

LIVE



ANNUAL REPORT 2011



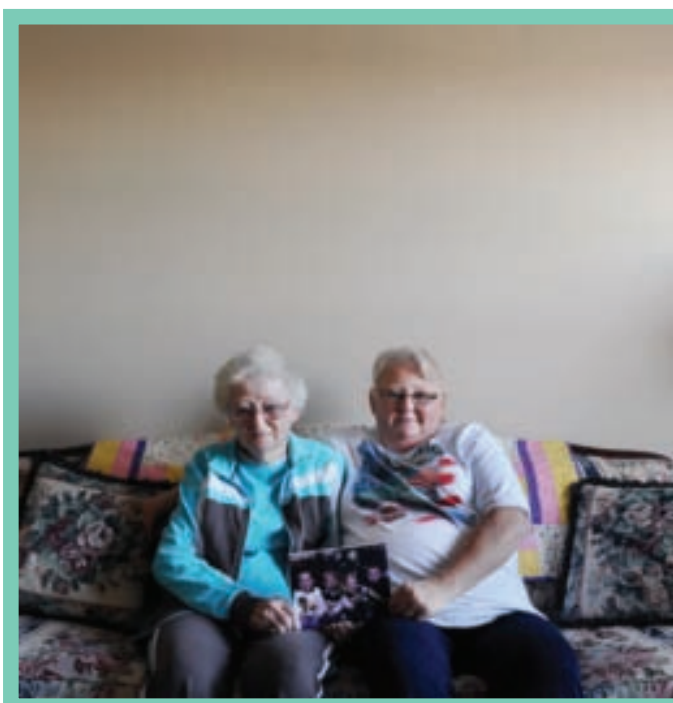
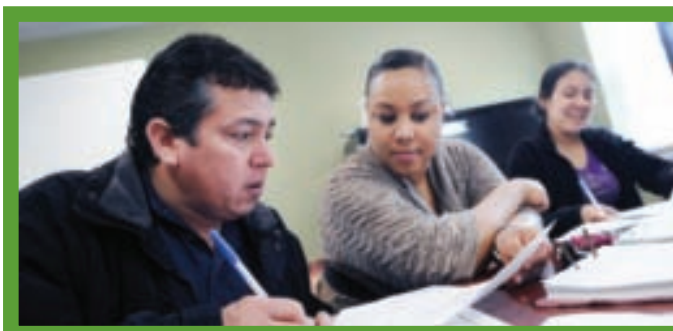
mercy
HOUSING

COMMUNITY



ANNUAL REPORT 2011





CONTENTS

Letter to Our Supporters.....	2
The State of Mercy Housing in 2011.....	4
Mercy Housing Board of Trustees and Co-Sponsors	6
Mercy Housing California	
Former motel converted into apartments for disabled formerly homeless individuals	7
Mercy Housing Lakefront	
A world of opportunity.....	10
Mercy Housing Management Group	
Making dreams a reality	13
Mercy Portfolio Services	
Mortgage Resolution Fund dedicated to keeping families in their homes	15
Mercy Housing Northwest	
Preserving and revitalizing communities.....	17
Mercy Housing in Arizona, Colorado and Nebraska	
Mercy Housing residents and staff survive devastating tornado in Joplin.....	20
Mercy Housing Southeast	
Transforming a Savannah neighborhood.....	23
Resident Services	
Improving the quality and impact of Resident Services	26
Donor Lists	
Mercy Housing in Arizona	28
Mercy Housing California	28
Mercy Housing in Colorado	30
Mercy Housing Lakefront	32
Mercy Housing National.....	35
Mercy Housing in Nebraska	36
Mercy Housing Northwest - Idaho	37
Mercy Housing Northwest - Washington	38
Mercy Housing Southeast	40
For more information, please contact info@mercyhousing.org or call 866-338-0557	



Printed on recycled papers.
The FSC Logo identifies products which contain wood from well managed forests
certified in accordance with the rules of the Forest Stewardship Council.

THE POWER OF HOPE

In these challenging times, it is easy to focus on the negative, but in 2011 Mercy Housing made great strides towards narrowing the affordable housing supply gap while enriching the lives of the families, seniors and individuals served. Where others see only problems, we see solutions and opportunities. Our commitment to our mission, vision and values is unwavering. We continue to tackle some of the most troubling issues facing our nation because we see hope on the horizon.

2011 has been a year of hope for Mercy Housing. We at Mercy Housing always have had a sense of urgency about our mission. But with a record number of more than 46 million Americans living in poverty, it is more important than ever to provide affordable housing for low-income individuals and families who are faced with hard financial challenges that may result in homelessness.

As we prepare to celebrate Mercy Housing's 30th anniversary, we reflect on the defining moments that make up the rich history of this organization. We thank our donors and partners for investing in our work to strengthen and enrich the communities we serve. Your support has provided hope for thousands of families and individuals and nothing is stronger than the power of hope.



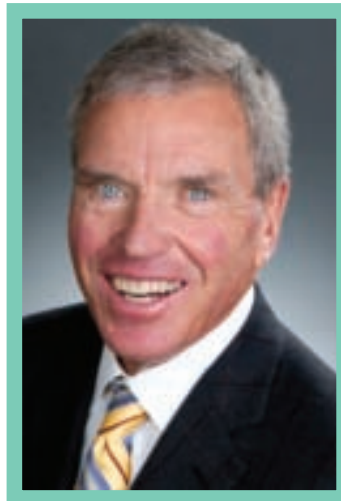
Live in Hope,



Sister Lillian Murphy, RSM

Sister Lillian Murphy, RSM

CEO, Mercy Housing



Bradley B. James

Bradley B. James

Chair, Mercy Housing Board of Trustees

VISION



MERCY HOUSING ANNUAL REPORT 2011

VISION

Mercy Housing is working to create a more humane world where poverty is alleviated, communities are healthy and all people can develop their full potential. We believe that affordable housing and supportive programs improve the economic status of residents, transform neighborhoods and stabilize lives.

MISSION

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.

THE STATE OF MERCY HOUSING IN 2011

In 2011, Mercy Housing made significant progress towards the goals outlined in our 2010 - 2014 Strategic Plan. Mercy Housing continued to grow in all operational areas: housing development, property management, lending, asset management and Resident Services. We also took on new challenges, formed new partnerships and created innovative solutions to help narrow the gap between the supply and demand for affordable housing for low- and moderate-income families and individuals.

2011 HIGHLIGHTS:

In 2011, we leased up more than **790** affordable homes across the country and started construction on nearly **1,000** new affordable homes.



Mercy Housing Management Group added **634** apartments to its portfolio bringing our management total to **16,486** multifamily units (as of December 31, 2011).



We continued to develop relationships with our Strategic Health Care Partners adding Trinity Health as a partner. We also worked with Catholic Health Partners to transfer **616** affordable homes into Mercy Housing Southeast's property portfolio.



In 2011, Mercy Housing recognized the

Mercy Portfolio Services launched a new software product — **Developer Central** — a comprehensive data and document management tool for tracking assets and reporting to create efficiency for nonprofit real estate developers.

opportunity to enable families to save their homes from foreclosure by partnering with three other housing organizations to create the Mortgage Resolution Fund, which launched in Illinois. (Read more on page 16.)



Although our 2011 accomplishments are impressive, it is only the beginning. The coming years look to provide continued opportunities and challenges: from finding new sources of funding for our developments and Resident Services programs to navigating the changes to our health care systems for Medicaid and Medicare residents; from raising new capital and assessing risk in new loans to generating more public awareness of Mercy Housing and the need for affordable housing in our country.

Our successes will foster even greater rewards as our work expands and we continue to find ways to close the gap between the supply of and the critical need for program-enriched affordable housing. While our job is far from over, together we can create stable, vibrant and healthy communities.

Mercy Housing's audited financial statement for 2011 will be available online at www.mercyhousing.org. To receive a copy, please contact info@mercyhousing.org.

To download Mercy Housing's 2010 - 2014 Strategic Plan, visit www.mercyhousing.org/publications or contact info@mercyhousing.org.

After a devastating tornado struck Joplin, Missouri, in May 2011, we were all deeply touched by the efforts of the staff to protect the residents living at Mercy Village, a senior property that was damaged by the storm. Mercy Housing staff spent countless hours ensuring that the property was rebuilt as quickly as possible. We welcomed home our residents in February 2012. (Read more on page 21.)

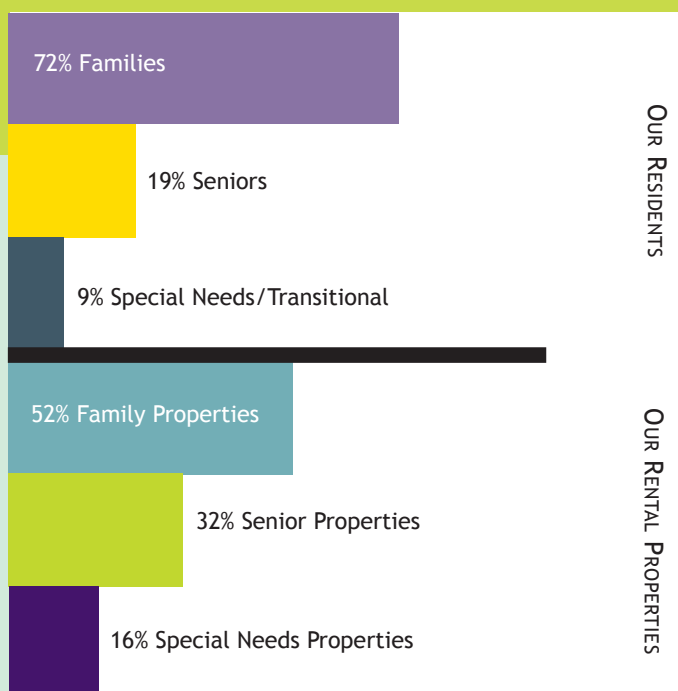


In 2011, our Public Policy and Advocacy team in Washington, D.C., started a major initiative to build relationships with members of Congress by running personalized property tours. Additionally, we signed on to **33** letter campaigns to Congressional and federal leaders.



We completed the development and implementation of new program models for Resident Services and launched the Social Impact Measurement System, enabling Mercy Housing to deliver and measure the impacts of our four priority resident program areas. (Read more on page 27.)

2011 was a stellar year for Mercy Loan Fund as we crossed the **\$200 million** mark in total loans made and \$40 million in total assets, both milestones in the **26-year history** of Mercy Loan Fund. These **433 loans** have produced or preserved more than **17,700 units**, leveraging over **\$1.4 billion** in total development. In 2011, Mercy Loan Fund closed 10 loans, totaling over \$17 million and resulting in **921 units of affordable housing** and raised \$7 million in new debt capital.



SINCE 1981:

1,107 Projects

41,729 affordable units of housing

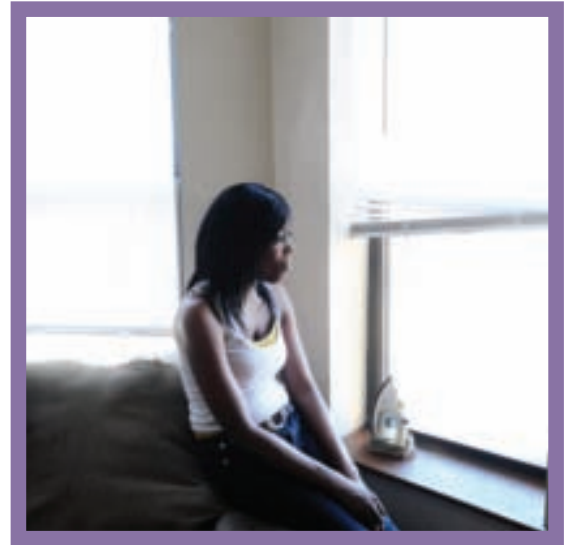


\$2.3 billion in affordable real estate development

\$212 million in affordable housing lending

139,372 people served today

MERCY HOUSING 2011 ANNUAL REPORT



2011 BOARD OF TRUSTEES

Sister Barbara Busch, SC
Sisters of Charity of Cincinnati
Yvonne Camacho
Simpson Housing LLLP
Adrienne Crowe
Retired
Larry Dale
(Vice Chair)
Retired
Brad James
(Chair)
Sister Rose Marie Jasinski, CBS
Sisters of Bon Secours
Barbara Kelley
Colorado Department of Regulatory Agencies
Sister Pat McDermott, RSM
Sisters of Mercy
Roger Pastore
RCP Financial Group
Bob Simpson
Fannie Mae
Rich Statuto
Bon Secours Health System
Sister Linda Werthman, RSM
Sisters of Mercy of the Americas
Leslie Wittman
nTrustHR
Barry Zigas
Zigas & Associates
Mike Zoellner
RedPeak Properties

SPECIAL ADVISORS TO THE BOARD

Jack Burgis
Retired
Jack Diepenbrock
Diepenbrock Harrison
Susan Wang Wade
Retired

CO-SPONSORS

Co-Sponsor Communities
Daughters of Charity, East Central
Daughters of Charity, West
Daughters of Charity, West Central
Sisters of Bon Secours
Sisters of Mercy, Northeast
Sisters of Mercy, South Central
Sisters of Mercy, West Midwest
Sisters of St. Joseph of Orange
Sisters of St. Joseph of Peace

MERCY HOUSING SPONSOR COUNCIL

Sister Rose Ann Aguilar, DC, Daughters of Charity, West Central
Sister Betty Marie Dunkel, DC, Daughters of Charity, West
Sister Eleanor Gilmore, CSJP, Sisters of St. Joseph of Peace
Sister Rose Marie Jasinski, CBS, Sisters of Bon Secours
Sister Joanne Lappetito, RSM, Sisters of Mercy, South Central
Sister Pat McDermott, RSM, Sisters of Mercy of the Americas
Sister Mary Bernadette McNulty, CSJ, Sisters of St. Joseph of Orange
Sister Patricia Sullivan, RSM, Sisters of Mercy, Northeast

MERCY HOUSING CORPORATE MEMBER GROUP

Sister Rose Marie Jasinski, CBS, Sisters of Bon Secours
Sister Pat McDermott, RSM, Sisters of Mercy of the Americas

S U P P O R T



M E R C Y H O U S I N G C A L I F O R N I A

FORMER MOTEL CONVERTED INTO APARTMENTS FOR DISABLED FORMERLY HOMELESS INDIVIDUALS

For the past 38 years, Kirk Roberson has battled drug addiction, which started when he was 14. After completing an intensive drug court program, Kirk, now age 52, has been sober for over a year and is grateful to join the other 73 residents who now have a home at Boulevard Court, Mercy Housing California's (MHC) newest supportive housing property in Sacramento, Calif.

"The drug court program helped take the blocks away from the wheels and Mercy Housing provided the runway for me to take off," he said.

Boulevard Court is the adaptive reuse of a dilapidated 101-room motel into 37 studio and 37 one-bedroom permanent supportive apartment homes. The former Budget Inn was a blighted, historically crime-ridden property and a nuisance for the community. In partnership with Sacramento Housing and Redevelopment Agency, the property has been transformed to 74 quality apartment homes for disabled formerly homeless individuals.

"I am in the unique position of having visited the old Budget Inn when I was involved with drug use," said Kirk. "A lot of businesses in the area left because of the bad conditions there. When I came to the new Boulevard Court for the first time, I was amazed. I have started noticing how the businesses are starting to move back in and I equate that with Mercy Housing."

Boulevard Court uses the housing-first, harm-reduction model — recognizing the important role stable housing plays in providing support to those with substance abuse problems or mental illness.

"The approach of getting people housed in a permanent, independent environment, coupled with extensive support

services, is the most likely path to end the cycle of homelessness," said Stephan Daues, MHC Regional Director of Housing Development. "Once someone gets their basic needs met, they are ready to start making positive changes in their lives."

Boulevard Court is the third of four Sacramento properties where MHC is leading a groundbreaking public and private health care partnership to create housing-first opportunities for those that need it most. These partnerships have been in place since 2008 at MHC properties like Martin Luther King Jr. Village and Ardenaire Apartments, and will soon be in place at 7th & H, MHC's newest Sacramento development. MHC has partnered with The Effort and Turning Point Community Programs to deliver these critical, complex services at these properties. Both partners have more than 30 years of community-based medical and behavioral health services experience. These partnerships with local service providers ensure that residents are successful in maintaining their housing while having the support needed to manage their individual disabilities.

In addition to accessing the resources offered at Boulevard Court, just having a stable place to call his own has made a significant impact on Kirk's stability.

"I am able to meditate, to think, to pray and to sort things out in my own space. I never realized the value in that," he said. "Every time I pass through the threshold, I am so thankful. As long as I have clarity, I can keep going."

Kirk is the father to three daughters and having a stable home has also allowed him to reconnect with them and with his parents.

"Now that I am functional, my girls are calling on me for everything. I am present and I can be there for them," said Kirk. "Both my parents are 87 years old and they did the best

they could to raise me. They know that I'm okay now. I'm not on the streets. There is a roof over my head and we can work from that."

Kirk is now in school and is working hard to find employment while planning for the future.

"Boulevard Court is more than just a building," he said. "It is

a structure for people to use to excel. I have come to a point in my life where I can be a productive citizen again so I want to get a job and eventually move out - but not in a bad way. I want to move out so someone else can move in and use the resources here to help them get back on track like I did."

Boulevard Court in Sacramento, Calif. (photo by Michael O'Callahan)

Resident Kirk Roberson speaking at the Grand Opening of Boulevard Court.



MERCY HOUSING CALIFORNIA

2011 HIGHLIGHTS

Thank you – we would not have reached these extraordinary goals without the support from numerous community partnerships, donors and volunteers like you!

In the summer of 2011, Mercy Housing California welcomed **Doug Shoemaker** as President for the region.



MHC expanded our Chronic Disease Self Management work to multiple sites with more expansion planned in 2012 and partnered with Dignity Health for the fourth year to conduct health screenings for more than **300 residents** in the Sacramento region.



MHC worked with the City and County of San Francisco to secure more than **\$1 million** in energy, health and safety upgrades for three properties in San Francisco.



Mercy Housing California 2011 Board of Directors

Michael Blaszyk
Dignity Health
Vanessa Delgado
Primestor Development, Inc.
Anita Feiger
Independent Financial Consultant
Renee Franken
Renee Franken & Associates
Edie Heilman
Community Volunteer
Andrea Jones
Bosa Development
Howard Levine
Community Volunteer
Sister Anne Murphy
Sisters of Mercy
Timothy O'Brien
Legacy Partners
Diane Olmstead
W3 Partners, LLC
J. Russell Pitto
(Chair)
Simeon Properties
Craig Reigel
Nonprofit Finance Fund
Bruce Spaulding
Gladstone Institute
Susan Wang Wade
(Vice Chair)
Community Volunteer
Gregory Wolkom
Wells Fargo Bank

MHC opened **3** new properties, totaling in **217** units of housing. MHC continues to increase its development pipeline with an additional **35** projects in pre-development or under construction that will result in **4,476** units of housing.

MHC received a **\$2 million** Program Related Investment along with a **\$100,000** grant from The California Endowment to support and expand health care partnership programs and activities in Los Angeles and Sacramento.

OPPORTUNITY



MERCY HOUSING LAKEFRONT



“I THINK IT’S DIFFICULT FOR PEOPLE TO SEE THE DAY-TO-DAY THAT WE GET TO EXPERIENCE WHEN WE ARE IN OUR BUILDINGS, OR OPENING A BUILDING OR SITTING DOWN WITH A PERSON WHO IS GETTING INTO OUR HOUSING FOR THE FIRST TIME; IT’S THE MOMENT WHERE SOMEONE FEELS THAT THEY ARE IMPORTANT, THEY ARE BEING LISTENED TO AND THAT SOMEBODY CARES,” SAID CINDY HOLLER, PRESIDENT OF MERCY HOUSING LAKEFRONT.

A WORLD OF OPPORTUNITY

Before moving into Mercy Housing Lakefront’s Lavergne Courts, Bonjovi, Sivi and their son were living on the South Side of Chicago. Their neighborhood had a reputation for being crime-infested and a target for gang activity. The safety of their son, Blaze, was a constant concern for Sivi and Bonjovi.

“He always wanted to go outside and play since he’s the only child,” said Sivi. “But it was just a bad neighborhood with a lot of gangs and a lot of shooting.”

Living on the South Side left the family feeling isolated, so they decided to move to the West Side Austin neighborhood where many of their friends and family members were living. Bonjovi’s mother, who lives at Mercy Housing Lakefront’s Whitmore Apartments, recommended Mercy Housing to the family. After a few years of waiting, due to high demand for affordable housing, the family learned that there was an opening at Lavergne Courts.

“The first day I walked in I said I’m not going back there,” said Sivi. “We are going to move here today, no matter what it takes.”

Lavergne Courts, originally built in the 1920s, was acquired by Mercy Housing in 2003 and underwent an extensive rehab to upgrade many of the building’s features. The property consists of two buildings totaling 158 affordable rental apartments for low-income families.

The family has taken full advantage of all of the programs and services the property offers. Blaze participates in the after school program and likes to play basketball with his friends and cousins. Bonjovi has become certified as a Computer Tech Associate through a program sponsored by One Economy. Sivi takes advantage of the job training programs and the on-site computer lab.

“Mercy Housing offers a lot of opportunities and they actually try to help you. There are a lot of things around here that we just didn’t have when we were living on the South Side,” said Sivi. “It gives you a lot of opportunities - after school programs, computer lessons, employment - there are so many things for people. Use the help that is given to you and don’t be afraid to take the help.”

For the family, they understand the value of affordable housing and see this opportunity as a hand up, not a hand out. The family views this merely as a stepping stone for greater things to come. For Blaze, who wants to be a dancer when he grows up, Bonjovi and Sivi want him to continue to be respectable and to make sure he understands the value of education.

“I hope to one day leave Mercy Housing,” said Sivi. “I feel like this is just a place to start, not to finish.”

MERCY HOUSING LAKEFRONT

2011 HIGHLIGHTS

Thank you – we would not have reached these extraordinary goals without the support from numerous community partnerships, donors and volunteers like you!

Provided housing and Resident Services to prevent or end homelessness or displacement for approximately 3,300 people in the Chicago and Milwaukee region.



Completed the preservation of the **69-unit** Harold Washington Apartments, MHL's (formerly Lakefront Supportive Housing) first property.

Completed 95% of the revitalization of 850 Eastwood Apartments, a 231-unit affordable family building.

Boarded up and maintained **1,167** foreclosed homes throughout Cook and surrounding counties through 180° Properties.



Closed on financing and began construction of Lakefront Residences in Grayslake, a **70-unit** senior facility within Lake County, Illinois.



In partnership with NHS of Chicago, we completed construction on Roseland Place, a new **60-unit** independent living facility and Roseland Village, 10 units of intergenerational housing for **grandparents** raising their grandchildren.



Purchased and began a historic renovation on **210** units of affordable family housing at Pullman Wheelworks, in Chicago's South Side Pullman neighborhood.

Created over **1,350** jobs through affordable housing development, neighborhood stabilization and 180° Properties.

Mercy Housing Lakefront 2011 Board of Directors

Lindsey Artola
(Secretary)
Provena-Resurrection Health Care

Michael Borders
(Vice Chair)
Dykema Gossett

Michael Clune
Clune Construction Company

Debra Grand
Bank of America Merrill Lynch

Fran Grossman
Urban Partnership Bank

Helen Hammond Redding
Citi Illinois

Charlie Hoch
(Vice Chair)
University of Illinois at Chicago

Rhonda Hopps
(Treasurer)
Perspectives Charter School

Sister Margaret Johnson, RSM
Sisters of Mercy, Chicago

Sister Jean Maher, DC
Daughters of Charity

Howard Natinsky
Natinsky Group Inc.

Jack Neal
Linden LLC

Laura Penson
Mercy Housing Lakefront Resident

John Powell
(Chair)
Red Mortgage Capital

Kurt Rogers
Mercy Housing Lakefront Resident

Greg Salah
USG Corporation

Kay Whitlock
Christopher Burke Engineering

Johnston Center Residences earned four real estate awards: the Affordable Housing Finance Readers Choice Award, the Association of Licensed Architects Design Award, the Mayors 2011 Design Award, and Milwaukee Business Journal Best New Development.

DREAMS



MERCY HOUSING MANAGEMENT GROUP

MAKING DREAMS A REALITY

Over the last ten years, Mercy Housing Management Group (MHM), Mercy Housing's property management subsidiary, has seen exponential growth in the number of units and properties they manage across the country. In 2011, MHM's portfolio reached 16,486 units at 270 properties in 18 states. Throughout this period of growth, MHM has continued to practice the highest standards of operational excellence and has ensured strong financial management of all of their properties.



In addition to providing property management services for Mercy Housing's affordable housing communities, MHM also offers excellent employment opportunities. MHM's combination of incentive compensation and educational resources enables employees to be successful in their roles and prepares them for future growth opportunities. Eduardo, one of MHM's California employees, took the opportunity at Mercy Housing to create a bright future for himself.

In 2005, Eduardo was struggling to survive in America as a recent immigrant. He found himself living in a shelter while he tried to attend classes at City College of San Francisco. He needed a job that would allow him to continue to go to school and find a permanent place to live. He applied for an On-Call Desk Clerk position at Mercy Housing's Mercy Terrace and started working night and weekend shifts. Eduardo stepped eagerly into his role and became a trusted resource for the residents. With many immigrants at the property, he worked hard to overcome language barriers and meet the needs of the diverse resident population.

In 2006, Eduardo left Mercy Housing to finish his college courses at the University of California Berkley. After completing his undergraduate degree and two years of law school, Eduardo returned to Mercy Terrace in 2009 as an On-Site Desk Clerk. He transitioned quickly back into his role of providing excellent service and support to Mercy Housing's residents and was once again a valuable member of the MHM team. In 2011, Eduardo finished law school and passed the California Bar Exam. He is leaving Mercy Housing to pursue his law practice and hopes to continue to improve the community through his work.

"Mercy Housing's unwavering support for me was clear from the beginning," said Eduardo. "They provided me with the opportunity to work at Mercy Housing while I finished college and law school and helped me start my new career. I'm so thankful for their support and the opportunity to be a part of the Mercy Housing family."

MHM provided Eduardo with a strong foundation and he took the opportunity to make his dreams a reality.



	2001	2011	10-year Increase:
Number of Units	7,403	16,486	9,083
Number of Properties	132	270	138
Fee Managed Units	456	2,138	1,682
Fee Managed Properties	16	46	30
Number of States	10	18	8

INNOVATION



MERCY PORTFOLIO SERVICES



MORTGAGE RESOLUTION FUND DEDICATED TO KEEPING FAMILIES IN THEIR HOMES

In the past few years, Mercy Portfolio Services, a subsidiary of Mercy Housing, has been responding to the national foreclosure crisis by managing development initiatives and creating innovative capital programs and technology platforms with the goal of stabilizing neighborhoods and preserving affordable housing across the country. In 2011, Mercy Housing recognized another opportunity to enable thousands of families to save their homes from foreclosure by partnering with three other housing organizations to create the Mortgage Resolution Fund.

The Mortgage Resolution Fund (MRF), an organization formed by Mercy Housing, Enterprise Community Partners, the Housing Partnership Network and the National Community Stabilization Trust, furthers neighborhood stabilization efforts by diminishing the number of foreclosures through preservation of homeownership.

Specifically, MRF keeps families in their homes by purchasing non-performing loans at a discount to the current unpaid principal balance and offering the borrower the opportunity for a permanently modified, affordable fixed-rate mortgage at a new principal balance reflective of the home's current value. In order to take advantage of this benefit, the homeowner must successfully complete a trial modification period while participating in a regimen of housing counseling and budget management provided by a local housing organization.

"Because of the by recession, a growing number of families are falling behind on their mortgage payments and find themselves on the receiving end of foreclosure warnings," said Bill Goldsmith, president of Mercy Portfolio Services. "As a result, both low- and moderate-income communities are becoming particularly vulnerable, experiencing the devastating cycle of foreclosure that starts with abandoned homes and leads to crime, disinvestment and plummeting property values."

On July 15, 2011, Illinois Governor Pat Quinn announced MRF will be using \$100 million of the state's \$445 million in Hardest Hit Fund dollars to purchase notes in the Chicago area. At the same time, the Illinois Housing Development Authority board approved the new program, which enables these loans to be permanently modified to affordable levels.

"The Mortgage Resolution Fund is a testament to the commitment of public and private companies working together to provide help for people struggling to keep their homes," said Goldsmith.

Single family homes in Chicago renovated through Mercy Portfolio Services.

MERCY PORTFOLIO SERVICES HAS:



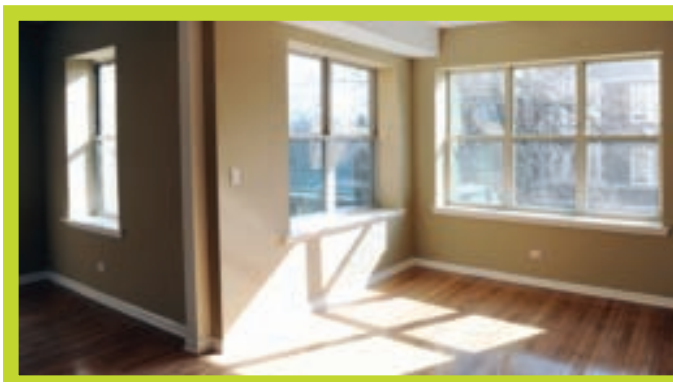
Acquired **807** units
of foreclosed housing

Begun to rehab **487** units
of foreclosed housing



Completed **149**
units of foreclosed housing

Helped create **1,719** new jobs



PRESERVATION



MERCY HOUSING NORTHWEST

PRESERVING AND REVITALIZING COMMUNITIES

According to the National Housing Trust, our nation builds approximately 100,000 affordable apartments each year, but for every new affordable apartment created, two are lost due to deterioration, abandonment or conversion to more expensive housing.

“Preservation is crucial to narrowing the gap between the supply and demand for affordable housing,” said Bill Rumpf, President of Mercy Housing Northwest (MHNW). “With a portfolio of nearly 2,300 units spread out among 53 projects in Washington and Idaho, Mercy Housing Northwest understands that good stewardship requires careful investment and renovation of our aging properties.”

Over the past few years, MHNW has made a major impact on the availability of affordable housing in the region by completing or beginning the rehabilitation of a dozen of MHNW's properties which will preserve long-term sustainability, enhance energy efficiency and increase resident comfort. Projects have included a \$25 million renovation of Appian Way Apartments in Kent, and \$3.4 million in energy efficiency upgrades at seven rural properties.

One example of this work is the \$13.5 million rehabilitation of Evergreen Vista I, a 104-unit multifamily rental property in Olympia, Wash. Evergreen Vista I was built in 1994 and was MHNW's first housing development in Washington. Evergreen



MHNW IS THE LARGEST NONPROFIT PROVIDER OF AFFORDABLE RENTAL HOUSING IN RURAL WASHINGTON.

Vista provides housing to 104 low-income families and after 17 years, the property was well-worn from housing many large families, including more than 250 children at a time.

To renovate Evergreen Vista, MHNW crafted a new financing plan that allowed for a sweeping project renovation. MHNW assembled new private investment in partnership with U.S. Bank and U.S. Bank CDC, and also persuaded the existing public partners including the Housing Authority of Thurston County and the Washington State Department of Commerce to extend their investments. The renovation included new siding, insulation and roofing. Interior renovations and green upgrades will extend the life of the property and improve energy efficiency.

Similar work was also started at West Comstock Apartments in Nampa, Idaho. Built in 1992, West Comstock Apartments was one of Mercy Housing's first developments in Idaho and features 18 detached single-family rental units for low-income families. MHNW has secured funding assistance from the Idaho Finance Association, the City of Nampa, Mercy Loan Fund and the project's reserves for a plan that will bring more than \$600,000 in upgrades and modernization to the apartments.

MHNW is the largest nonprofit provider of affordable rental housing in rural Washington. In 2005, MHNW purchased 30 properties with more than 900 apartments to keep the units affordable for families and seniors. The modestly built properties are now entering the fourth decade of use and are in need of repairs and improvements. Over \$5 million in construction will start this coming summer to improve the properties' accessibility, sustainability and energy efficiency. Additional accessibility improvements to the sites, apartment entrances, common spaces and unit interiors will ensure a safe and accessible living environment for seniors and residents with disabilities.

“Mercy Housing Northwest will continue to balance our important recapitalization and preservation strategy with our other efforts to add new affordable housing to help more families and individuals in the region,” said Rumpf.

After school programming at Evergreen Vista.

Previous page: Evergreen Vista I in Olympia, Wash.

MERCY HOUSING NORTHWEST

2011 HIGHLIGHTS

Thank you – we would not have reached these extraordinary goals without the support from numerous community partnerships, donors and volunteers like you!

Mercy Housing Northwest completed construction on 129 affordable units in Tacoma and on the Yakama reservation in Washington.



Completed green building retrofits at seven properties in rural parts of Washington through \$3.4 million received from the HUD Green Retrofit Program.



Resident Services participation rates remained high, with increased partnerships in health and wellness and in employment. MHNW was able to expand Resident Services to five additional properties in the region.



Began construction or rehabilitation on 270 apartments throughout the Northwest region including Columbia City Station Apartments, MHNW's first property in Seattle, and 12th & River Senior Housing, MHNW's first property in Boise.

Mercy Housing Northwest 2011 Washington Board of Directors

Sister Patty Beattie, OP
Tacoma Dominican Sisters
Sister Judy Bryon, OP
Adrian Dominican Sisters
Tom Byers
Cedar River Group
Sister Eleanor Gilmore, CSJP
Sisters of St. Joseph of Peace
Kate Gormally
Providence Mother Joseph Care Center
Sharon R. Hughes
U.S. Bank
Chris Jowell
Senior Services of Snohomish County
Jennifer King Daugherty
Consultant
Gail Larson
(Chair)
CEO Emeritus, Providence Hospital Everett
Thomas Ndamale
Rite-Aid Corporation
Sister Maureen Newman, SP
Sisters of Providence
Darren Pen
Community Mobilization Specialist
John Stoner
(Treasurer)
Pacific Crest Property Management LLC
Pamela Wood
Sisters of the Holy Names

Mercy Housing Northwest 2011 Idaho Board of Directors

Ann Alvarez
Community Volunteer
Sister RoseMary Boessen
La Posada Ministry
Linda Bratnobar
Community Volunteer
Sam Byrd
Centro de Comunidad y Justicia
Sister Georgita Cunningham, RSM
Sisters of Mercy
Brian Korth
U.S. Bank
Jane Pavek
Wells Fargo Bank
Samantha Richards
URS Corporation
Cindy Williams
(Chair)
Idaho-Nevada CDFI

During 2011, MHNW purchased and rehabilitated

12 foreclosed homes in the City of Nampa, Idaho, through the Neighborhood Stabilization Program.



With the generous support of donors, MHNW provided backpacks and school supplies to 790 children at 27 properties through the Start and Succeed campaign. MHNW also provided more than 900 residents with gift and food assistance during the holiday season.

STRENGTH



MERCY HOUSING IN ARIZONA, COLORADO AND NEBRASKA

MERCY HOUSING RESIDENTS AND STAFF SURVIVE DEVASTATING TORNADO IN JOPLIN

The senior residents who call Mercy Village home are lucky to be alive after the devastating tornado that struck the city of Joplin, Missouri, in late May 2011 and left many homeless and without hope.

When news hit that one of Mercy Housing's properties was in the storm's path, staff members including Jennifer Erixon, Senior Vice President of Real Estate Development and Asset Management, immediately went to Joplin to ensure the safety of the residents and staff and to assess the damage to the building.

"As I reflect, I'm continually struck by the amazing and heroic efforts of our staff and residents," said Erixon. "While shaken, all of our residents and staff made it out of the building. It's truly amazing."

Maintenance Manager Alan Langel was not at the property at the time the tornado hit, but was able to make it there even before the first responders arrived. He quickly turned off the power to the building and shut off the main water to prevent additional damage. Then he and one of the residents filled their pockets with apartment keys and entered each unit to ensure that all of the residents made it to safety.

"Some of the residents had to be carried to safety through the glass and debris in the hallway," said Erixon. "I heard stories of strangers then carrying electric wheelchairs through the dark down three flights of stairs."

Mercy Village, originally built in 2005, was inspected by a structural engineer and it was discovered that the good design of the building contributed to the property surviving the storm. Fortunately, the property was repaired and in February 2012, Mercy Housing celebrated the grand re-opening of Mercy Village and welcomed our senior residents back home.

"The event was a wonderful tribute to the courage and resilience of the on-site staff and the residents who were genuinely glad to be back home even though it reminded them of that terrible evening last May," said Sister Lillian Murphy, RSM,

Mercy Housing CEO. "The least we can do is to bring these seniors home to a place where they feel safe and cared for."

One resident that was especially lucky to have survived the tornado was Bonnie Betz. Bonnie, an 82-year-old former hair stylist and a mother of two, has spent her entire life living in Tornado Alley - the infamous stretch in the southern plains of the center of the United States.

Bonnie was taking a nap in her third-floor apartment when the tornado sirens were sounded. When she was awakened by the storm, she immediately went to the hallway and started down the stairs. When she was at the top of the stairs, the entire wall of the stairwell was torn away from the building by the tornado.

"As I tried to make my way to the Community Room shelter, I felt the building buck and the stairway I was in at the time started to collapse right out from underneath me," said Bonnie.

She clung to the banister with her arthritic hands and was lifted off of her feet, yet she somehow managed to hold on. "It was awful, but I'm thrilled to be moving back to Mercy Village," said Bonnie about her much-anticipated homecoming. "The hardest part was being away from my friends and neighbors at Mercy Village. It's good to be home."

Resident Marge Hanschu, left, and Sister Lillian Murphy, right, Mercy Housing CEO, comforted resident Bonnie Betz, center, as she shared her survival story at the Re-Opening of Mercy Village in Joplin, Missouri.

Workers repair and rebuild houses damaged by the tornado that struck Joplin in May 2011.



MERCY HOUSING IN ARIZONA, COLORADO AND NEBRASKA

2011 HIGHLIGHTS

Thank you — we would not have reached these extraordinary goals without the support from numerous community partnerships, donors and volunteers like you!

Completed extensive rehabilitation on three properties in Nebraska — Crestview Village, Western Manor and Northglen Apartments.

Established **Mercy Housing Advisory Councils** in Nebraska and Colorado to continue to build awareness of our work in these communities. Work also began to develop an Advisory Council in Arizona.



Started construction on **Bluff Lake Apartments** in Denver, Colorado. When completed, the property will be home to **92** low-income and formerly homeless families and **15** of the units will be set aside for homeless veterans and their families.



Received a **\$2 million** grant from Catholic Health Initiatives to help preserve affordable housing in Nebraska and support Resident Services programming at our properties.

Mercy Housing Nebraska Advisory Council

Dee Acklie
College of Saint Mary's
Dan Clatanoff
DEI Communities
Jill Goldstein
KutakRock LLP
Richard Hachten III
Alegent Health
Dave Lopez
AmeriSphere
Sarah Wagstaff

Colorado Advisory Council

Greg Kalwarf
BKD Advisors
John Markovich
FirstBank
Tate McCoy
Lockton Companies, LLC
Lon Welsh
Your Castle Real Estate

TRANSFORMATION



MERCY HOUSING SOUTHEAST

TRANSFORMING A SAVANNAH NEIGHBORHOOD

In October 2011, Johnnie Mae Pollard was eager to be the first person to move into one of the 114 newly built homes at Savannah Gardens in Savannah, Ga.

"I said Hallelujah and thank you God," said Johnnie.

After an illness threatened her life in the 1980s, Johnnie Mae Pollard needed extensive surgery. The doctors didn't know if she would survive the operations, but thankfully she did. However, Johnnie found herself in a dire financial position as a result of the high costs associated with her medical treatment.

Fortunately, Johnnie's dear friend, Linda Roundtree-Williams, entered her name into the Savannah Housing Authority's lottery to receive housing assistance in the Savannah Gardens neighborhood. However, the neighborhood was wrought with crime and racial tensions. After the property where Johnnie was living closed, she moved to the nearby Strathmore Estates in 1999, where living circumstances were only slightly better.

"There was still a lot of crime and violence over there," said Johnnie. "I picked a unit by the main office, under a street light. It was also right on a busy street. Cars were going by all the time, so at least it would've been harder for someone to break into my apartment without being noticed - but it wasn't safe."

The 65-year-old, 45-acre Strathmore Estates was originally built as public housing for shipyard workers and has been characterized as a crime-ridden neighborhood for years. A few years ago, through a partnership with CHSA Development and the City of Savannah, Mercy Housing Southeast put a plan in motion to turn what the Savannah Chatham Metropolitan Police Chief once called "one of the most notorious crime centers in the city," into a new mixed-income and environmentally-friendly housing community.

With the first phase of this major revitalization project complete, construction has already begun on the second and third phases, which will include 40 affordable rental homes for seniors and 94 apartments for low- and moderate-income families. After the fourth phase of 114 units is complete in 2014, Savannah Gardens will be home to more than 350 families and individuals.

"The completion of the first development phase marked a pivotal turning point for the neighborhood," said Charice Heywood, Mercy Housing Southeast President. "What had been

BY STEPPING INTO THIS
NEIGHBORHOOD, MERCY HOUSING
CONTINUES TO DEMONSTRATE OUR
COMMITMENT TO TRANSFORMING
NEIGHBORHOODS FOR RESIDENTS.



Construction is underway on the second and third phases of the major revitalization of Savannah Gardens, formerly Strathmore Estates.

Previous: Savannah Gardens Phase I, Mercy Housing Southeast's newest property in Savannah, Ga.

a place of blight has been transformed into a place of hope and possibility."

For Johnnie, her new home has provided her with new hope, the feeling of security and a new sense of community.

"There is a vast difference between Savannah Gardens, today, from Savannah Gardens of the past," she said. "I love my neighbors. When we see each other we have conversations. We all look out for one another. We pick up after ourselves and each other because everything is so pristine and beautiful right now and we want to keep it that way."

By stepping into this neighborhood, Mercy Housing continues to demonstrate our commitment to transforming neighborhoods for residents like Johnnie.

"I ask my neighbors to look back on where we had come from and remember that place every day. When we look back, we see exactly how far we have come and see exactly how much we all have now," said Johnnie. "God has given us a beautiful gift and we need to take care of it...to appreciate it and each other. God has answered my prayers."

MERCY HOUSING SOUTHEAST

2011 HIGHLIGHTS

Thank you – we would not have reached these extraordinary goals without the support from numerous community partnerships, donors and volunteers like you!

Catholic Health Partners transferred **616** units of affordable housing to Mercy Housing Southeast's portfolio with 15 properties in Kentucky, Tennessee and Ohio.



Sister Angela Ebberwein, Lynn Kincaid-Waymer, Felix deGolian and Margaret Redman joined MHSE's Board of Directors.

MHSE began the construction of the Etowah Terrace Senior Residences, a **77-unit** development for low-income seniors age 55 and above.



Marked the grand opening of Savannah Gardens Phase I featuring **114** affordable rental apartments for low-income families earning less than **60%** of Savannah's area median income.



Celebrated the grand opening of the Adamsville Green Senior Residences. Located in southwest Atlanta's Adamsville neighborhood, the property is EarthCraft certified and features **90 units of energy efficient housing for low-income seniors.**



Started construction of the Arbors at Ellington Senior Residences. The **40-unit** development was among the first construction projects initiated after the town was struck by a devastating tornado.



Began construction on **Phases II and III** of the Savannah Gardens redevelopment project. Phase II is **40-units** for low-income seniors and Phase III is **94 units** serving low- and moderate-income families.

MHSE received a **HUD 202 award** for the Reynoldstown Senior Residences in December. The mixed-income community will offer affordable homes for low- and moderate-income seniors in southeast Atlanta's historic Reynoldstown neighborhood.

IMPACT



MERCY HOUSING RESIDENT SERVICES



IMPROVING THE QUALITY AND IMPACT OF RESIDENT SERVICES

Most of the 139,000 residents of Mercy Housing's affordable homes have access to Resident Services programming in critical areas including: economic development, education, community engagement and health and wellness. These programs enhance the lives of our residents and the communities they call home by providing critical skills and knowledge necessary for them to achieve their dreams. Continual improvement of Resident Services programming requires that we employ best practices, set benchmarks and track and measure short, medium and long-term impact. To that end, National Resident Services worked collaboratively with key stakeholders across the country to develop and strengthen systems and procedures for measuring and collecting data on the quality and accessibility of Resident Services.

The social impact data management system (SIMS) was launched in 2011. Across the country, Mercy Housing is tracking the usage, quality and cost effectiveness of Resident Services, as well as the positive impacts that programming is having on residents' lives. Residents will benefit from impact measurement because it enables us to identify, manage, expand and improve high-impact services.

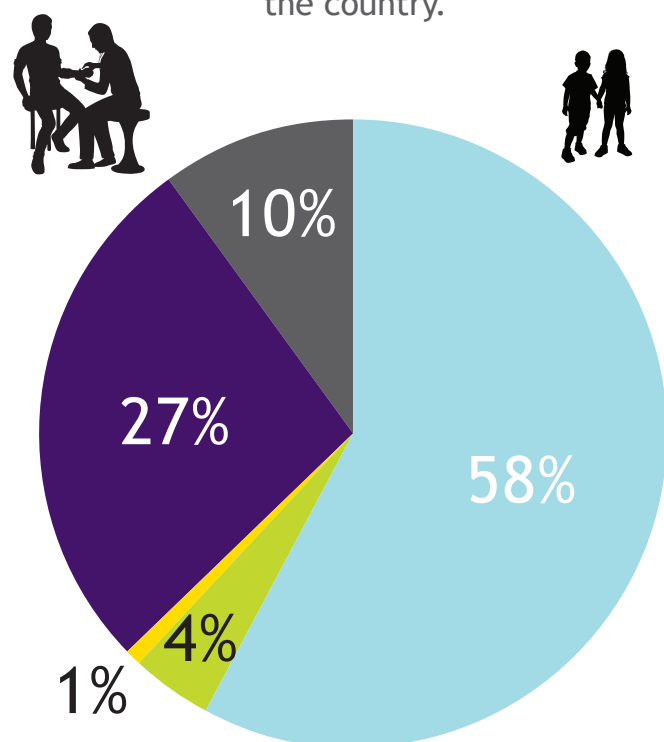
SIMS provides outcome information and informs decisions about program methods, implementation and results. SIMS also illustrates our commitment to improve the quality and impact of programming received by residents at Mercy Housing properties. With more than 100 standard reports available, National Resident Services will have in-depth understanding of such things as:

- participation in services
- participant demographics, and
- short, medium and long-term outcomes of services

We expect that results from this analysis will be consistent with evidence-based research showing that individuals and families residing in quality, program-enriched affordable housing learn skills and gain perspectives that keep dreams of stability and hope realities for the future.

This standardization of services and impact measures will strengthen our ability to raise funds using consistent measures that can be tracked over time that tell the Mercy Housing story with quantitative as well as qualitative data.

In 2011, Resident Services
were accessed 134,372 times
at properties throughout
the country.



Out of School Time
Health and Wellness
Community Participation
Financial Stability
Housing Stability



GRATITUDE

MERCY HOUSING IN ARIZONA

Individuals

Philip & Lydia Bell
Mr. & Mrs. Howard C. Holman
Irma Jones
Lena Kelly
Kasey Loll
Carol A. Maas
Sister Nancy Beth Perlick, RSM
Dawn Rasmussen-Utz
Patricia R. Smith
Efrain & Flora Villa
Sherry Wheelock
Maria Witten

Organizations

Arizona Cardinals
Arizona Community Foundation
Arizona Diamondbacks Foundation
AT&T
B & B Appliances Inc
Broadway Cares
Dial Soap LLC
Dignity Health
Equity Cares Foundation
First Interstate Wealth
Management
Hotel Monaco
International Paper Foundation
Nestle USA, Inc.
The Riehm Family Foundation, Inc.
The Sundt Foundation
Valley of the Sun United Way

MERCY HOUSING CALIFORNIA

Individuals

Maria Acuna-Feldman &
Timothy Feldman
Valerie Agostino
Don & Marlene Ahlbach
Bertha Allen
Jeffrey Allport
Thomas & Calysta Alsborg

Lydia Alvarez-Hernandez
Alisa Barrios
Sister Amy Bayley, RSM
Kathi Bayne
Shane Bell
David & Gerri Berg
Jack & Jo Ann Bertges
Lisa Bodensteiner
Natalie Bonnewit
Hanan Bowman
Tonja Boykin & Marty O'Loughlin
Gail Bransteitter
Roger & Keri Brown
Imelda Bunag
Lawrence & Faith Burgard
Jack & Rose Burgis
Phillip J Burke
Sister Ritamary Burnham, RSM
Shannon & Jay Burnham
Gary Campanella
Dorothy Campbell
Steven & Karen Carte
Yolanda Cashman
Ted & Beth Cassman
Lorena Castellanos
Rosio Castellanos
Guadalupe Castillo
Serrina Chapman
Xu Chen
Stephanie Cheung
Nora Chin
Christopher Chin
Lily Chung
Abelle Cochico
Stephen Coghlan
The Collins/Hatler Family
Karen Colney
Michael Connelly
Victoria M. Cotter
Joan Cotton & Andrew Waywell
Mark Crompton
Dora Crouch
Adrienne Crowe



Bishop John S. Cummins
Cindy Currie
Ann Curtis
Kathy Dailey
Ramie Dare
Stephan & Gretchen Daues
Paul & Betsy Dawes
Patricia Deatherage
John Dela
Vanessa Delgado
Professor Henry Demmert
Mark & Mary Lou Dentinger
Frank Deturris
Sister Sheila Devereux, RSM
Marilyn Dewland
David Di Russo

Duane Dillman
Angie Diodati
Ken Donnelly
Rochelle Donovan
The Kathleen & Terry Dooley Fund
Dana Dreeszen
Mary Dunbar & Tod Thorpe
Timothy Dunn
Colleen Ennis
Janet Falk
Thomas & Tammi Fassett
Lyle Feisel
Brandy Ferrate
Robert and Bette Finnigan
Robert Finocchio
Barbara Fite

Rudy Fontaine
 Ted Fontaine
 Renee Franken
 Scott Freeman
 Charles Freiberg
 Robert & Carol Freidenberg
 Heinz & Pamela Fridrich
 Joseph Gagliardo
 Alma A. Garcia
 Gerard Gier
 Chris Glaudel
 James & Paula Gorder
 Jane Graf & Rich Williamson
 Paulette Grant
 Robert J. Grassilli Jr.
 Gerald Gray
 Amy Griggs
 Barbara Gualco
 Natalie Gubb & David Arpi
 Max & Mary Juanita Gutierrez
 Florence Haimes
 Jocelyn Hammerstein
 John Hannon
 Kenneth & Beverly Haughton
 Perry Hayes
 John & Wendy Hearn
 Edie Heilman & Richard Weiss
 Danny Henderson
 Carmen Hernandez
 Cassie Hill
 Dorian Hirth
 Edward & Stephanie Holder
 Victor & Lorraine Honig
 Gordon Howie & Wilma Reichard
 Janet Howley
 Sharon & David Hoyt
 Virginia & Donald Humphreys
 Rosario Illustre
 George & Jacqueline Ivelich
 Robert Jackson
 Alvester Jacobs
 Bob Jardin
 Roxanna Jeppeson
 Shashi Jivan
 Mary Jones
 Juanita Jones
 John Kapps
 JoAnn & Tad Kato
 Janette A. Kelly
 Paul & Anne Kelly
 Gregory Kirsch
 Richard & Susan Kramer
 Gene Kulzer
 Rebecca Kurland & Patrick Mason
 John Laws & Rhonda Gray
 Joan & Charles Lawson
 Jessica Lawson
 Luis Lazak
 Bill Lazarus
 Kiet Le
 Myron Lee
 Bow Lee & Likeu Lee
 Dorothy Lefkovits
 Maria C. Leon

Howard & Irene Levine
 Kai Li
 Michael & Joyce Liebe
 Joe Lienert
 Fred & Patty Lohse
 Wade Loo
 Kimberly Lynch
 Lauren & Keith Maddock
 Merle Malakoff & Gina Surber
 Francis & Delia Ann Mansell
 Mauricio Marcia
 Esther Martinez
 Sandie Vallecillo Martinez
 Shemayne Marzan
 Brent Mason
 Henry P. Massey
 Paris McBride
 Catherine McCarthy
 Kevin & Mary McCarthy
 Lynne & Joe McGillivray
 Herbert P. & Susan McLaughlin
 Melba Militante
 Michael Miner
 Sister Barbara H. Moran, RSM
 Michael Munson
 Sister Sheila Murphy RSM
 Sylvia Navari
 Carissa & Alex Nelson
 Catherine Newman
 Lillian Ngai
 Kim Nguyen
 Alice Nigi
 Sarah Noe-Simmons
 Timothy & Nancy O'Brien
 Laurence O'Connor
 Sister Joan O'Donnell, RSM
 Earnest Ollison
 Diane Olmstead & Matthew Slepín
 Melody Owens
 Bill & Carol Parente

Pasha Family Fund
 Christopher Peduzzi
 Armando Peralta
 Maria Perazzo
 Gilbert Perez
 Donna Petkanics
 Kimberly Phelps
 John Phillips
 Ben Phillips
 J. Russell Pitto
 Kitty Poon
 Eva Poon
 William & Gloria Powers
 Viola Puccinelli
 Patricia Qiu
 Bishop Francis A. Quinn
 Natasha Rabey
 Sandra Randolph
 Christopher Reed
 Joe Regan
 Craig Reigel
 Florence Rial
 Rob Rich
 Rigali Family Trust
 Amber Roberson
 Emily Rogers
 Karen Rogge
 Debbie Root
 Colleen & Steven Root
 Madeline Rose
 Linda & Gary Rumack
 Jack Russi
 Barbara Saak
 Jea Sako
 Marcial Salvador
 Page & Ferrell Sanders
 Ana Say
 Helen & Mark Scalzo
 Brian Schmedinghoff
 Russell Schmidt

Mary Lou Schoone
 Margaret Schrand
 Theresa Sedell
 Elizabeth Semion
 Christina Serrano
 Julie Seymour
 Carol Shen
 Douglas Shoemaker & Claire Horton
 Christie Simons
 Bob & Robyn Slakey
 Helen Solinas
 Julie Solorzano
 Ann Soloway
 Greg & Pamela Sparks
 Dianne & Bruce Spaulding
 Richard L. Sprague
 Meir & Navah Statman
 Lauren Steele-Gothard
 Carolyn & Craig Stewart
 Gena M. Stinnett
 Rafael Tamayo
 Shirley A. Tamoria, M.D.
 John Tang
 Thomas & Linda Tebben
 Nhu Thai
 Asha Theebaraj
 Jill Thomsen
 Maribel Toscano
 Monica Towers
 George & Diana Trebaol
 Kristine Tubbs
 Lorraine Tufts
 José A. Vega
 Deena & Joe Venancio
 James Vezeau
 Sandra Villanueva
 John Wade
 K. Beverly Walsh
 Lebra Watts





Mark Weinswig
Bruce & Mary Westell
Yumiko Westland
Diane Whitehead
David Wilkinson
Dolores E. J. Williams
Kelly Williamson &
Cristina Guajardo
Casey & Beth Williamson
John & Leslie Woodward
Frank & Bandy Wu
Gloria Yamato
Sharon Yorkus
Leonard Zanoni

Organizations

Alice Phelan Sullivan Corporation
Alma Via of San Francisco
Bank of America
Bank of America Charitable
Foundation
Bank of the West
California Bank & Trust
California Community Foundation
California Department of Housing
and Community Development
Dignity Health
Dignity Health Community
Grants Program
Christian Brothers High School
Citi Foundation
Community Economics, Inc.
Community Redevelopment Agency
of the City of Los Angeles
Construction Management
West, Inc.
Costco Wholesale
The Crescent Porter Hale
Foundation
Dell'osso Family Farm
Design Studios Gonzalo Castro
Direct Line TeleResponse
Enterprise Community Partners
Equity Residential Foundation

Fannie Mae
Fidelity Charitable Gift Fund
Fruitridge Christian Church
Carl Gellert and Celia Berta
Gellert Foundation
Gubb & Barshay LLP
Gymboree
Evelyn and Walter Haas, Jr. Fund
Harry C. & Deborah L. Elliott
Family Foundation
HY Architects, Inc.
Jones Hall, A Professional Law
Corporation
JPMorgan Chase Foundation
Keller Group Office Environments
M. E. Shay & Co.
Marin Community Foundation
Martin Luther King Jr. Village
Martin M. Ron Associates, Inc.
McKinsey & Company, Inc.
Mercy Foundation
Mercy Heart and Vascular Institute
Mercy Hospitals of Bakersfield
Model Plaza L.P.
MSM, Inc.
Nestle USA, Inc.
Nibbi Brothers Construction
Novus International, Inc.
Okamoto Saijo Architecture
Overhead Door Company of
Sacramento, Inc.
Remy, Thomas, Moose & Manley, LLP
The San Francisco Foundation
San Francisco Lodge No. 3,
B.P.O.E.
San Francisco Peninsula Baptist
Association
Sheridon Keith Design & Photography
St. Joseph Health System
St. Mary's Medical Center
Sunseri Construction Inc.
Swinerton Builders
The California Endowment

The Effort
Turning Point Community Program
U.S. Bank
Union Bank Foundation
United Way of Greater Los Angeles
Van Meter Williams Pollack
Vanguard Charitable Endowment
Program
Wells Fargo Foundation
William Randolph Hearst
Foundation
Wilshire Baptist Church

MERCY HOUSING IN COLORADO Individuals

Robert & Nancy Allen
Dana & Anton Bacardi
Mark Baker
JoAnne Bennett
Bradley & Kia Benson
Megan Bergman
Edwin & Kathy Bernau
Connie Block
Maggie Bolden
Sarena Wallack Bonora &
Marc Bonora
Craig Bouck
Simone Brackett
Seth Bradley
Gail Bransteitter
Brian & Robin Brennan
Carol Breslau
Jacqueline Bromley
Amy & Craig Brooks
Jim & Linney Brown
Reeves Brown
DeAnn & Thomas Brunts
Jerome & Marie Buckley
Kristi Budish
Christopher & Rebecca Burckhardt
Amber Callender

Anonymous
Luis & Maria Clavijo
James A. & Anne K. Coil
Liz Coldiron
Walter J. & Ellyn Coughlin
Robert Coyne
Christin Crampton Day
Betty & Gordon Cunningham
Brian & Kristin Dale
Larry & Marilyn Dale
Roger & Nancy Dalen
Ronald G. De Bell
Kristin & Erich Delcamp
Erin Denholm
Michelle Diaz
Vincent & Susan Dodds
Carole Doderio
Anita Doss
Megan Doss
Amy Downs
Susan Downs-Karkos
Sister Genevieve Durcan
Tanya Dyjak
Jeremy Ehrhart
Jill Elwood
Jennifer & Rich Erixon
Chris Ervin
Sara Farina
Kenneth Figiel
Scott Filippini
Darren Fisk
Mary Fitzpatrick
Katherine & John Fontana
Barbara Frare
Geraldyn Gendill
Patricia Givens
Michael & Teresa Goodrich
William Gorham & Joanne McGee
Jane Graf & Rich Williamson
Mary & James Groves
Christopher Gunlikson
Jennie Guzman
Anne & Nick Hackstock
Jim & Laura Hahn
Shawn Hamele
Thomas & Karen Harkin
Edward & Margaret Hayes
Charles Hegarty
Donald Heilman
Patricia & Kevin Hein
Sandra Herrick & Mark Bostley
Joe & Robyn Hodas
Tiffany Houkom
Rodney Hubbard & Debbie Ford
Travis & Stacy Hudson
Melissa Humbert
Arthur Hundhausen
Steve Hutchins
Carl Hutchins
Sierra Hutchinson
Lawrence Jacobson
Marc Jacuzzi
Brad & Carol James
Donald & Donna Jared

Elyse Jarvis
 Vicki & David Jaynes
 Nicole Johnson
 Linda & David Johnson
 Bethany Johnson
 Greg Kalkwarf
 Monet M. Karns
 Ellen O'Brien Kauffmann
 Gideon & Sania Killion
 James Knoch
 Karl & Katherine Koch
 Faye Koehn
 David Koffler
 Thomas Konkkel
 Marc Kopelman
 Mark Korell & Jane Mayberry
 Donna Kortman
 Timothy & Kae Krueger
 Bertil J. Lager &
 Dorothy Mills Lager
 Gail LaGreca
 Deborah Langerud
 Diana Larson
 Tom & Lori Lee
 Donald & Brenda Lewis
 William Lindsay
 Anne Lovett
 Sandra D. Maben
 Janice MacDonald
 Fritz Mackey
 David Maginsky
 Michele Mamet

Peter Mannetti
 John Markovich
 Kim Martin
 Kevin & Moira McCabe
 Kevin McCabe
 Louise & James McCabe
 Tate & Eileen McCoy
 Nickolas McGrath
 Mark Mehringer
 James Milliron
 Reynaldo Mireles
 Matt Moon
 Paul More
 Thomas Morton
 Gene Myers
 Gesemia Nelson &
 Waymon Lattimore
 Jason Newcomer
 Karol & Don Norie
 Cheryl O'Bryan
 Patricia O'Roark & Frank Wall
 Neil Oberfeld
 Gary & Susan Okonowsky
 Theodore & Sharon Olsen
 Larissa Ouellette
 Michael Partheymuller
 Melissa Peden
 Shane Phillips
 Keith & Mimi Pockross
 Martin Pocs
 Melinda Pollack & Tony Frank
 Howard Pollack

Sheila Pottern
 Susan Powers & Russ Wayman
 Daniel Prather
 John Proctor
 Allison Recker
 Jennifer & Jay Reed
 Paula Resmen
 Mark Robertson
 Judson Robertson
 Brian Rooney
 Cori Rose
 Catherine Rowe
 Agnes Ryan
 Bruce Saab
 Tara Sakraida
 Amber Sayle
 Angela Scanlan
 Jeffrey & Marcie Schmitz
 Dennis Schouten
 Kirk Scott
 Janessa Seewald
 Joseph & Lori Serieno
 Robin Shaffer
 Tosha Shepard-Washington
 Julie & Bradley Sherman
 Darlene Sisneros & Emilio Lobato
 James Slotta
 Paul E. Smith & Elizabeth Phelan
 Lynn Smith
 Mary Spiesman
 Kathy Spradling

Heather Staggs
 Miles Stephens
 Deborah Stratton
 Meredith Suter
 Aleta Thomas
 Shawn & Michelle Thompson
 Misty Thompson
 Cindy Torres
 Linda Totere
 Linda Totsch
 Nancy VanDeMark
 Debbie VanHoosen
 Eric Voogt & Alison George
 David & Bonnie Wallack
 Ariana Wallack
 Travis Webb
 Charles & Mary Wehrwein
 Mark F. & Catherine G. Welch
 Mimi Wheeler
 Randy & Sherry Whitehill
 Beth Wicht & Stanley Wisneski
 Joshua Widoff
 H. E. Wilkinson
 Roger & Anita Williams
 Bert Williams
 Bea Williams
 Marcella Wolfe
 Sarah Wolfgram & James Grazier
 Brian Youll



Organizations

90octane
Accident Investigation & Reconstruction
All Souls Catholic Church
Anschutz Family Foundation
The Anschutz Foundation
Ballantine Family Fund
Ballard Spahr Andrews & Ingersoll, LLP
Bank of America
Bank of America Charitable Foundation
Big City Mountaineers
Brookfield Residential
Chubb & Son
Citigroup
Citywide Banks
Colorado Automobile Dealers Association
Colorado Housing & Finance Authority
Community Foundation Serving Southwest Colorado
Crossroads Community Church
Crown Family Philanthropies
Daniels Fund
Del Mar Properties, LLC
The Denver Foundation
El Pomar Foundation
Equity Residential Foundation
Financial Management Partners
First Universalist Church of Denver
Fuller | Sotheby's International Realty
The Arthur J. Gallagher Foundation
GivingFirst
Greenberg Traurig, LLP
HD Supply Facilities Management
Helen K. and Arthur E. Johnson Foundation

Holland & Hart LLP
Hutchins and Associates LLC
IBMT, Inc.
Independent Charities of America
JPMorgan Chase
King Soopers
KPMG LLP
Kroenke Sports
Lockton Companies, LLC
Ludlow-Griffith Foundation
Lupe
Timothy and Bernadette Marquez Foundation
Mile High United Way
Newmark Knight Frank
Frederick Ross
Northern Trust, NA
Pine Financial Group, Inc.
Provider's Resource Clearinghouse
Quality Community Foundation
Robbins Diversified Systems
Rock the Range
Rose Community Foundation
The Sam S. Bloom Foundation
Schwab Charitable Fund
St. Frances Cabrini Parish
Tetra Tech, Inc.
The Comcast Foundation
The Hackstock Family Foundation
The Petunia Foundation
The Wain & Hildegard Stowe Family Foundation
Tim Sabus & Company, Inc.
U.S. Bank
UMB Bank
USA.NET
Vectra Bank
Virginia W. Hill Foundation
Watson Research, Ltd.
We Don't Waste

Wells Fargo Bank
Wells Fargo Foundation
WhiteWave Foods
Xcel Energy Foundation

MERCY HOUSING LAKEFRONT Individuals

Barbara & William Abromitis
Kiros Amede
Neil Anderson
Mark & Katie Angelini
Sheila & Bennett Applegate
David Ariola
Rishi Arora
Mary Bandstra
Lorraine & Randolph Barba
Ele Barnes
Madelyne & Howell Baum
Linda Bell
Dena Bell
Lydia Bennett
Jeff Bennett
Royal Berg
Irwin M. Berkley
Joseph Beuttas
George Beyer & Laurel Beyer
Jane Bilger
Andre Blakley
Sonia & Ted Bloch
Nancy & Michael Borders
Min Bowler
Frederick Bradley
Mike Breclaw
Nonie Brennan
Mary & Renton K. Brodie III
Deborah & Matthew Brown
Joel & Liza Brown
Edwards Buice
Margot & Daniel Burke

Jean Butzen & James Strickler
Tom Capp
Mary Carlson
Elaine Chapa
LeKeeta Charley
Noel Christopher
David Cihla
Allison Clark
Loretta & Michael Clune
Kathryn & Steven Cole
Carol B. Conklin
Elizabeth Cox
Brian Crawford
Keith Criminger
Tracy Cross
Russell Cross
Barbara Flynn Currie
Janet & Jesse Dahlstrom
Angela Davis
Paul Davis
Felicia Dawson
Dirk S. Denison
Robert Dickinson
Patrick Donley
Thomas Dorsey
Virginia Downs
Donna Ducharme
Kelli Dudley
Anne S. Duncan
Helen Dunlap
James R. Dwyer & Sally J. Nagel
HollyAnn Eageny
Bill Eager
Cesar E. Edery
Molly Ekerdt
Suzanne & Carter Emerson
Glen Eriksson
Nathan Ernst
Fatmah Farraj
Aaron Faucher
Marcelo Ferrer
Jennifer Feuer-Crystal
Tessa Fischer
Charlotte Flinn
Bob Floss
Annie Ford
Julia Foust
Lillian Fuentes
Liz Gagliardi
Eva Garrett
Pam Gecan
Cheryl Gill
Jodi & Dan Gingiss
Peter Glick
William L. Goldsmith
Becca Goldstein
Jeannette & Jerry Goldstone
Mauricio Gonzalez
Linda & Bob Goodwin
Noah Gottlieb
Ronald Graiss
Kathleen Grant
Theresa J. Gross-Diaz & William Diaz





Ron Grzywinski
John Guerra
Julio Guerrero
Mabel Guzman
Edward Hadnott
John Hagerty
Helen Hammond Redding
Joseph Hassel
Jeffery Hayward
Rena Henderson Mason
& Guy Mason
Rafael Hernandez
Jonah Hess
Janice Hiley
Charles Hoch & Susan Stall
James Holland
Daiquiri Holman
Rhonda & Keith Hopps
Craig Huffman
Madeline & Michael Hughes
Cecelia Hunt
Angela Hurlock
Saran Morgan &
Robert Ayer Hutchins
Marcy Huttas
Mollie Ibbotson
David & G. Ioder
Juanita Irizarry
Joan O'Keefe & Kevin Jackson
Laurie & Ed Jacob
Andrew Jaworski
Michael Jilek
Robert Jilek
Sister Margaret Johnson
Janet M. Johnson

Kim Jones
Luzetta Jones-Barksdale
Maria Kamenaki &
George Roumbanis
John Keeling
Buffy & Thomas Keim
Kathryn Kelly
David Kennedy
Faith Kenshol
Doug Kenshol & Amy Wiegert
Susan King
Norlaine & Lester King
Debra Kleban & Paul Rupke
Sister Margaret Mary Knittel, RSM
Reverend Kilian Knittel
Gary Kohn
Cynthia & Jason Korb
Gregory Kosin
Valerie & Keith Kretchmer
Julie Gilchrist & John Kuhn
Richard & Donna Kuklinski
George Langlois
Chris Lawson
Dr. & Mrs. Jan Leestma
Michael Levine
Kelsey Lindaman
Laurel Lipkin
Annika & Todd Little
Chris H. Lonn
Avram Lothan
Peter Ludwig
Sheila Lyne
Rose N. Mabwa
Sister Bernadette Madden

Isac Malmgren
Carl Malone
Patricia Sharkey & John Markowski
Reynold Martin Jr.
Tony & Sharon Mastracci
Felix R. Matlock Jr.
Theodor A. & Jacqueline Maxeiner
Ted Mazola
Mark & Deborah McCann
John McGlynn
Bozena & John McLees
Janis H. McReynolds
Sharon & Tom McSwiggin
James Merkey
Janet & David Midgley
Scott Miller
Gregory V. Miller
Carrie Minium
Gabriela Miramon
Joseph Molnar
Russell Montgomery
Mary Morstadt
Mike Mozal
Ruth Mutchler
Stephanie & Howard Natinsky
Aaron Neal
Cheryl & John Neal
Herb & Roberta Nechin
Thomas Nehring
Dana O'Banion
Bonnie Humphrey &
John O'Donnell
Kathleen O'Toole
Chuck Papp

Gina Paradowicz
Nick Parisi
Reginald Parks
Jacqueline & Norman Patinkin
Rodrigo Perez
Corliss Perkins
Betty Phillips
Elizabeth Phillips
Mr. & Mrs. William E. Phillips
Denis B. Pierce
Cathy J. Pilarczyk
Susan & John Powell
Kelly Powers Baria
Mamon Powers, Jr.
Donna Pugh
Jack & Pat Ranttila
Raul Raymundo
John Reale
Michael Renner
Elizabeth A. Reyes
Christopher Rintz
David Rintz
Damon Ritenhouse
Jill & Ronald Rohde
Hipolito Roldan
Antonio Romero
John Rush
Sister Ellen Marie Ryan
Ellen Sahli
Greg & Sloan Salah
Louise & Charles Saltzman
Mick & Christine Sawyer
Eunice & Reverend Gerald Schalk
Harold & Margot Schiff

Bruce Schiff
Debra Schwartz
Bob & Pauline Schwarz
Richard Sciortino
Meegan Scovell
Beth & Charles Seen
Maryann Shanley
Matthew Shannon
Nelda Siemion
Mike Sims
Roxanne & Mark Skender
Steven Skovensky
Kati Smith
James & Kelley Smith
Mary Stafford
Dawn Stockmo
Linda K. Strohl
John Stumbaugh
Daniel Sweeney
Thomas Szczechowiak

June Webb
Arthur Weir
Scott Wentworth
Elizabeth & Bruce White
P. Kay Whitlock
Richard Whitney
Nick Wilder
Merrill Wilder
Christine Williams
Alva Winfrey
LaTasha Woodson
Karry Young
Stacie Young
AJ Young
Hartwig Zakin
Elise Zelechowski
John & Anne Zick

Organizations

Accurate Inspections & Consulting Inc.

Century Development Group
Charity & Associates, P.C.
Charter One Foundation
Chicago Association of Realtors
Chicago Community Loan Fund
Chicago Metropolitan Agency for Planning
Chicago Tribune Charities - Holiday Campaign, a fund of the McCormick Foundation
Christopher B. Burke Engineering, Ltd.
Christy Webber Landscapes
Citi
Citi Foundation
City of Chicago Department of Family and Support Services
Clayco, Inc.
Convent of the Holy Spirit
Cotter Consulting, Inc.

Firefly Legal, Inc.
First Bank of Highland Park
First Community Land Trust Of Chicago
Fitzgerald Associates - Architects
Flinn Consultants
Freddie Mac
Friends of Walter Burnett, Jr.
Garvey's Office Products
Grand Victoria Foundation
Greater Southwest Development Corporation
Guaranty Bank
Harley Ellis Devereaux
Harris Family Foundation
Helen Bader Foundation
Helen Brach Foundation
Henry Bros. Co.
Historic Chicago Bungalow Association
Holabird and Root
Housing Partnership Network
Howard L. Willett Foundation, Inc.
Illinois Clean Energy Community Foundation
Illinois Department of Commerce and Economic Opportunity
Illinois Department of Human Services
Illinois Housing Council
Illinois Housing Development Authority
Illinois Secretary of State Literacy Office
Intercounty Judicial Sales Corporation
Jack & Jill of America, Inc., Windy City Chapter
James McHugh Construction Company
Janice A. Hiley & Associates, Inc.
Jewish Council on Urban Affairs
John and Kathleen Schreiber Foundation
John D. and Catherine T. MacArthur Foundation
JPMorgan Chase
Kane County Riverboat Fund Program
Korb Tredo Architects
Lakeshore Title Agency & 5 Star Abstracting & Paralegal Services, LLC
Landon Bone Baker
Leasing & Management Company, Inc.
Lincoln Park Zoo
Linden LLC
LISC/Chicago
Lloyd A. Fry Foundation
Madison Construction
MAP Real Estate, Inc.
MB Financial Bank
Metropolitan Planning Council
Milwaukee County Department of Health and Human Services
Murphy/Jahn
Near North Health Service Corp.



Joyce Tjhio
Charlie Tobin
Marisol & William Towns
David Tracy
Bob Tucker
Elizabeth Tumiel
Susan Uhlarik
Aron Uhr
Katie VanderMolen
Barbara & Richard Vanecko
Rosie Verdin
James Vezina
Mijo & Stephanie Vodopic
Harry Walder
Sean Walsh
Jewell Walton
Joseph Wanner
Robert Waterhouse

Albert, Whitehead, P.C.
Allstate Insurance Company
AMAXX Title Services, LLC
Anchor Group Ltd. of Illinois
Applegate & Thorne-Thomsen
Ascension Health
Attorneys' Title Guaranty Fund, Inc.
Baker Tilly Virchow Krause, LLP
Bank of America
Bank of America Foundation
Beyer Construction
Blue Cross Blue Shield of Illinois
Blum-Kovler Foundation
BMO Harris Bank
British Airways/
O'Hare - Terminal 5 Employees
Brook Architecture
Catholic Charities of the Archdiocese of Chicago

CR | Daccord Commercial Real Estate Services
Crown Family Philanthropies
DeStefano & Partners, Ltd.
DL3Realty, LP
DuPage Housing Authority
Dust Em Clean Maintenance, Inc.
Dykema
E.L. Johnson Investigations, Inc.
Elinor & Maynard Marks Family Fund
Elite Process Serving & Investigations, Inc.
Enterprise Community Partners
Equity Residential Foundation
Fannie Mae
Federal Home Loan Bank of Chicago
Fifth Third Bank

Nestle USA, Inc.
 Northern Trust Charitable Trust
 Organizational Strategies
 Peoples Energy
 Pepper Construction Company
 PF Appraisals
 Pierce & Associates, P.C.
 Pierce Family Foundation
 PNC
 PNC Real Estate
 Polk Bros. Foundation
 Powers & Sons Construction Company, Inc.
 PPM America
 Provena Health - Resurrection Health Care
 ProVest LLC
 R.A.S.H. Fund
 Red Mortgage Capital, Inc.
 Regional Home Ownership Preservation Initiative
 Restoration Development
 Reznick Group, P.C.
 Rotary Club of Chicago-O'Hare
 S.B. Friedman & Company
 Salamone Builders LLC
 Schiff Foundation
 Searle Funds at the Chicago Community Trust
 Sisters of Mercy, West Midwest Community
 Skender Construction
 Solomon Cordwell Buenz & Associates, Inc.
 St. Edmunds Redevelopment Corporation/Tria Adelfi LLC
 State Farm Bank
 The Bloch Family Foundation
 The Cara Program
 The Chicago Community Foundation
 The Home Depot Foundation
 The Lakota Group
 The Owens Foundation
 The PrivateBank
 The Retirement Research Foundation
 The Rhoades Foundation
 The Siragusa Foundation
 Theodore Eckert Foundation
 U.S. Bancorp Foundation
 U.S. Department of Housing and Urban Development
 United Airlines
 Urban Land Institute
 Urban Partnership Bank
 USG Corporation
 Valerie S. Kretschmer Associates, Inc.
 W.P. and H.B. White Foundation
 Warren G. Lavey Family Charitable Fund C of the Merrill Lynch Community Charitable Fund of The Chicago Community Foundation
 Weese Langley Weese Architects
 Weis Builders, Inc.
 Wells Fargo Housing Foundation



Wheatland Title Guaranty
 Wieboldt Foundation
 William G. McGowan Charitable Fund
 Woodstock Institute
 Worn Jerabek Architects, P.C.

MERCY HOUSING NATIONAL Individuals

Cody Anderson
 Deirdre Bachman
 Sister Carol Baetz RSM
 Odoretha Barron
 Andrew Beebe
 Judith & Richard Beery, MDs
 Hal Belodoff & Alissa Kuznick
 Michael Blehar
 Mr. & Mrs. Alan Bowman
 William & Myrna Brandwein
 Carol Breslau
 Grace Buckley & Michael Marez
 Kyla Buckley
 Christopher & Rebecca Burckhardt
 Steven J. Burge
 Lilia & Donald Cady
 Yvonne Camacho
 Leonora Carson
 Raymond G. & Kathleen F. Cary
 Ted & Julie Chandler
 Sister Madeline Cipriano, RSM
 Liz Coldiron
 Adrienne Crowe
 Sheila Crowley
 Ginny Cunningham
 Larry & Marilyn Dale
 John Dante
 Virginia Day
 William G. Dayton
 John & Karen Diepenbrock
 Vincent & Susan Dodds
 Helen Dunlap
 Sister Genevieve Durcan
 Laura Eberly
 Mark Ericksen
 Teresa Fitzpatrick
 Nathan Frank
 David & Sandra Freeberg
 Tracy & Michele Gargaro
 Samuel Gary
 Michael & Celena Gavin
 Melissa Gehrke
 Geralyn Gendill
 Rick & Deborah Gentry
 Laurie Gerdes
 William L. Goldsmith
 Adam Gross
 Richard & Jeanine Hachten
 Sister Roslyn Hafertepe, SC
 Jan Sidney Harband
 Cherie Harris
 Chester Hartman & Amy Fine
 Anne Hatcher
 Jane Haverty
 Herbert & Joyce Hebein
 Sharon K. Hessler
 John & Lauren Hewitt
 James & Mary Heyl
 Janice Hiley
 Brad & Carol James
 Donald & Donna Jared
 Elyse Jarvis
 Sister Rose Marie Jasinski, CBS
 John & Ute Jasinski
 Andrew Jetter
 Derek Jinks
 Phillip Kagel
 Monet M. Karns
 Teresa Kastl
 Mark Korell & Jane Mayberry
 Deborah Langerud

Phillip & Silvia Latimer
 Jeanne A. Laurent
 Kevin Lofton & Maude Brown Lofton, MD
 Lynskey, Dietl, Sampio, Wells, Wolfson, Lanisch Families
 Michele Mamet
 Laura Manthey
 John Marcolina
 Jennifer Marsh
 Cecelia & Richard Marshall
 Jacqueline McAndrews
 Sister Pat McDermott, RSM
 Jean McKeivitt
 Giacomo & Irene Meschia
 Lee Miller
 Diane & Michael Mills
 Lainie Minnick
 Susan M. Morgan
 Robert & Lynn Morrow
 Beth Mullen
 Roxanne Mutchler
 Mary Nagelhout
 Shekar & Charu Narasimhan
 John Paige
 Sister Geneva Paluka, RSM
 Roger & Linda Pastore
 Tasha Patterson
 Robert & Kathleen Pavlovich
 Kate Peterson
 Xavier & Penelope Pi-Sunyer
 Karl S. Pister
 Mitchel Rabin
 Christopher Reed
 Helen Rosling
 Amy Rowland
 Martha Rudolph & Robert Brown
 Steven Sachs
 David & Ann Sakai
 Janessa Seewald
 Ellen Seidman

Donald & Patricia Seitz
 Carolyn Shapiro & Joshua Karsh
 Susan Sherfield
 Christopher Shott & Dale Whitaker
 Brian & Yael Shuman
 Annalou & Lawrence B. Simons, Esq.
 Bob & Johanna Simpson
 Daniel Smith
 Paul E. Smith & Elizabeth Phelan
 Shawn Smitley
 Joseph & Joyce Solomon
 Doris Spornberger
 Debbi Stambaugh
 Richard & Jennifer Statuto
 Sister Rose Stec RSM
 David L. Still
 Byron & Lee Stookey
 Erin Swetnam
 Linda Torres
 Charles & Mary Wehrwein
 Sister Linda Werthman, RSM
 John & Ginger Whellock
 Roger & Anita Williams
 Jennifer N. Wilson
 Leslie Wittmann & Michael Blaszyk
 Matthew & Kimberley Zarlengo
 John & Christa Zemyan
 Barry H. Zigas &
 Jodie Levin-Epstein
 Mike & Nancy Zoellner

Organizations

Alegent Health
 Bank of America Charitable
 Foundation
 Bon Secours Health System
 Chubb & Son
 Daughters of Charity
 Daughters of Charity, East Central
 Daughters of Charity,
 West Province
 Denver Metro Chamber
 Leadership Foundation
 Doris Woolsey Foundation, Inc.
 Equity Residential Foundation
 Fannie Mae
 Google Inc.
 Immanuel Health Systems
 Institute of the Sisters of
 Mercy of the Americas
 Kaiser Permanente Employer Voice
 National Housing Trust
 Oce Imagistics Inc.
 Omaha Community Foundation
 The Plymouth Rock Foundation
 Sisters of Bon Secours USA
 Sisters of Mercy Education
 Sisters of Mercy West Midwest
 Community
 Sisters of Mercy, Northeast
 Community
 Terra Search Partners, LLC
 William Randolph Hearst
 Foundation

MERCY HOUSING IN NEBRASKA

Individuals

Dr. Dee & Jeffrey Acklie
 Kevin & Jennifer Albertsen
 Chris McGill & Beth Ascher
 Kimberly & John Babel
 Sharon Bair
 Carol Balkcom
 Thomas & Catherine Boxleiter
 Sister Carolyn Brink
 Brad & Shannan Brommer
 Dan & Sharon Burns
 Jane Carmody
 Natalie Carpenter
 Sister Teresa Carter
 Mary & Keith Chlupacek
 Gary & Susan Christensen
 James & Anne Coil
 Liz Coldiron
 Ronald & Linda Coleman
 Patrick & Mary Corrigan
 Reverend J. Kenneth Criqui
 Ramie Dare
 Nicholas Davis
 Richard & Jane Davis
 Maureen & Dale Davis
 Virginia Day
 Bob & Cynthia Dean
 Gregg & Carol Drvol

Melissa Gehrke
 Zakhar & Maya Gershberg
 Joyce & John Gibbs Jr.
 Ivy Goetsch
 Jill Goldstein
 Julia Gould
 Jane Graf & Rich Williamson
 Paulette Grant
 Ben Gray - Omaha City
 Council District 2
 Sister Lenore Guirrerri
 Alexandra Gukova
 Rita Guthrie
 Sister Agnes Haddock
 Sister Roslyn Hafertepe, SC
 Shirley & Anthony Harris
 Sister Marie Hartmann
 Mary Jo Havlicek
 Winifred Hawkins
 Robert & Barbara Heaney
 Edie Heilman & Richard Weiss
 Patricia Hernandez
 Dorian Hirth
 Charles Hoch & Susan Stall
 Sandra Lynn Hoffman
 Marilynne Homitz
 Barbara Hood
 Kate Hunt
 Natalie Hutchison
 Marcy Huttas
 Zoia Ippolitova

Raelynn Litten
 David Lopez
 Rodrigo Lopez
 Bridget Lynch
 Rose N. Mabwa
 Jackie & Lonnie Mahr
 Dr. John P. Maloney
 Patricia Mandel
 John P. Manning
 Laura Manthey
 Pam Maynard
 Mr. & Mrs. Patrick McCarthy
 Reverend John O. McCastlin
 Sister Pat McDermott, RSM
 Dr. & Mrs. James E. McGill
 Tamara Melkumova
 Allan Murrow
 Aaron Neal
 Ross Nesbitt
 Phuthuan Nguyen
 Richard & Renee O'Brien
 Pat & Peggy O'Malley
 Rachael & Brian Owens
 Kyle Parys
 Roger & Linda Pastore
 Tasha Patterson
 Catherine & Richard Pedersen
 Athena & Anthony Peterson
 Keith & Mimi Pockross
 Ken & Jennifer Reed-Bouley
 Francis X. Reese, SJ



LaVonne & Michael Dunetts
 Lee Everding
 Barbara Faulhaber &
 Mark Hernandez
 Anita & George Feiger
 Ed & Lynn Fleming
 Michael & Theresa Fordyce
 Berhane Gebebreamlak

Beatrice Jacques
 Monet M. Karns
 Marilyn Kearney
 Sister Kathleen Kearney, RSM
 Rita Kessler
 Valentin Kheyfets
 Rose Kugler, CPCU
 William & Laurita Lehtinen

Kathleen Remy
 Robert Rich & Emily Platt Rich
 Frank L. & Pamela Rollo
 Sister Ellen Marie Ryan
 Nancy Salyer
 Jessica Samowitz
 Olga Savina
 Barry & Susanne Scheinost



Emanuel Schongut & Laurie Josloff
 Janice Schultz
 Christy Shelton
 Harold Shorr
 Christopher Shott & Dale Whitaker
 Debra Skinner
 Thomas Small
 Dennis & Mary Kay Smid
 John & Paula Smolen
 Dennis Sonstebly
 Stephanie Stalh
 Marian Standeven
 Sister Rose Stec RSM
 J. T. Sternad, Jr.
 Peter Sznip
 Ms. Karen Tattersall
 Katherine L. Townsend
 Anthony & Jane Ulrich
 Sister Peggy Verstege
 Michael & Alyce Villone
 Teresa Walorski
 Kristie Walstrum
 Shira Ward
 Sister M. Jeanne Ward, RSM
 Julie & Bryan Waugh
 Sherryl Weeks
 Sister Linda Werthman, RSM
 Donald & Cheri White
 Sister Frances White, SHCJ
 Margot Wickman-Bennett
 Roxanne Wrenn

Sabrina Wright
 Gregg & Jill Yeutter
 James & Shirley Young
 Nicole & Michael Zordani

Organizations

Alegent Health
 All Makes Office Equipment Co.
 AmeriSphere Multifamily Finance, LLC
 Bank of the West
 Catholic Health East
 Catholic Health Initiatives
 Countryside Community Church
 Creighton University
 Daughters of Charity, West Central
 Dial Equities, Inc.
 Fannie Mae
 The Greater Kansas City Community Foundation
 Institute of Sisters of Mercy of the Americas
 Iowa West Foundation
 John King Senior Community
 Lockton Companies, LLC
 Mercy High School
 Mercy Terrace/Mercy Family Plaza
 Mobley & Associates
 Pacific Life Foundation
 Mutual of Omaha
 Risk Innovations

SC Ministry Foundation
 Sisters of Loretto
 Sisters of Mercy West Midwest Community
 St. Gabriel School
 St. Joseph Health System Foundation
 Storm Chasers
 Tendercare B & C Inc.
 The Wain & Hildegard Stowe Family Foundation
 Union Catholic Regional High School

MERCY HOUSING NORTHWEST—IDAHO Individuals

Ann Alvarez
 Phyllis Atler
 James & Mary Bowen
 Jim & Linda Bratnober
 Terry Davis
 Richard & Susan Gardner
 Dena Harkness
 Michael & Christina Huttash
 Brian & Leslie Korth
 J. Craig & Toni Naylor
 Robert P. Link & Jane E. Pavlek-Link
 Ofelia Ramirez
 Robert & Kathleen Reed
 Sister Michon Rozmajzl, RSM

Jennifer & Stan Seamons
 William & Gina Sharp
 Rick & Carole Skinner
 Michael & Stephany Smith
 Maurice & Roxy Therrien
 Randy & Sherry Whitehill
 Brad & Cindy Williams
 Toney Williams
 Arvella M. Witherspoon

Organizations

Edwards Chiropractic Offices
 Farmers National Bank
 Fred Meyer Stores
 Hemingway
 Holy Apostles Church
 IDACORP Financial
 Idaho Mortgage Lenders Association
 Idaho Power Company
 The Lightfoot Foundation
 Sisters of Mercy West Midwest Community
 St. Luke's
 Stepping Stones, Inc.
 Title One
 Tri State
 U.S. Bancorp Foundation
 Walter and Leona Defresne
 Washington Federal Savings
 Zions Bank



MERCY HOUSING NORTHWEST—WASHINGTON

Individuals

Ann Aahl
Faridah Abdullah
Richard & Sharon Abrams
Humberto Alvarez
Cristina Amburgey
Bette Anderson
Angela Arralde & Robert Millar
Dorothy & Bob Atkins
Robert Baldwin
Sister Connie M. Ballantyne
Brenda Baltrusch & Stephen Sjoberg
Ashley Barker & John Parker
Mary Bartholet
Sheila Bayley
David & Bernetta Beattie
Sister Patty Beattie, OP
Winifred McGuire Becker
Richard & Leslie Begert
Sister Dorothy Berg, OP
Major Joshua A. Berger
Ronshad Berry
Stacey Bevan
Jaime Beytebiere
Don & Eva Blanford
Mr. & Mrs. James W. Bonner
Joan Bower
Susan Boyd
Sister Chauncey A. Boyle, SP
John & Frances Bradley
Kelly Brand
Mark Brandow

Michael Brandstetter
Jonathan A. Breiner
Don & Lois Brewer
Anita Broderick
Michael Brogan
Sister Charlyne Brown, SNJM
Lisa Brown
Vivian Bruns
Donald & Janet Bush
Nathan Byers
Carol Lewis & Tom Byers
Sister Judy Byron, OP
Stephanie & Edward Caldwell
Kathleen Carr
Sister Sharon Casey
Scott & Gabrielle Catton
William & Patricia Chepic
Paul Chiocco & Doug McCrary
Mary Christenson
Steve Clagett & Jennifer Parker
Jon Clarke
Kirsten Clemens
Maureen & Steve Cline
Sister Julie Codd, CJSP
Roberta Cole
Sharon Coleman
Paige Collett
Virginia & Lawrence Cooper
Sister Joyce Cox, BVM
Denis & Beverly Curry
Diana Cushing
Virginia & Daniel Dahl
Debbie Daniels
Jennifer & William Daugherty
Sister Charlotte Davenport, CSJP
Mike & Leslie Decina

Nancy Wong & Tom Decker
Carolyn & Donald Dehan
Marie Delano
Sister Judith Desmarais, SP
Sister Sheila Devereux, RSM
Sister Grace Didomenicantonio, CSJP
Sister Margaret F. Dimond
Tom Donlea & Julia Maywald
Shelley Dooley
Kathleen Shannon Dorcy
Scott Douglas
Sister Louise Dumont, CSJP
Janet Duncan
Chris Duvall
Cora & Douglas Eklund
Monika Elgert & Brian Sweeney
Peniela Emerson
Jennifer Erickson
Kimberly Estes Brown
Barbara N. Evans
Aubrey B. Evans
Ben Ferguson
Jennifer Ferguson
Paul Fitzgerald
Meagan FitzGerald
Maura & Tom FitzMacken
Deborah & Robert Fleming
Thomas Foley
Margaret Foster
Norm Frampton
Linda & Michael Fredericks
Marci Freed
Bryan J. Friend
Anne Marie Frisby
Moriah Frisby
Tracie Giles
Sister Eleanor Gilmore, CSJP
Sibyl Glasby
Zoran Glisic
Kate Gormally
Shaughn Gorman
Sister Cele Gorman, OP
Jean Greaves
Iva Gregory
Kenneth & Joan Grieser
Jeannie & Jeff Gruber
Rick Guinee and Pamela Passman
Paul Haas
Sister Helen Haigh, CSJP
Teresa Haigh
John Hale
Jonathan & Christine Halvorson
Andrew Hammond
Jacqueline Hammons
Linda K. Hanson
Carolyn Hardy
Sister Linda Haydock, SNJM
Jay & Karen Helfrich
Allen Hendricks
Don & Carol Henry
Katie Henry
Vince Herberholt & Cathy Murray
Sister Anne Herkenrath, SNJM
Melora & Henry Hiller
Christi Hnat

Horace Hodges
Harry Hoffman
Carli Hoki
Cheron A. Holman
Richard Hooper
Patricia Hoppa
Toni & E.R. Houghton
John Howell and Claire Powers
Krista Hudson
Ann E. Hughes and Dennis J. Hughes
Sharon & Cleveland Hughes
Lori Iannucci
Jim & Catherine Irby
Ann R. Jackson
Cathey Jeney
Cheryl & David Jones
Patty Jordan
James & Darlene Jowell
Christopher & Eileen Jowell
Sven & Marta Kalve
Mark Kantor
Norman Kanzaki
Jacqui Katai
Ernest & Debra Kawamoto
Dorothy J. Keefe
Sister Mary Keough
Gerald & Judith Killion
Theresa L. Kistler
Christopher Koh
Doris Koo
Sister Michele G. Kopp, OP
Rita Kowats
Kathryn Kurtz
Linda Lamb
Paul Lambros
Mary Lou LaPierre
Gail & Jack Larson
Jan Laskey
Joanne LaTuchie
Eric Lawson & Heather Hardin
Margaret & Earl Le Clair
William & Laurita Lehtinen
Sister Sheila Lemieux, CSJP
Tina Lemieux
M. A. Leonard
Kathryn & Jordan Lerner
Keith Lewis
Rebecca Liebman
Nick Lippincott
David & Joan Lippincott
Mark & Claire Litchman
Brian Lloyd
Hubert & Gayle Locke
Alisa Lubert & Joseph Genster
Gayle Luce
Terry Lundeen
Barbara A. Lynn
Sister Ida Macauley
Jessica & James Madison
Heike Malakoff
Scott Mann
Dennis Maples
Cheryl Markham
Rose Marti

Tom & Leslie Mathews
 Richard & Deborah McAlister
 Susan McArdle
 Kathleen McClanahan
 Eve McClure
 Julie McDougall
 James & Janell McGowan
 Karin McKee
 Kimberly McKittrick & Paul Davis
 Lynne & Stephen McManus
 Shelley McNulty
 Thomas Mead
 Ann Melone
 Ellen & John Middleton
 Robert Miley
 Terry Miller
 Jo-Ann Miller
 Todd Miller
 Demian & Mendy Minjarez
 Michael Moedritzer
 Liana & Liana Montague
 Roberta & Paul Moody
 Sister Claudia Morgan, OP
 Susan Moriarty
 Leona Muller
 Sister Peg Murphy, OP
 Joyce & Roy Murphy
 Sister Mary Patricia Murphy, OP
 Sister Andrea Nenzel, CSJP
 Sister Maureen E. Newman, SP
 Parke & Mary Nietfeld
 Marian S. Noble
 Nancy Nordhoff
 Janet L. Novinger
 Tyson O'Connor
 Kathleen O'Connor & Heidi Erdmann
 Colette Ogle
 Mary & Roger Olsen
 Mari & Dennis Ortblad
 Tereasa & Keith Palmer
 Matt & Cindy Parker
 Kathryn M. Parker
 Janet Parker
 Elizabeth Penney
 Warren Perkins
 Sister Susanne Perri, OP
 Jane Perry
 Rhonda Peterson
 Lynda & Rodney Petrenchak
 Lawrence & Virginia Pfalzer
 Carolina M. Philbin
 Judy Pigott
 Lauren Piper
 Paul Purcell
 Raghvinder Purhar
 Kirsten Quinn
 Adrienne Quinn
 Mary Jane Rants
 Ernie Rascon
 Christopher Reed
 Sister Edith Reif, CSJP
 Sister Kathleen Reilly, OP

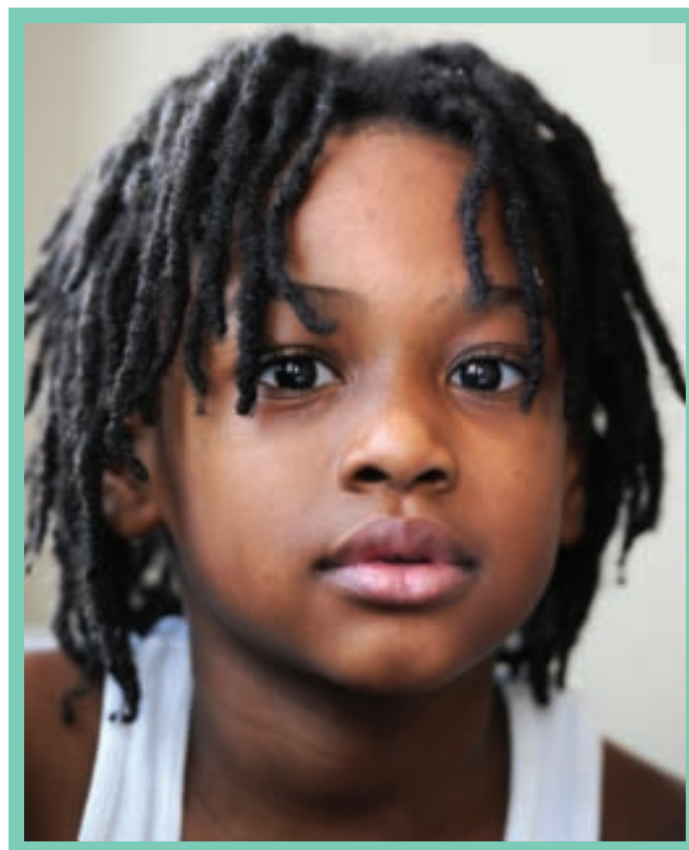
Alice Reimold
 Justin Reina
 Cathy Reineke
 Donald Riddell & Carol Keyes
 Stephen & Karen Ridlon
 Jessica W. Robertson
 Rickie & Rosalyn Robinson
 June & Hilbert Robinson
 David Roers
 Marilyn H. Rogers
 Kathy & Robert Roseth
 Janice Roudebush
 Susan Rowell
 Jose Ruiz
 Eric & Laura Rumpf
 Allan & Barbara Rumpf
 Bill & Eve Rumpf
 Christine & Matthew Rush
 Sister Judith Ryan, SNJM
 Amos Saffold, Sr.
 Megan & Amos Saffold
 Julie Sawyer
 Anna Schlecht
 Patrick Sexton
 Margaret Shannon, CSJP
 Judith & Maurice Sheridan
 Scott Shiebler
 Edna Shim
 Richard Shively
 David & Ilene Siskovic
 Carol Sittler
 Greg Skinner
 Daniel & Mary Smerken
 Carlotta Smith
 Ahmed Amin & Tara Smith
 Sara Snyder & Nate Cleveland
 Dennis Sonsteby
 Janet & Evan Sorby
 John Stoner
 Brenda J. Stratton
 Matthew Suhadolnik
 Eileen Mckenzie Sullivan
 Megan Syverson Rhayn
 Sister Beth Taylor, CSJP
 Joe & Elise Thompson
 Mary E. Thorne
 Sister Elisabeth Tiernan, SSND
 Thomas Tierney
 Leslie Tonkin
 Casi Totten
 Steven & Tricia Trainer
 Trang Tu
 Thomas Turnure
 Brenna Uzcategui
 Jerrine Valentine
 Sister Charlotte Van Dyke, SP
 Esther Vazquez
 Julie Wagner
 Sister Tonia Wanecek, CSJP
 Anne Watson
 Ann M. Welch
 Colleen Wells
 Sarah Westneat

Jon & Siobhan Whitney
 Judith Willison
 Mary B. Wilson
 Margot Wilson
 Cathy Wolfe
 Tonnie and Christopher Wolfe
 Pamela A. Wood
 Mary Ellen & Michael Wood
 David Worley
 Karin Young
 Joseph & Kate Youngblood
 Max Zackula
 John & Carol Zarek
 Boting Zhang
 Cece & Mike Zimmerman
 Diane Zytniak

Organizations

Adrian Dominican Sisters
 Albertsons
 Altrusa International of Olympia
 American Meter and Appliance
 Archdiocese of Seattle
 Bank of America
 Beacon Development Group
 BECU
 The Ben B. Cheney Foundation
 Bentall Kennedy (US) LP
 Beresford Booth PLLC
 Boeing Company
 Buchanan General Contracting Company
 Building Changes
 Carmelite Monastery of Seattle
 Catholic Health Initiatives

Check Your Boobies
 Classy Motors LLC
 Coho Real Estate Group LLC
 CoHo Team of Windermere Agents
 Community Foundation of South Puget Sound
 Construction Enterprises & Contractors, Inc.
 Costco, Inc.
 Coughlin Porter Lundeen, Inc.
 Dominican Sisters of Tacoma
 Enterprise Community Investment, Inc.
 Enterprise Holdings Foundation
 Equity Residential Foundation
 EverTrust Foundation
 Exchange Club of Edmonds
 Fannie Mae
 Fidelity Charitable Gift Fund
 Florence E. Kilworth Foundation
 Forest Foundation
 Fred Meyer
 Frontier Communications
 Bill & Melinda Gates Foundation
 Greater Everett Community Foundation
 HD Hotspurs
 Holy Angels Academy Alumni Association
 Hubbard Family Foundation
 Inami Communications
 Integra Telecom
 Junior League of Olympia
 Kantor Taylor Nelson & Boyd PC
 Karr, Tuttle, Campbell
 Kiwanis Club of Renton





Krispy Kreme Donuts
Longbrake Family Foundation
Markay Cabinets
Martin Family Foundation
Medina Foundation
Microsoft Corporation
Movimento Estudiantil
Chican de Aztlan
MulvannyG2 Architecture
Nestle USA, Inc.
The Norcliffe Foundation
Nysether Family Foundation
The Olive Garden
Otto Rosenau & Associates, Inc.
Paul Glaser Foundation
Peace Health
RAFN Company
Seattle Foundation
Sisters of Providence
Sisters of St. Joseph of Peace
Sisters of the Holy Names
of Jesus and Mary
SMR Architects
Starbucks
Subway
Swinerton Builders
The TJX Foundation
Tonkin-Hoyne-Lokan
U.S. Bank
Umpqua Bank
Union Bank
United Methodist Women
United Way Brown County
United Way of King County
United Way of Pierce County
United Way of Snohomish County
United Way of Thurston County
Walsh Construction Co./WA
Washington Families Fund
Washington Federal Foundation

Wells Fargo
Catherine Holmes Wilkins
Foundation
Women's Funding Alliance

MERCY HOUSING SOUTHEAST Individuals

Bobby Artis
Joanne Brown
Laura Brown-Wells
Jon & Martha Calloway
Sule & Natalie Carpenter
Bedford & Sarah Cash
Sharon Cauthen
Michael & Patti Corcoran
Felix deGolian
Mark & Mary Lou Dentinger
Bill Flammer
Edna Gamblin
Barbara Granger
Wendy Green
Sharon Guest
Robin L. Haddock
Sister Susan Harms, RSM
Jane Haverty
Pamela Helmey
Lauren Henry
Charice Heywood
Angela Hill
Paul P. Hinchey
John Hutton
Bill & Donna Izlar
Brooke Jeter-Crawford
Paulette Jones
Jamel Jones
Natallie Keiser
Bob & Jara Kesselring
Don & Pat Kilburg
Adam Kirk
Herbert Kohn

Thomas & Schenca Lockhart
Alrich Lynch
Michael Maston
Christine McGillis
Don McKenna
Lenny Monsour
Carolyn Moore
Gray Kinsey Nolan
Lori Palma
Denise Patterson-Sanders
Tonya Peterson
Christopher Reed
Michael T. Riley
Andy Schneggenburger
Tracey L. Scott
Susan Sherfield
Brent Sobol
Brenda Thurston
Michael & June Tompkins
Sharon Williams
Kenneth Wood

Organizations

Alliant Health Solutions, Inc.
Arnall Golden Gregory LLP
Bank of America Charitable
Foundation
Bank of America Merrill Lynch
Board of Public Education, City of
Savannah & Chatham County
Bon Secours - St. Francis Health
System
Community Foundation for
Greater Atlanta
Drive Automotive Industries of
America, Inc.
Enterprise Community Investments
Enterprise Community Partners
Fannie Mae
Galier Tolson French Design
Associates
The Mary E. Haverty Foundation
Home Nurse, Inc.
Hunter, Maclean, Exley, & Dunn, PC
Interactive Business Technologies
Laboratory Corporation of America
Lithonia Housing Authority
Martin Riley and Associates
Nestle USA, Inc.
Norsouth Construction
Company of Georgia
Planners and Engineers Collaborative
Redstone Equity Partners
Resurrection of Our Lord
Catholic Church
Reznick Group, P.C.
Rogers Construction Company
SunTrust Banks, Inc.
Tapestry Development Group
Walton Construction Services, LLC
The Waterfall Foundation, Inc.
Wells Fargo
Wells Fargo Foundation





Mercy Housing is grateful to the individuals and organizations listed as donors in our 2011 Annual Report. If errors or omissions exist, please accept our apologies. To update a listing, please call **1.866.338.0557** or email info@mercyhousing.org.

We welcome contributions at our national office in Denver and our regional offices across the country.

Thank you for your generous support in 2011.

Thank you for investing in Mercy Housing and bringing our mission to life.

Your support and commitment to Mercy Housing is critical to our success.

And because you are here, people live in hope.

National Office

**Mercy Housing Management Group
Mercy Loan Fund**
1999 Broadway, Suite 1000
Denver, Colorado 80202
303.830.3300

Mercy Housing California

San Francisco
1360 Mission Street, Suite 300
San Francisco, California 94103
415.355.7100

Los Angeles

1500 S. Grand Ave., Ste. 100
Los Angeles, California 90015
213.743.5820

Sacramento

3120 Freeboard Drive, Ste. 202
West Sacramento, California 95691
916.414.4400

Mercy Housing in Arizona

170 N. Oak Street
Gilbert, Arizona 85233
480.467.3159

Mercy Housing in Colorado

1999 Broadway, Suite 1000
Denver, Colorado 80202
303.830.3300

Mercy Housing in Nebraska

7241 Edna Court
La Vista, Nebraska 68128
402.557.0141

Mercy Housing Lakefront

Mercy Portfolio Services

120 S. LaSalle, Suite 1850
Chicago, Illinois 60603
312.447.4500

Mercy Housing Northwest

2505 Third Avenue, Suite 204
Seattle, Washington 98121
206.838.5700

Mercy Housing Northwest - Idaho

540 North Eagle Road, Ste. 117
Eagle, Idaho 83616
208.939.6838

Mercy Housing Southeast

621 North Avenue, Suite A-150
Atlanta, Georgia 30308
404.873.3887

Washington D.C. Office

1101 30th Street NW, Suite 250
Washington, DC 20007
202.495.7402

mercyhousing.org

For more information, please contact info@mercyhousing.org

Graphic Design:

Angie Lee, Grindstone Graphics, Inc.

Photography:

All original Mercy Housing photography

Photography by Chris Schneider

Additional photography by:

Jim Holmes Photography, Amy Sullivan and Michael O'Callahan