

# 2018 T C A R N I

2018  
TGC  
WFM  
M

**MERCY HOUSING  
FOUNDED IN 1981**

Daughters of Charity,  
Province of St. Louise  
Daughters of Charity,  
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Sisters of Bon Secours, USA  
Sisters of Mercy, South Central  
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Sisters of St. Joseph of Orange  
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# MERCY HOUSING NORTHWEST ROOTS

Mercy Housing Northwest is grounded in the commitment of our five founding communities in Washington State to address the housing needs of low-income individuals and families. Representatives of the founding communities sit on Mercy Housing Northwest's Board of Directors and keep the organization focused on its mission and values.

## MHNW FOUNDING COMMUNITIES

Adrian Dominican Sisters  
(Edmonds)

Dominican Sisters of Tacoma

Sisters of the Holy Names  
of Jesus and Mary

Sisters of Providence

Sisters of St. Joseph of Peace

NORTHWEST





## CREATING SPACE FOR FAMILIES

At Mercy Housing Northwest (MHNW), we believe that a lack of financial resources should not determine someone's ability to access stable, affordable housing. In

2018, you supported us as we moved closer than ever to this vision by embracing

three main opportunities – creating space for families in Seattle; making a significant dent in family homelessness; and making our communities more equitable.



We got closer to our goal of adding nearly 500 affordable family-sized homes in Seattle in the next few years. Construction is winding down at Mercy Magnuson Place – converted naval barracks at Sand Point – and families begin moving in spring of 2019.

We broke ground, with much fanfare, on the Mount Baker Family Housing and Resource Center, designed as a supportive place for parents and children who are currently experiencing homelessness or are at risk of becoming homeless. We launched a collaborative of service partners – Mary's Place, Child Care Resources, and Refugee

Women's Alliance – who are committed to working side-by-side at this Family Resource Center once it opens. I draw inspiration from the late Paul Allen, who funded the project with a \$30 million donation. He said, "As long as we work together with both urgency and determination, there are no limits to what we can achieve."

Our board and staff renewed their commitment to racial justice and equity with a racial equity plan. Each department launched new ideas and creative solutions, and it produced significant results. We reduced language barriers for residents to participate in onsite programs, created more opportunities for people of color to advance in real estate development and property management fields, and ensured the inclusive design of future MHNW properties. It also showed us how much more work we must do to achieve a truly just society and energized us to look harder and think more deeply in 2019.

We invite you to reflect on the past year and to look ahead to the future of what we can achieve together.

Yours in Hope,

A blue ink signature of Bill Rumpf.

Bill Rumpf

President, Mercy Housing Northwest

# 2018 HIGHLIGHTS



1

**Hats Off!** Mercy Othello Plaza celebrated its first graduating Pre-K class of 13 kids – both residents and youth from the surrounding community. This onsite kindergarten readiness program is offered through our partner, East African Community Services. The program was such a success that the class is being offered again in 2019, with 12 more youth enrolled.

2

**Action for Equity!** We launched an initiative to promote racial equity in all programs, projects, and operations. We collaborated with housing partners to advance racial justice, incorporated national best practices on racial equity and inclusion, and each department created strategic workplans with racial equity goals.



# 3

**Collaboration at Mercy Magnuson Place!** Funding from the Congregation of Sisters of Mercy in Ireland and Enterprise Community Partners set the stage for a collaborative with local schools and partners to support academic success among youth residents at our new development, Mercy Magnuson Place. Formerly naval barracks in the Magnuson Park campus, Mercy Magnuson Place will have 148 affordable homes with an onsite childcare center and health clinic. It's set to open in spring 2019.

# 4

**Breaking Ground!** The community celebrated as we broke ground on the Mount Baker Family Housing and Resource Center, which will support families and children who are currently homeless or at risk of becoming homeless. In addition to a large gift from the late Paul Allen, the Seattle Seahawks adopted the project for a big game and helped raise over \$50K through a Home Field Advantage Campaign. Residents, Renee and her kids, joined the Seahawks on gameday!

# 5

**Thriving Community!** The Eleanor Apartments in Bellingham celebrated its first anniversary in December. Through a partnership with YMCA, we offer seniors an Enhance Fitness class three days a week, and this is just one of the many classes provided by a full roster of onsite health and wellness activities. Thirty-nine senior residents participated in a total of 164 physical fitness classes.

# A Gift of Hope

Thankful for her second chance, Samona is determined to uplift the spirit of her community, just as the community at Mercy Housing did for her when she needed it most.

Samona, a mother of 11-year-old twins, was born in Seattle but grew up in New York City. She returned home to Seattle to make amends with her mother, but their rocky relationship left her and her children without a place to call home in an unfamiliar place. One day, she met a woman who told her about Mercy Housing Northwest's community in Columbia City – she went immediately, knowing she had to find a place for her family. The first thing she noticed when she arrived was a beautiful sign, "Mercy Housing." Filled with emotion, she thought that maybe this was a place she could call home. That same day she found out that a two-bedroom had just become available. Samona instantly asked to view it. After applying, she was accepted and moved in just weeks later. As her family settled into their new home, they got to know their neighbors and fell in love with the community. She was finally able to refocus and look ahead to the future, now that her family had a stable place to call home.

Samona had no idea her life would quickly be turned upside down by a phone call she received from her doctor. As she stood outside the apartment building, she learned that her MRI results showed a brain tumor. If it wasn't removed, Samona would have six months to live. With tears in her eyes, all that she could remember after the call was looking up at the word "mercy" on the Mercy Housing sign. It gave her a sense of comfort, despite her overwhelming fear of what lay ahead.

Samona was determined to fight so that she could be there for her kids' futures.

After the fateful surgery, she faced learning to speak and walk again. Her neighbors cheered her on as she relearned how to walk in the halls of her apartment building. She had a supportive community who gave her hope. During her recovery, she was unable to leave the apartment. Samona was incredibly thankful for the support of her community and neighbors, as well as the weekly onsite Resident Services programs, which played a significant role in her successful recovery.

Samona was determined to give back, and she reached out to Othello Tiny House Village in hope of sponsoring holiday gifts for 50 residents. With overwhelming community support, she found sponsors for over 500 families! Samona organized her second holiday gift effort for families and individuals of tiny house villages and tent cities across Seattle. The event was hosted at Mercy Housing's Othello Plaza community room. Individuals and vendors in the community helped donate gifts and services, including free haircuts. A local company provided shoes and coats for all the families. This past year's Gifts of Hope holiday efforts served 862 individuals!

In 2019, Gifts of Hope will officially become a nonprofit organization, making Samona's dream a reality.





### **IT TAKES A VILLAGE**

In 2018, 1,756 residents participated in 22,939 community events such as Family Nights, which played a significant role in Samona's successful recovery.

# By the Numbers

## MERCY HOUSING NORTHWEST

OWNS

54 PROPERTIES

PROVIDES

2,349 AFFORDABLE HOMES

SERVES

4,987 RESIDENTS

## MEDIAN HOUSEHOLD INCOME

\$21,212

LESS THAN HALF OF WASHINGTON STATE'S  
RENTER HOUSEHOLD MEDIAN INCOME OF \$43,815\*

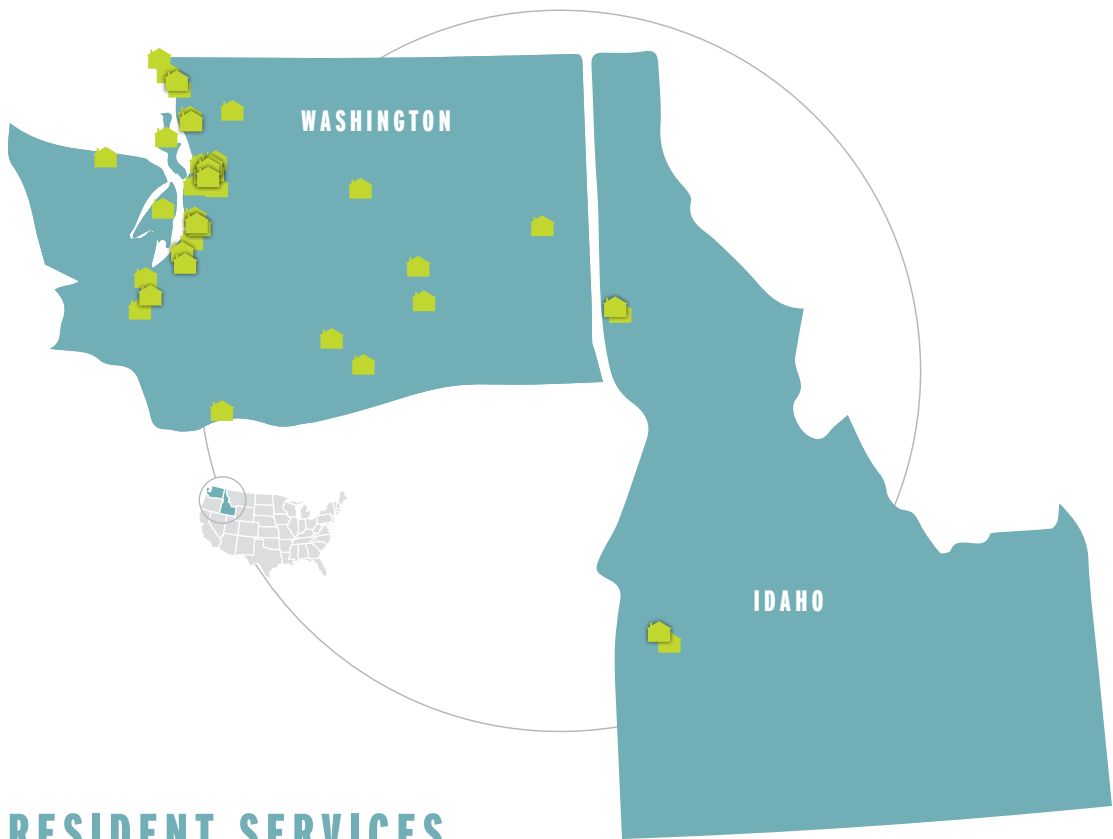
\*National Low Income Housing Coalition 2018 report

91%



Percentage of  
total expenses  
that goes  
directly toward  
Program  
Activities





## RESIDENT SERVICES PROGRAMS



HEALTH & WELLNESS



OUT-OF-SCHOOL TIME



COMMUNITY ENGAGEMENT



FINANCIAL STABILITY



HOUSING STABILITY

RESIDENTS PARTICIPATED IN A TOTAL OF

**402,125 MINUTES**

OF PHYSICAL ACTIVITY - THAT'S  
EQUIVALENT TO MORE THAN 3/4 OF A YEAR

**72% OF YOUTH**

RESIDENTS WHO WERE SURVEYED ABOUT  
OUR OUT-OF-SCHOOL TIME PROGRAMMING  
FELT THAT THEY HAVE A SUPPORTIVE  
SOCIAL ENVIRONMENT







Along with the community and Seattle Seahawks mascot Boom, MHNW staff celebrated the ground breaking of Mount Baker Family Housing and Resource Center in the Fall.







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#### **MORE THAN A ROOF**

Resident Services delivery was up 20% over the last year, with Health and Wellness and Community Participation leading those increases.





# Thank You to Our Volunteers & Partners

We are grateful for our new and longtime partners and volunteers, including Airbnb, Amazon, CBRE, CWD Group, WSCAI and Community Health Plan of Washington, for their dedication to helping resident youth and families during the annual Back-to-School and Adopt-a-Family Holiday campaigns. We distributed 1,143 backpacks to youth across Washington State during the 2018 Back-to-School campaign, including students attending schools near our communities. Thank you to our generous partners and community supporters for helping MHNW students prepare for school success!

Special thanks to our 2018 Power of Home Breakfast Co-Chairs, Phyllis Campbell (JPMorgan Chase) and Bill Hilf (Vulcan Inc.). We experienced record-breaking numbers in attendance and raised \$320,000 for Resident Services programs.

## MERCY HOUSING NORTHWEST

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 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.

### CONTACT

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[mercyhousing.org/northwest](http://mercyhousing.org/northwest)





## **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.

