



MERCED
HOUSING TEXAS
S I N C E 1 9 9 5

FYE 2023 IMPACT REPORT

A MISSION WITH VALUES



Merced Housing Texas creates and strengthens healthy communities by providing quality, affordable housing with supportive services for low-income individuals, families, and older adults.

Our core values

- **Integrity:** doing what is right and aligned with our values, all the time
- **Compassion:** recognizing the inherent value of each person and acknowledging each person's circumstances
- **Service:** seeing a need and responding to it appropriately
- **Collaboration:** working respectfully together toward a common goal

We believe

- that every person has the right to decent, safe housing in a nurturing atmosphere that promotes personal growth and family stability.
- that no one should pay an excessive proportion of income for housing.
- that residents, staff, board, supporters and all who collaborate with us contribute to modeling responsibility and building healthy communities.

OUR PROGRAMS

Merced Housing Texas served 2,923* individuals last year



MULTI-FAMILY

Merced offers 1,586 families quality, affordable homes in multi-family apartment communities we own or have developed in San Antonio, Corpus Christi, Conroe, Somerset, Karnes City, Goliad, and Fort Worth, Texas.



OWNER-OCCUPIED REPAIR

The Owner-Occupied Repair Program (OORP) began in 2002. Through the OORP, Merced makes health and safety repairs for homeowners living on low-incomes whose homes have deteriorated to the point where the home is no longer a safe or healthy living environment.



RESIDENT SERVICES

Merced helps residents build on the foundation of affordable housing by providing supportive services at no cost to residents. The program supports residents as they pursue their own goals of good health, education and financial stability and helps them become more fulfilled, engaged members in their communities.

OUR IMPACT

FINANCIAL STABILITY

11,768

financial referrals empowered residents and homeowners with the knowledge and tools to build generational wealth and break cycles of poverty

ENRICHMENT & EDUCATION

7,293

enrichment activities provided to youth include homework assistance, tutoring, arts/crafts, reading, music, exercise activities and other community offerings

HOUSING STABILITY

HEALTH & WELLNESS

12,151

health & wellness referrals made to residents and homeowners, improving quality of life and proactively addressing health-related barriers

FOOD SECURITY

2,747

units of nutritious food distributed to residents, decreasing housing cost burden and food insecurity

COMMUNITY ENGAGEMENT

12,616

civic and community engagement opportunities provided to residents, addressing isolation, encouraging social connectedness and building community

26,990

outreach efforts made, connecting residents and homeowners to critical resources

\$154,532

rental assistance prevented resident evictions and displacement due to financial barriers

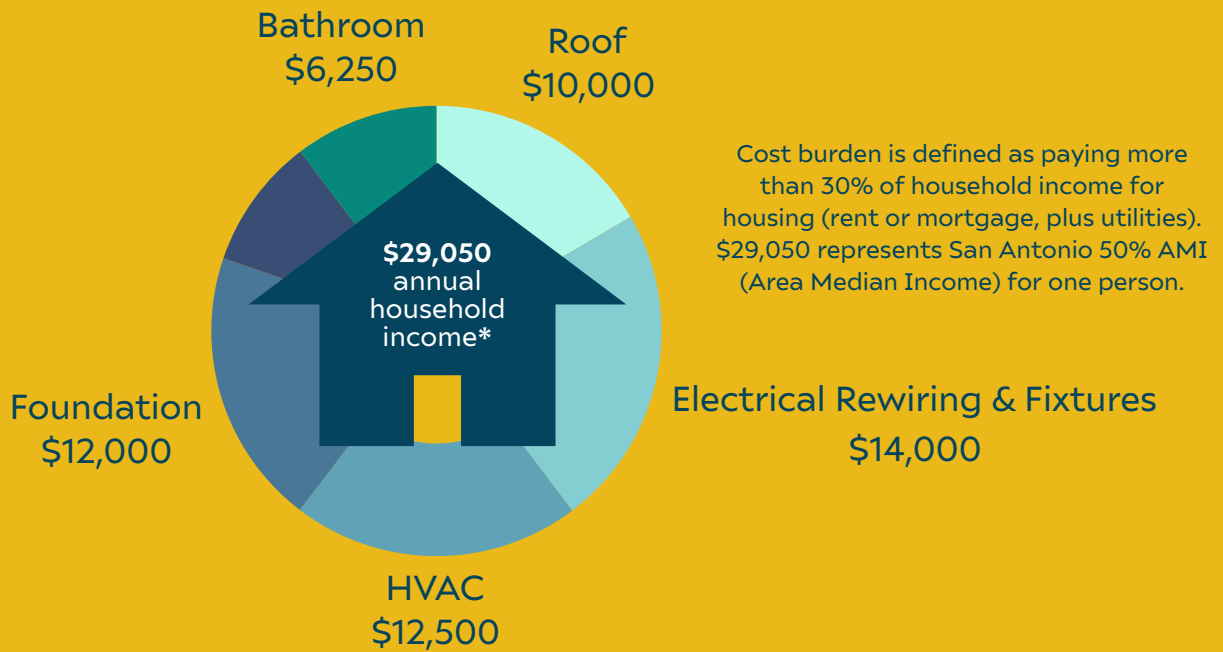
*Fiscal Year Ending June, 2023
Services provided to individuals living on low to extremely low incomes

HOME REPAIR

OUR IMPACT

757 critical health-, safety- and accessibility related home repairs made, to date, for cost-burdened households.

TYPICAL COST OF HOME REPAIRS IN COST-BURDENED HOUSEHOLDS



HOUSING STABILITY THROUGH HOME REPAIR

- **Health & Wellness:** Improves physical health by addressing hygiene and safety deficiencies as well as addressing fall and injury hazards in the home. Enhances mental health by eliminating the financial stress of cost-prohibitive home repairs and the stress of living in an unhealthy environment.
- **Community Engagement:** Reduces social isolation by expanding the homeowner's circle of social support and increasing participation in community. Revitalizes historically under-resourced neighborhoods.
- **Financial Stability:** Increases the value of the home asset and helps build generational wealth.
- **Food Security:** Energy efficiency improvements increase household cost savings and decreases housing cost burden.
- **Enrichment:** Enhances quality-of-life from improved activities of daily living.

BEFORE



AFTER



YOUR SUPPORT

is impactful and connects our programs to the people who need them most. Thank you for your faith in our mission.

HOUSING FAMILIES

At Merced Housing Texas, we believe that no one should pay more than 30% of their income for housing. Families paying more than 30% of their income toward rent may not have enough money for food, health care, and other living expenses. Yet in San Antonio and all across Texas, people are cost-burdened by the price of housing.

Merced owns or has developed 14 affordable communities in seven Texas cities. While each community meets that threshold, each also has their own income restrictions and tenant requirements.



ARTISAN AT WILLOW SPRINGS

535 Gembler Road, San Antonio, TX 78219
210-277-6306

All 248 units reserved for residents with incomes at or below 60% of the AMI.



CASITAS DE VILLA CORONA

339 SW 39th Street, San Antonio, TX 78237
210-432-4339

All 42 units are reserved for residents ages 62+ who make 50% or less of the AMI. Residents pay no more than 30% of their income for rent.



KINGS COURT

220 Kings Court, San Antonio, TX 78212
210-930-6466

All 32 units are reserved for adults 62+ who make 80% or less of AMI.



OSCAR EASON SENIOR APARTMENTS

1602 E. Commerce, San Antonio, TX 78205
210-281-0234

All of the 33 units will be reserved for residents ages 62+ with incomes of 50% or less of the AMI. Residents will pay no more than 30% of their income for rent. Not currently accepting applications.

HOUSING FAMILIES



ELEANOR PLACE

324 Eleanor Avenue, San Antonio, TX 78209
210-930-6466

All 9 units are reserved for residents with incomes 80% or less of the AMI.



STABLEWOOD FARMS

8301 Lake Vista Drive San Antonio, TX 78227
210-645-9100

212 of the 252 units are reserved for residents with low incomes. 13 units are reserved for adults ages 60+.



CASITAS DE MERCED

8135 First Street, Somerset, TX 78069
830-429-3092

Near San Antonio Casitas is a 28-unit community near San Antonio that primarily serves low-income residents ages 55+.



ELMHURST PLACE

130 Elmhurst Avenue San Antonio, TX 78209
210-930-6466

All 23 units are reserved for residents with incomes at or below 80% of the AMI.



NAVIGATION POINTE

909 S. Navigation Blvd Corpus Christi, TX 78405
361-289-5575

13 units of the 124 total are reserved for residents with incomes 30% or less of the AMI. 111 units are reserved for residents with incomes 60% or less of the AMI.



RIVERSQUARE

10342 River Run Corpus Christi, TX 78410
361-241-8822

The 204-unit community offers units for residents with incomes of 30-60% of the AMI, as well as affordably-priced market-rate units.

HOUSING FAMILIES



BELLSHIRE

800 Bellshire Drive, Conroe, TX 77301
936-756-8849
90% of the 312 units are reserved for residents with low incomes. 156 units offer Section 8 rental assistance. Qualifying residents pay no more than 30% of their income for rent and utilities.



FOUR SEASON AT CLEAR CREEK

1500 Four Seasons Lane, Fort Worth, TX 76140
886-298-9259
This 96-unit community offers affordably priced market rate units, as well as units for residents who make 30-50% of the AMI.



TIERRA PONTE

1226 S. State Highway 123, Karnes City, TX 78118
830-780-3966
Tierra Pointe offers 80 units reserved for residents with incomes at 30-60% of the AMI.



FENNER SQUARE

555 S. Burke, Goliad, TX 77963
361-645-3933
All 32 units are reserved for residents with incomes at or below 60% of the AMI.

“It makes me feel good
that Merced cares
about their residents.”

For a full list of income requirements, please visit:
<https://www.mercedhousingtexas.org/affordable-housing/>

SUPPORTING HOMEOWNERS

Through the OORP, 757 older adult and/or disabled homeowners have the opportunity to age in place safely and comfortably because of health, safety, and accessibility repairs. The program assists homeowners who can no longer afford to keep their homes safe, sanitary, or structurally sound. We also offer every participant supportive services to address threats to participants' ability to age safely in their homes. Staff connects homeowners with much-needed resources and follow up to ensure that their needs have been met and their housing stability enhanced. The homes we repair can be the first threads in mending together neighborhoods torn apart by poverty, neglect and other circumstances.



BEFORE



AFTER

This resident's house siding was so rotted, squirrels, birds, and bees were nesting in between the walls. The back sliding doors and windows did not open, creating a safety hazard. The bathroom lacked proper accessibility. Merced replaced the siding, relocated the bees, replaced doors and windows, and installed a properly-functioning toilet as well as a walk-in shower with grab bars and a shower wand.



BEFORE



AFTER

This was a special project with SAWS for homeowners experiencing hardship from Winter Storm Uri. Merced made the following repairs: installed a new water line from the meter to the house, installed new waterlines under the house, repaired water heater closet, installed gas lines from the gas meter to the water heater and kitchen stove.



BEFORE



AFTER

This homeowner is a military veteran managing PTSD. Her home is located near Randolph Air Force Base and, when jets fly by, her windows rattle. The loud noises and vibrations cause anxiety. Merced made the following repairs: replaced windows to better sound-proof the home, replaced garage door which had been broken when someone tried to break in, and removed a large ash tree which was at risk of falling onto the house, creating a safety hazard.

SUPPORTING RESIDENTS

Merced's team of Resident Services Coordinators are the cornerstone of the Resident Services program. Coordinators provide one-on-one support to the residents of our multi-family communities, helping them navigate complex health care systems, search for employment, and manage their finances. Resident Services Coordinators are advocates who refer residents to a host of free or low-cost resources available in the greater community.



Merced provides housing stability and helps residents and homeowners reduce housing cost burden by focusing on the following Impact Areas:



"The meals were really good. Thanks for having it for us this summer. Chocolate milk is my favorite."

-Ben, 7 years old

TESTIMONIALS



Ms. Vela

HOMEOWNER & OORP CLIENT

"It was horrible because all I had was steps and I couldn't get down. I couldn't walk, I couldn't stand. Now that I have the ramp it's like a miracle."



One of Our Neighbors

MULTI-FAMILY RESIDENT

"Thank you for bringing the Walk and Talk series, it gave us motivation to get out of our apartments and do something good and healthy for ourselves."



Mr. Gomez

HOMEOWNER & OORP CLIENT

"I remember the day when I told my wife—I was crying of joy or excitement, I don't know what it was but I was crying—and my wife said 'they're going to help us' and I said 'you know what, baby, now you don't have to pump out the water no more.'"

SUPPORT OUR WORK

There are many ways to advocate for the prevention of homelessness and become involved.

FOLLOW US ON SOCIAL MEDIA

The easiest way to become involved with Merced Housing Texas (Merced) is to follow us on social media. Keep up with updates and other happenings related to housing stability and the community we support. Feel free to share with your networks too!

SUBSCRIBE TO OUR NEWSLETTER

Visit www.mercedhousingtexas.org and complete the "Join Our Mailing List" form at the bottom of the home page to receive monthly updates.

VOLUNTEER

Volunteers are essential to providing quality, enriching programs to those we serve. We have the following volunteer opportunities available:

- *Host an Activity:* Enrichment and education support housing stability and give residents opportunities to connect. Do you have an interest that you would like to share? You can make a lasting impression on older adults, families and/or children with activities such as crafting, movement (yoga, dance, group exercise), writing, art, homework assistance, etc.
- *On-Call Volunteers:* Merced staff occasionally needs assistance for two-, three-, or four-hour shifts for special projects, food distribution or help with an event. Volunteers are placed on an "On Call" list and as opportunities arise, we will email and/or text an invitation to participate. We will share specifics about the assignment, location and time. If you are available, just reply and let us know.



SUPPORT OUR WORK

SPONSOR A HOLIDAY MEAL

Celebrate the holidays with our residents! Social activities prevent isolation and help residents build a network of support. Sponsor one of our communities and host a Thanksgiving Meal in November or a Holiday Meal in December for a guest list of 30 to 100 residents (depending on location). The sponsorship includes donating and prepping meals, providing volunteers to greet, host and serve as well as coordinating an activity to engage guests. Merced staff will be available to assist.



MAKE A MONETARY DONATION

Your gift is an investment in strengthening housing stability through affordable housing as well as providing support focused on enrichment/education, financial security, community engagement, health & wellness and food security. Donate at www.mercedhousingtexas.org and click on GIVE TODAY.

MAKE AN IN-KIND DONATION

Organize a donation drive with your company, school, civic group, church, etc. for items that are essential to serving our residents. We are happy to pick up the donated items at your location and speak to your group about how their support makes a difference. Your group is also welcomed to drop off the items at our office. Items in need are:

- Toiletries
- School Supplies
- Crafting Supplies
- Bottle Water
- Healthy Pantry Snacks
- Board Games (such as Guess Who, Monopoly, Chutes N Ladders, Candyland, Battleship, Uno, Mancala, Chess, Checkers, Trouble, Sorry, playing cards, etc.)
- Books
- Sports Equipment and Supplies: volleyballs, footballs, soccer balls, kickballs, basketballs, jump ropes, hula hoops.

SUPPORT OUR WORK

THE BIG GIVE S.A.

This 24-hour online day of giving will take place from 6:00 PM on September 20 to 6:00 PM on September 21. The event brings together hundreds of nonprofits in the city to “give local” and Merced is a participating organization. Make a donation online, organize an initiative at your place of business and/or share our posts on your social media pages.

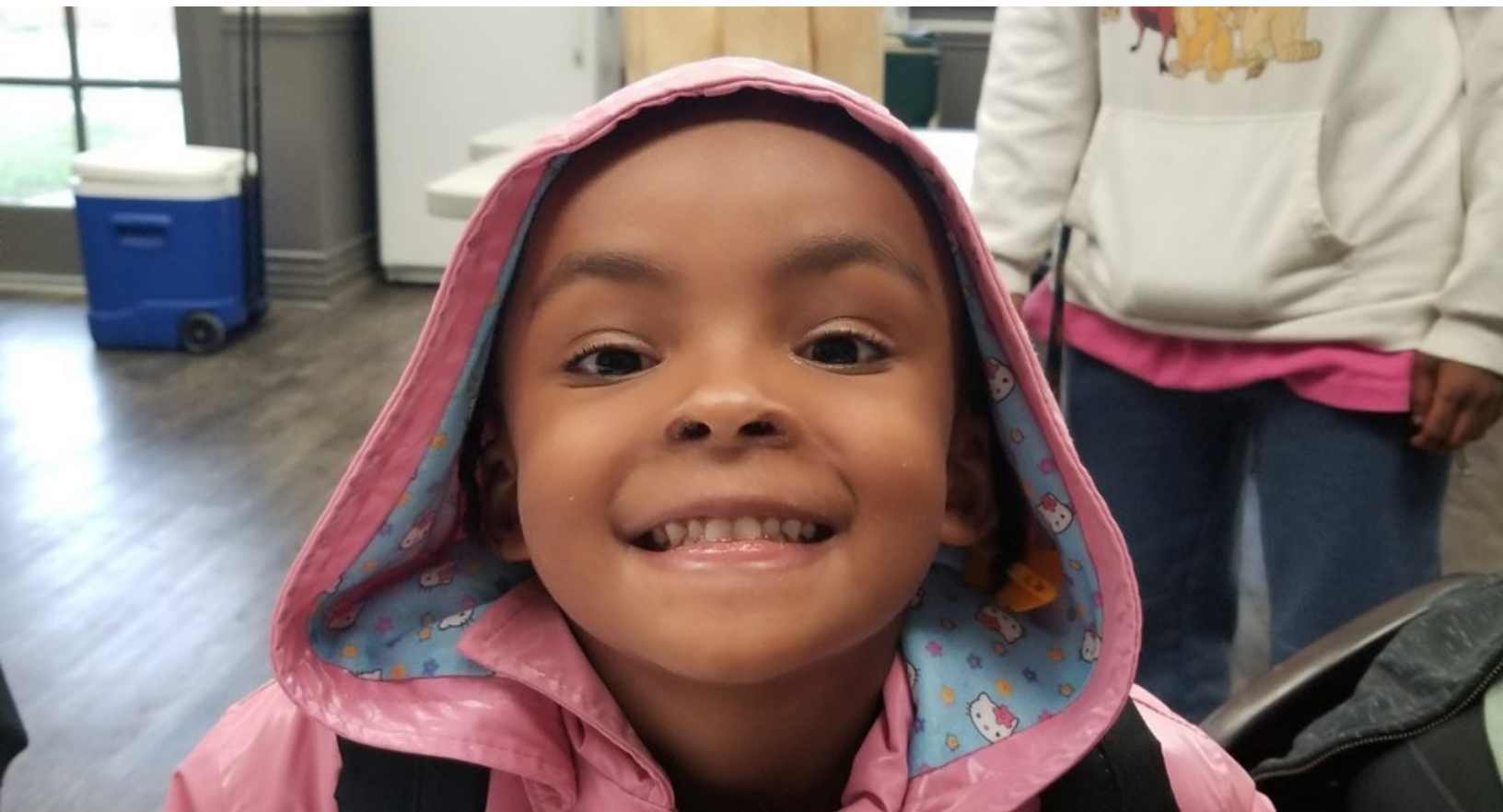
30TH ANNIVERSARY CELEBRATION

Our 30th Anniversary Celebration is right around the corner. Sponsorship opportunities will be available. We would love for you to join us! Let us know if you are interested in receiving additional information.

HOST A PRESENTATION

Do you have a Social Responsibility program that encourages staff to give back to the community? Our staff is excited to share about the Merced mission and opportunities to invest in the community through volunteering, donating or participating in other ways. We would love to speak to your group!

Send an email to ExternalRelations@MercedHousingTexas.org to find out more.
Your support is your faith in our mission and we are grateful!



KEEP IN TOUCH



Here at Merced, we value collaboration. Much of our work wouldn't be possible without partners, funders, and volunteers like you. So reach out—we'd love to connect with you!



P.O. Box 12870
San Antonio, TX 78212



210-281-0234



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www.mercedhousingtexas.org

CHECK US OUT ON:



Merced Housing Texas



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