food. But, I'm here today, and thank God that I am. I believe that's my calling."

"I am very independent. I need my own space. I take good care of my things and take pride in my home. I just feel better. I can't afford another place ... none of us can. I have a place to stay here and I can stay forever."

Viola has lupus, which affects her organs. "When you're not living right, it affects your mental and physical health. You have to have a decent place," Viola says, "Look what a blessing it is."

"I can finally sleep well. It's breathtaking."

**“**  
**I can finally  
sleep well.  
It's breathtaking.**  
**”**







# 2017 Highlights

Mercy Housing California has continued to bring more affordable housing to communities across the state. Some exciting highlights include:

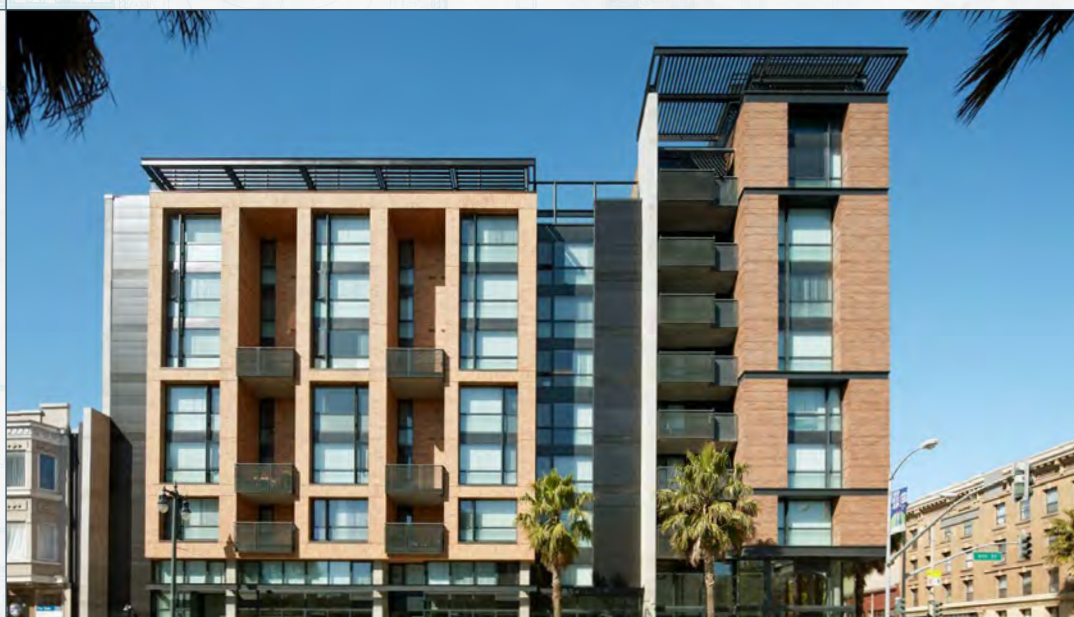
**1 Openhouse Community –** Celebrating the lives, history, and relationships of all people, the Openhouse Community at 55 Laguna is San Francisco's first LGBT-welcoming affordable housing for seniors. The 40 new apartments, developed in partnership with Openhouse and Mercy Housing California, are a critical component of a shared mission to meet the growing needs of San Francisco's 25,000 LGBT seniors.



**2 Pico Robertson –** When complete, the community in Los Angeles will feature 48 apartments, which will be set aside for low-income seniors, aged 62 and above, as well as 12 apartments reserved for formerly homeless senior veterans.



**3 West Beamer Place –** This family-oriented five-acre community in Woodland, Yolo County will include permanent supportive homes for Yolo County Health and Human Services' clients. In addition to services through Yolo County, residents will also have access to a full range of programs and community events.



## New Communities

**4** **Arc Mercy Community**  
San Francisco  
67 apartments, Special Needs

**5** **Bill Sorro Community**  
San Francisco  
67 apartments, Family

**6** **The Arbor at Hesperian**  
San Lorenzo  
77 apartments, Senior

## Started Construction

**7** **95 Laguna**  
San Francisco  
55 apartments, Senior

**8** **The Frederic Lohse Apartments**  
Roseville  
58 apartments, Family

**9** **Baldwin Rose Family Veterans Housing**  
El Monte  
55 apartments, Family

## Rehabilitated Communities

**10** **345 Arguello**  
San Francisco  
69 apartments, Senior

**11** **1880 Pine**  
San Francisco  
113 apartments, Senior

**12** **Land Park Woods**  
Sacramento  
75 apartments, Family

**13** **St. Mary Tower**  
Long Beach  
148 Apartments, Senior





## Changing Lives

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**F**or the past 25 years, Gordon Howie and his wife Wilma Reichard have been consistent supporters of Mercy Housing California. Gordon first got involved after a friend introduced him to Jane Graf, who was the President of Mercy Housing California at the time. It wasn't long before he made the commitment to serve on MHC's Board of Directors, an appointment he held for ten years, including two as the Chair.

Both Gordon and Wilma were raised by parents who taught them the importance of giving back. "It's wonderful to be able to contribute in a small way to something that changes people's lives. Everyone who has lived in Mercy Housing has been transformed," says Wilma. "People need a place to belong."

Wilma is concerned that so many women are homeless because they are fleeing domestic violence. "When we think of the homeless, we might think of someone who's made a choice or a mistake. But many of them are homeless because they're saving the lives of their children or themselves."

Gordon and Wilma are avid hikers, and travel the country to attend track meets, meeting with friends from around the country who share their passion for the outdoors, health, and mercy.



# Dr. Weil's Legacy

**I**n the summer of 2012, while volunteering with the families living at Mercy Housing's Gleason Park Apartments, Dr. Jan Weil was struck with an audacious idea. As an experienced music teacher, she saw potential in the children participating in the resident summer program. The following summer, she created a formal music program for the children living in Gleason Park. Her first meeting had 12 aspiring musicians, ages 6-12. She brought in borrowed sound equipment and instruments, temporarily transforming the community space into a music classroom. Even though they were starting from scratch, these young people worked hard and played their first-ever concert that same winter. Since then, the group has blossomed, playing at the Asparagus Festival, County Fair, Stockton Ports, the State Capitol, Kiwanis, and a variety of other venues.

After Dr. Weil died in 2017, staff, residents, friends and family gathered together to honor her vision and perseverance. The music program she founded still holds rehearsals at Gleason Park Apartments. Her legacy continues to illuminate the lives of these children, giving them the gifts that come from learning a skill, collaborating with a group, and the prestige of belonging to a group that performs publicly.

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# By the Numbers

Mercy Housing California  
owns 132 properties serving

18,155 residents

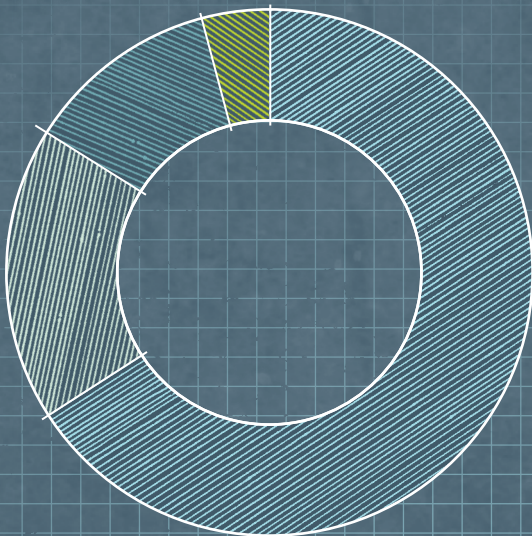
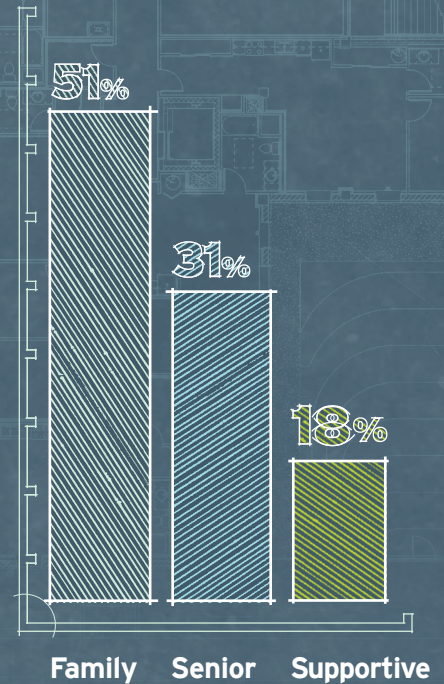
Mercy Housing California built  
10 new communities and opened

690 new homes  
across California

Median Resident Annual Income

\$16,800

## Resident Demographics



## Revenue by Source

Earned Income	66%
Philanthropy	18%
Government Capital Grants	12%
Other	4%





## California Property Locations

with regional offices in Sacramento, San Francisco, and Los Angeles

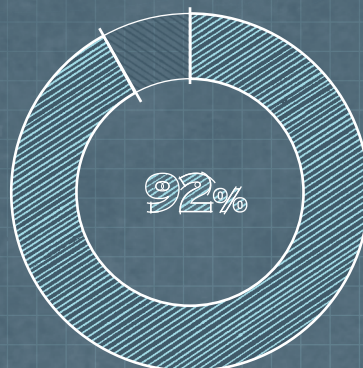


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# 9,838

residents at Mercy Housing California participate in Resident Services Programs

## Program Efficiency Ratio



Percentage of total expenses that goes directly toward program activities





12





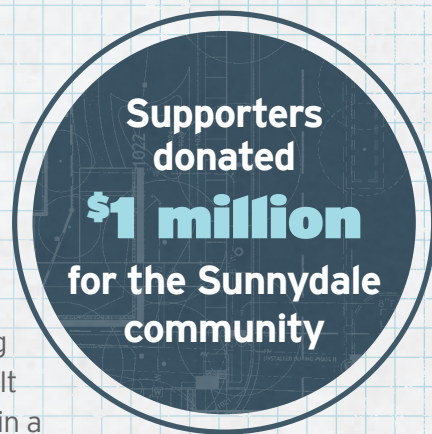
# Home is Just the Beginning

**F**or many struggling to make ends meet, a home is often not enough to create stability. That's why Mercy Housing is committed to providing services families and communities need to truly thrive. Nowhere is our purpose clearer than in San Francisco's Sunnydale community, where we plan on replacing 775 deteriorated apartments and building 995 additional affordable and market-rate homes, open spaces, and new infrastructure. The revitalization of Sunnydale will give its 1,700 residents opportunities to pursue education, build community, and share in the economic prosperity that surrounds them.

Thanks to the incredible generosity shown by our donors at our 'Home is Just the Beginning' event, we are beginning to see the possibilities in Sunnydale. Their support brings a community garden to a food desert, helping families come together over

home-cooked meals. It helps make the vision of a community hub a reality for residents that have long felt forgotten. It gives stability in a time of transition and helps residents navigate the complexities of public service systems while preparing them for the transformation ahead. Perhaps most importantly, it shows the residents of Sunnydale that someone cares.

With the first phase of construction now underway, we're thrilled to partner with the families who call Sunnydale home in preparation for the transformative work that will forever strengthen their neighborhood.



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## Home is Just the Beginning Committee

JoAnn Bertges  
Preston Dodd  
Mary Edwards

Ford Fish, Chair  
Timothy Murray  
Brian Swift



# Our 2017 Leadership

## Board of Directors 2017

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Sue Diamond

Ford Fish

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Howard Levine

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Christopher Lee

Richard Leider

Mary Magnano Smith

Brian Swift (Chair)

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Libby Fernandez, RSM

Michelle Gorman, RSM

Collette Johnson-Schulke

Stanley Keasling

William Powers

Janet Ruggiero

Randall Shores

Dorothy Smith (Chair)

## 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

Sisters of Mercy, West Midwest

Sisters of St. Joseph of Orange

Sisters of St. Joseph of Peace







# Thank You For Your Support

## HOME IS JUST THE BEGINNING

### Presenting Sponsors (\$50,000)

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The Salesforce.org Foundation  
The Susan Wang Fund

### Hosting Sponsors (\$25,000)

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Related California

### Participating Sponsors (\$10,000)

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IA Interior Architects  
Simeon Properties  
The Ron Conway Family

### Contributing Sponsors (\$5,000)

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Silicon Valley Bank  
The Harvey Family Foundation of the Bank of America Charitable Gift Fund

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Intero Real Estate Services  
Levy Design Partners, Inc.  
Maryann Leshin  
One Workplace  
Reuben, Junius & Rose, LLP  
Santos Prescott & Associates  
SCB  
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Sisters of Mercy West Midwest Community  
SOM  
Sun Light & Power  
Suzanne & Brian Swift

Tangerine Brigham  
The Glen Smith Family  
The Swinerton Foundation  
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### Home Sponsors (\$1,200)

AGI (Avant Group Inc.)  
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Paulett Taggart Architects Inc.  
Prado Group  
San Francisco Giants  
Tenderloin Neighborhood Development Corp.

### Resident Sponsors (\$600)

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Century  
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GTIS Partners LP  
Gubb + Barshay LLP  
HOK  
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KPFF Consulting Engineers  
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Matt Slepian, Terra Search Partners & Diane Olmstead, Bridge Housing  
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Moore Iacofano Goltsman, Inc.  
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Rick & Jane Nahass  
Ron & Sue Dudum  
SVR  
TCA Architects  
Urban Design Consulting Engineers

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Alice Phelan Sullivan Corporation  
Aly & Izy Foundation  
Amazon Smile Foundation  
American Endowment Foundation  
American Technologies, Inc.  
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The Arc San Francisco  
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Fidelity Charitable Gift Fund  
FirstGiving  
The Freda B. Runyon Foundation  
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Girl Scout Troop 919



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 The Kelly Foundation  
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 KPFF Consulting Engineers  
 Leddy Maytum Stacy Architects  
 Legal Services of Northern California - Senior  
 Legal Hotline  
 The Howard & Irene Levine Family  
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 Levy Design Partners, Inc.  
 Loaves & Fishes  
 Local Initiatives Support Corporation (LISC)  
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**Mercy Housing California (MHC)** is the largest 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 eight communities of 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.



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