



Building and Maintaining Healthy Communities

Community Development Conference

MONDAY MARCH 4, 2019

Overview

- **Mission**
- **Owner-Occupied Repair Program (OORP)**

Our Mission

To create and strengthen healthy communities by providing quality, affordable, service-enriched housing for individuals and families who are economically poor.



Mission: Our Core Values

- **Respect**

a basic perspective and behavior which is attentive, considerate, and shows special regard for the inherent dignity of persons and the soundness of creation

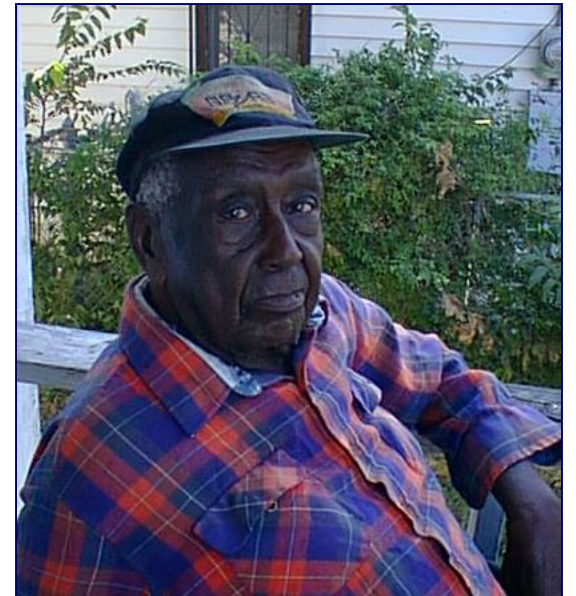


- **Justice**

the fair and impartial treatment of others

- **Mercy**

the ability to see need and respond to that need with compassion



Mission: Our Core Beliefs

- Everyone has the right to decent, safe housing in a nurturing atmosphere that promises personal growth and family stability.
- No one should pay an excessive proportion of income for housing.
- Everyone has talents to share in building healthy communities.



Owner-Occupied Repair Program

Merced, through its Serve Our Seniors (SOS) program, makes health- and safety-related repairs for extremely low-income senior and disabled homeowners who can no longer afford to keep their homes safe, sanitary or structurally sound.

The program serves homeowners who make 30% or less of the Area Median Income (AMI), or \$14,050 a year for a person living alone in 2018.

Through contracts with the City of San Antonio and the San Antonio Housing Authority, Merced can serve families with incomes between 80% - 120% AMI.



Owner-Occupied Repair Program

Merced has leveraged more than \$2,000,000 and repaired more than 600 homes through the programs under the Owner-Occupied Repair Program umbrella.



Owner-Occupied Repair Program



Before



After

SAHA Program

Owner-Occupied Repair Program



Before



After

City of San Antonio Program

Resident-Focused Approach

- In addition to safety and livability, resident satisfaction is one of the goals of the OORP
- Merced employees are able to not only evaluate the construction and building needs of the house itself, but also what the resident may need to make it a home
- By using a resident-focused approach to determine what is important for the resident to be able to do in their home, Merced can go even further to improve the resident's quality of life

Funding Sources

- **City of San Antonio**
- **Bexar County**
- **Texas State Affordable Housing Corporation**
- **Foundations and Organizations**
- **Donations**

Systems

- **Accounting and recordkeeping**
- **Grant process**
- **Time and fund management**
- **Extensive planning**
- **Vetting contractors**



Questions?