

2018 T C A P M I

8102
T
C
A
P
M
I

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

Sisters of Mercy, West Midwest

Sisters of St. Joseph of Orange

Sisters of St. Joseph of Peace

MERCY HOUSING SOUTHEAST

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.

CONTACT

260 Peachtree Street, Suite 1800
Atlanta, GA 30303
404.873.3887

mercyhousing.org/southeast



SOUTHEAST



IMAGINING STRONGER COMMUNITIES

Dear Partner in Hope,

I would like to thank you for your partnership with Mercy Housing Southeast (MHSE). Our success is based on you and your will to imagine, support, and build stronger families and communities.



Affordable housing emerged as an inescapable issue in thriving Southeast metro areas, from dinner tables, to boardrooms, and city councils. In 2018, housing costs continued to outpace wages. The cashiers, cooks, and baseline service industry workers our economy relies upon typically pay more than half of their income toward rent.

However, we are very hopeful! Many metro areas are rising to the challenge. The City of Atlanta committed to a \$1 billion investment in affordable housing over the next decade. Greenville, Nashville, and Charleston have also strengthened their affordable housing trust funds.

We look forward to 2019; our goal is to establish MHSE as a core resource for people living within MHSE properties and the communities addressing affordable housing supply challenges.

Building and maintaining affordable housing at scale is demanding work. MHSE, with a long and successful history of preserving and developing quality, affordable rental housing across the Southeast, is poised to meet the challenge at hand.

I'm humbled and honored to lead the charge at MHSE and look forward to working with you and sharing our progress in the months ahead.

Sincerely,

A handwritten signature in blue ink that reads "James". The signature is fluid and cursive, with a large loop at the beginning.

James Alexander
President, Mercy Housing Southeast

HIGHLIGHTS

In 2018, Mercy Housing Southeast:



1

Completed Senior Residences at Mercy Park, a transit-oriented development near the Chamblee MARTA, integrating affordable senior housing with adjacent Mercy Care healthcare facility (first affordable housing development ever to win ULI Atlanta Award for Excellence).



2

Co-led and envisioned Seattle Affordable Housing Peer Exchange, bringing 40+ housing leaders from Atlanta to Seattle, in partnership with Enterprise Community Partners and House ATL.



3

Brought mobile medical clinics to over 450 seniors offering screenings, Medicare wellness exams, chronic disease management, referrals, and other services, thanks to a grant from Fulton County.



4

Created a supplemental food program in partnership with the Atlanta Community Food Bank and Peach State Health Plan, providing hunger relief to 270 low-income seniors facing food insecurity every month. Currently, the vast majority of MHSE properties have community gardens.



5

Advanced intergenerational economic mobility: offering a GED prep program in Atlanta and Savannah and free after-school programs for youth.



6

Provided Resident Services programs to encourage resident health. Resident families reported significantly better physical activity, mental health, and less delayed care than the previous year.

By the Numbers

MERCY HOUSING SOUTHEAST

OWNS

45 **PROPERTIES**

PROVIDES

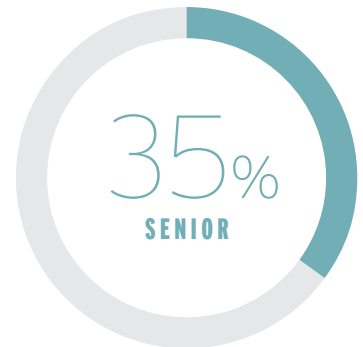
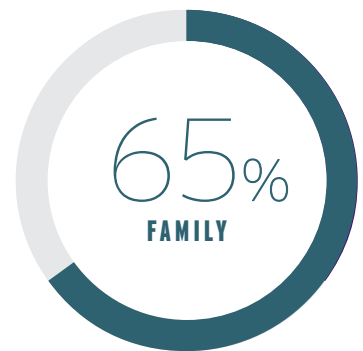
3,375 **AFFORDABLE HOMES**

SERVES

5,508 **RESIDENTS**

MEDIAN HOUSEHOLD INCOME
\$14,056

Who calls MHSE Home



ECONOMIC MOBILITY FOR LOW-INCOME FAMILIES

MHSE offers onsite Adult Education/Literacy programming at its family properties in Lithonia and Savannah, GA.

Youth Academic Enrichment

The Out-of-School-Time program mentored 50 youth from Hills at Fairington and Terraces at Parkview in Lithonia, GA during the 2017 - 2018 school year.

5

**SENIORS
GRADUATED
HIGH SCHOOL**

4

**ACCEPTED
INTO
COLLEGE**

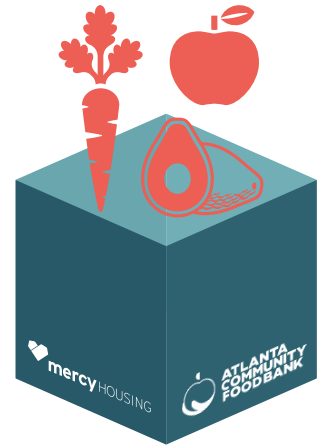
12

**STUDENTS
MADE THE
HONOR ROLL**

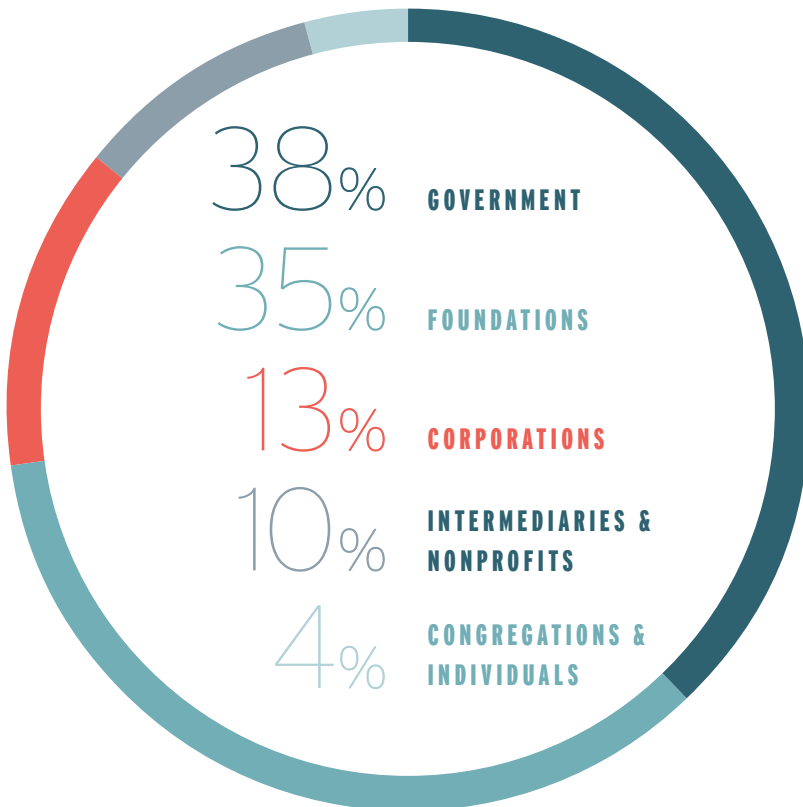
86%

**STUDENTS
WERE
PROMOTED**

Food Security and
Health & Wellness



Fundraising revenue by source



200+

MONTHLY FOOD BOXES

to residents through a
collaborative partnership
with the Atlanta Community
Food Bank

Marshall's Comeback

For seven years, Marshall lived on the streets of West End Atlanta, spending long, chilly nights under the Baylor Street Bridge. Life was hard and filled with worry.

Marshall knows he could have done things differently. His struggle with long-term alcohol abuse wreaked havoc on his life, he'll tell you now. He recalls how life used to be difficult, uncertain, and painful. When he finally reached rock bottom, Marshall put the bottle down. With the help of his faith in God, and tapping into his own strength, he was able to fight back against his addiction, and stopped drinking for good.

Everything changed in 2016 when Marshall moved into an apartment at The Atrium, a Mercy Housing Southeast community in the heart of Atlanta that provides affordable housing for low-income seniors. After years of a long, tough struggle, Marshall was finally home.

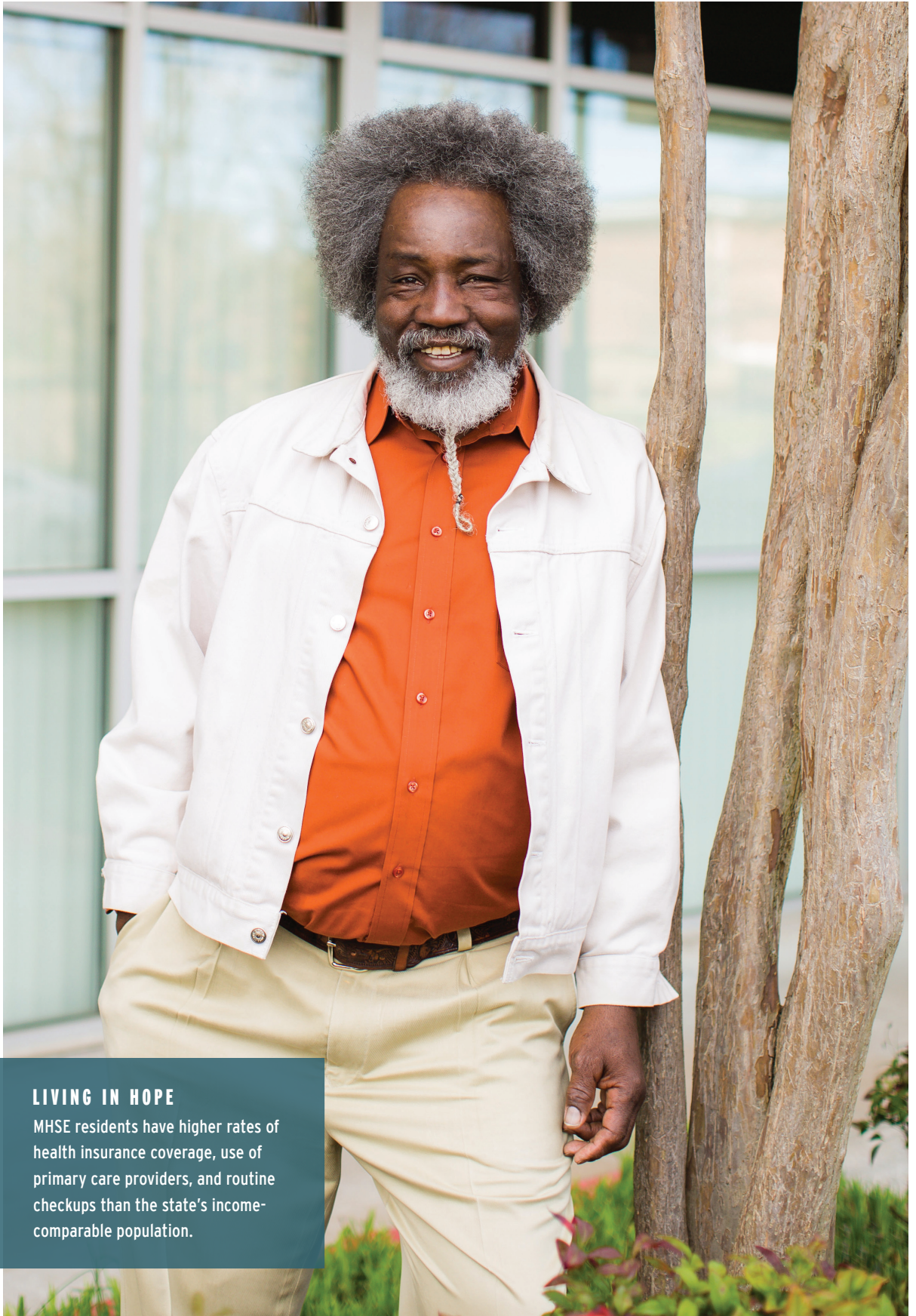
And he has no plans to go anywhere anytime soon.

Marshall grins and tells a joke that he no doubt has told countless times, "I've never been on a plane, and I don't plan on ever getting on one."

Marshall has settled into his retirement years at The Atrium. He keeps busy, not only as a competitive pool player on one of the top teams in the Atlanta metro area, he also is a reliable volunteer around the community. His eyes shine with pride when he talks about his volunteer work for The Atrium's Resident Services programs. "I'm just a call away," he always reminds the staff. He knows he is a valuable contributor to his community, and never misses a chance to give credit to the Mercy Housing staff for providing guidance along the way.

 **I'M JUST A
CALL AWAY."**

Instead of sheltering under the bridges of the city he loves, Marshall has built a life in his community, and after a decade of struggle, he doesn't have to worry about where he will sleep tonight.

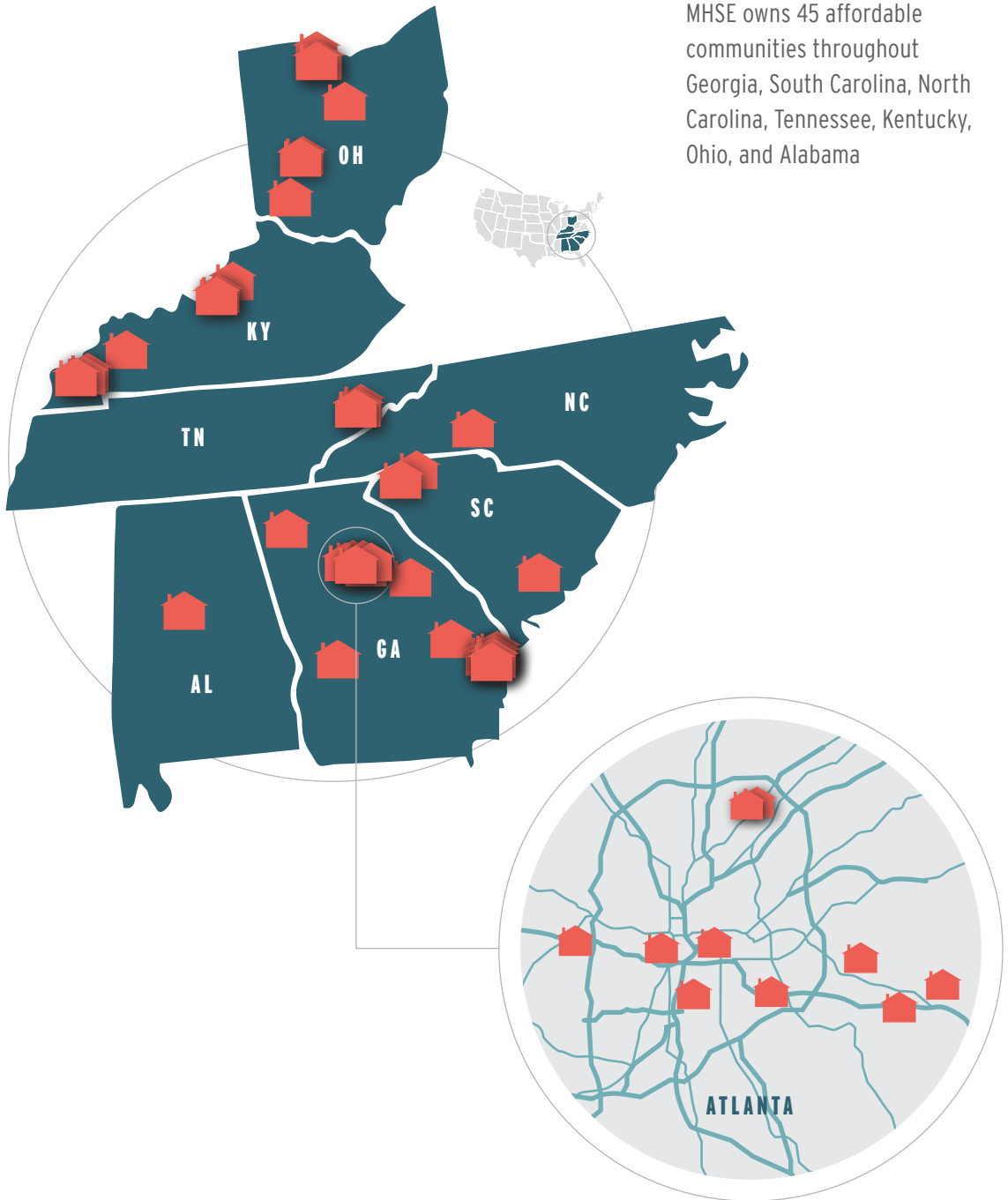


LIVING IN HOPE

MHSE residents have higher rates of health insurance coverage, use of primary care providers, and routine checkups than the state's income-comparable population.

Our Reach

MHSE owns 45 affordable communities throughout Georgia, South Carolina, North Carolina, Tennessee, Kentucky, Ohio, and Alabama



Thank You

BOARD OF DIRECTORS 2018

Alan Bradford

St. Joseph's Mercy Care Services

Darrel Daise

Community Housing Services Agency, Inc.

Felix deGolian III - Chair

deGolian Real Estate Advisors

Young Hughley

Retired

David Landis

Community Housing Capital

Paul Woodworth

SunTrust

2018 INSTITUTIONAL DONORS

Corporations, Foundations, Government/ Public and Nonprofit Organizations

AMLI

Arnall Golden Gregory

Atlanta Foundation

Atlanta Magazine

Atlanta Regional Commission

Bank of America Charitable Foundation

Brock Built Homes

Catholic Foundation of North Georgia

Central Atlanta Progress

CohnReznick

Community Foundation for Greater Atlanta

Council on Aging of Southwestern Ohio

Dekalb County Human Services Department

Enfold Properties

Enterprise Community Partners

Epic Insurance

Frances Wood Wilson Foundation

Fulton County Department of Community

Development

Funraise Future Fund

Gas South

Georgia Department of Community Affairs

Georgia Power

The Giving Kitchen

Housing Resource Center

Hunter, Maclean, Exley, & Dunn

Ida Alice Ryan Charitable Trust

Independence Bank

John and Mary Franklin Foundation, Inc.

Invest Atlanta

LDG Consulting

Local Initiatives Support Corporation (LISC)

Marist School Class of 1959

Mary Allen Lindsey Branan Foundation

Mary Ryan & Henry G. Kuhrt Foundation

McShane Construction Company

Mercy Care Foundation

Mercy Health - Lourdes Hospital

Mynatt Funeral Home

National Christian Foundation

National Equity Fund

Network for Good

Peach State Health Plan

Pfeiffer Group - Comey & Shepherd Realtors

Piedmont Healthcare Community Benefits

Pollack Shores

RealPage

Riggs Drug Store

Rolyn Companies

Savannah Community Foundation

Sisters of Mercy South Central Community

Southface Institute

State Farm

Sugar Creek Capital

SunTrust Bank

Third and Urban

Thomas H. Pitts Trust

Thrive Chiropractic

Urban Land Institute

Vista Capital Management Group

Walmart Foundation

Watkins-McGowan

Wells Fargo Bank

Ying Guo, Inc.

2018 INDIVIDUAL DONORS

Heart of Mercy Society Donors Individual Donations Over \$1,000

James W. Alexander, Jr.

David Allman

Felix deGolian, III

Jane M. Graf

Keitt King

Shawn Smitley

Paul Woodworth

Individual Donors

Cynthia Alexander

Kristin Allin

Karen Anderson

Laura and Mark Andes

Natalyn Archibong

Fielding Arnold

Sejal Badre

Henry Baez

Antoinette and Darryl Bailey

Luzetta R. Jones-Barksdale

M. Bazer

Kathryn Beane

Kim Berglund

Helen Bernstein

Judith and Marvin Blase

William Bollwerk

Mary Brewer

Steve Brock

Emi Bromberg

>>>

>>> Marvin Bryant
 Tabatha Buckner
 Carmen Butler
 Jason Butler
 Brian Byrd
 Nikki Canter
 Mark Chesler
 Martha Clinkscales
 Rachel Cochran
 Hannah Coe
 Jonathan Coe
 Jonny Coe
 Abby Cohen
 William Cook
 John Cota
 Donna M. Coward
 Katie Crippen
 Richard Crippen
 Sara Crippen
 Frances Cullen
 Sandra Dandy
 Scott Dent
 Gates Dunaway
 Mercedes Dunmore
 Edmund Egan
 Andrew Fazackerley
 Susan Fossett
 Roland Fuentes
 Nancy Gaddy
 Roger Galinis
 Carol Gardner
 Gregory Giuffrida
 Audrey Godiers
 Cecilia Golden
 Jane Graf
 Alena Green
 Diana Hargreaves
 Hilary Hargreaves
 Lee Harrop
 Jen Hidingen-Kendrick
 Clyde Higgs
 Bruce Hill
 Liz Hill
 Annie Hirst
 Gideon Hoffer
 Ronit Hoffer
 Annie Horne
 Jacqueline Horne
 Brett Huckabee
 Ramon Hughes
 Young T. Hughley, Jr.
 Ellen Hunter
 David Hynes
 Jennifer John
 Kristopher John
 Leanne Kaplan
 Myrna Karsh
 Susan Kessler
 Sarah Kirsch
 Eric Klein
 Cheryl Knight



Jon Kohler
 Kathryn Kolb
 Sarah Fonder-Kristy
 Karen Kukura
 Adriana LaFaille
 Pierce Lancaster
 Rickie Langley
 Cecilia Leal
 Ronald Lewis
 Forrest and Susan Lott
 Barbara Lovatt
 Julie Ludwick
 Michael Mack
 Stephen Major
 Jorge Manjarres
 Robert and Judy Marans
 Nicholas and Erian Mathias
 Phoebe Mayor
 Paola Mitchell
 Erik Moore
 Nashawndre Moore
 Robert Morris
 David Moscovitz
 Suraiya Mosley
 Joshua Noblitt
 Cheryl O'Bryan
 Karen Olson
 Timothy and Kate Partridge
 Andrew Pilchick and Joe Averbook
 Elizabeth Plimack
 Walter Plyler
 Marc Pollack
 Celia Price
 Marilyn Ratzel
 Melissa Reeves
 Ronald Renz
 Wilson Rickerson
 Tywana Royal
 Connie Rule

Mitchell Rycus
 Regina Savakus
 Arlene Savitsky
 Brian and Jenn Scharf
 David Scharf
 Michael Schultz
 Stephen Schwartz
 Andy Segal
 Steve Siler
 Richard Sine
 Gwen Smith
 Julie Smyk
 Daniel Son
 Norman Sondheimer
 Katy Stafford
 Cathy Stocker
 Abbie Swanson
 Grace Tate
 H. Granvel Tate
 Horace Tate
 Lonnie Tate
 Alex Trachtenberg
 Eboni Troupe
 Melody Tulier
 Dwayne Vaughn
 Matthew Villanueva
 Iris Wallace
 Patricia Walsh
 Mitchell Watkins
 Keith Watson
 Cynthia Weber
 Zoe Weinrobe
 Matt Westmoreland
 Jack Wexler
 Laura Whittington
 Cheryl Wienges
 Brian Womble
 Tabitha Zokaitis
 Robyn Zurfluh

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.

