

MERCED HISTORY TIMELINE

Founders identify **affordable housing** as San Antonio's most pressing need



1993

Merced is founded under the auspices of Mercy Housing, Denver, CO. **Susan R. Sheeran** named President

1995



Casitas de Merced in Somerset opens to residents, serving older adults. **Resident Services Program** begins with first property developed



1997

Merced separates from Mercy Housing and incorporates as **Merced Housing Texas**

1999



Merced begins **Single Family Acquisition and Rehabilitation Program**



2000

Merced begins **Serve Our Seniors (SOS) Emergency Repair Program**

2002



Merced completes construction of **Stablewood Farms Apartment Homes**

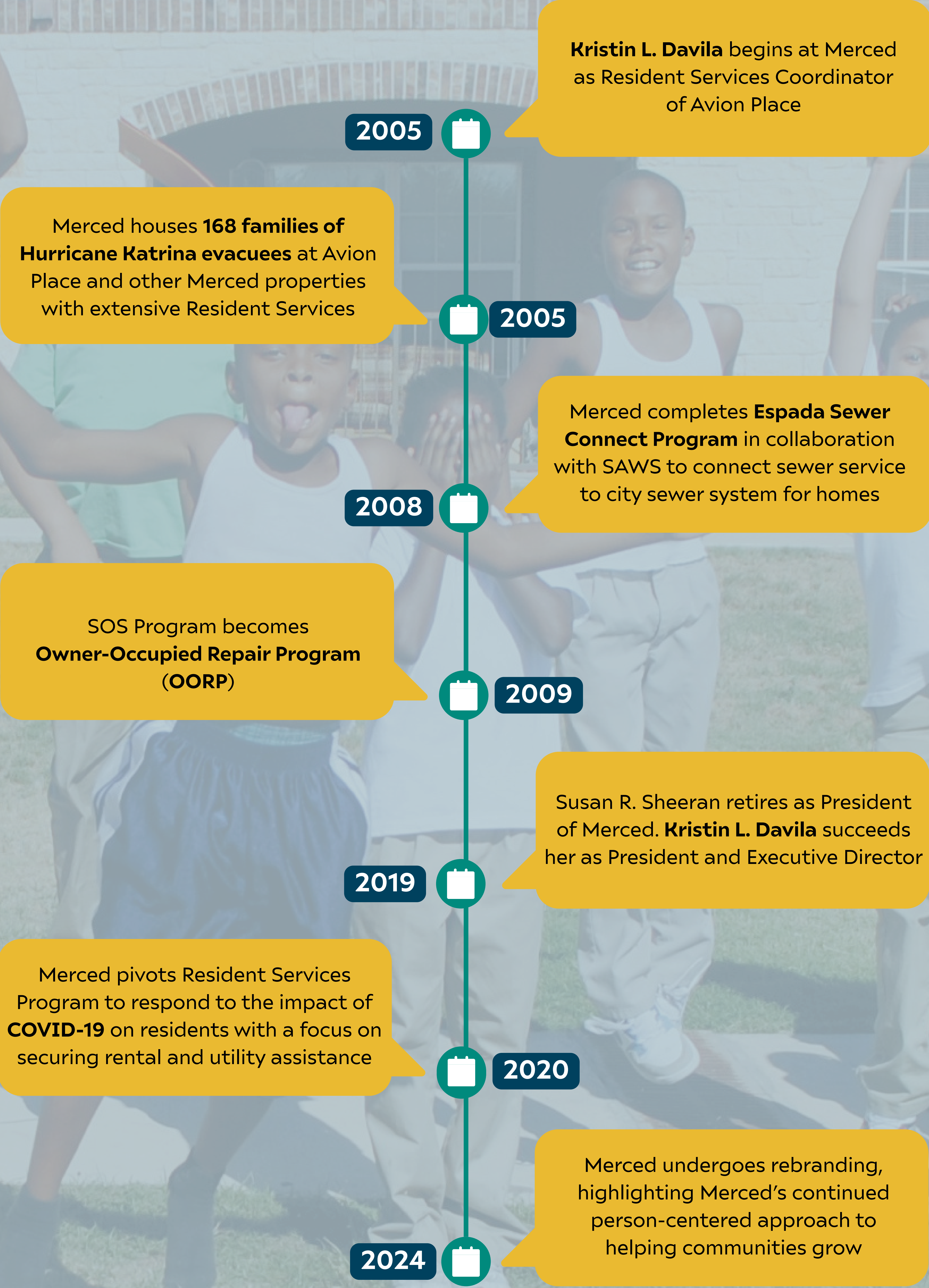


2003



CELEBRATING 30 YEARS OF SERVICE

MERCED HISTORY TIMELINE



1980'S - 1995: MERCED'S FOUNDING

In 1995, Merced Housing Texas was founded.

It began as a challenge from San Antonio Councilwoman and civic leader María Antonietta Berriozábal to San Antonio's congregations of Catholic sisters. In the late 1980s, Berriozábal charged them with collaborating to define and address the most crucial need in San Antonio. Affordable housing emerged as the most pressing one.



From left to right: Sr. Dorothy "Dot" Ettling, CCVI, María Antonietta Berriozábal, Sr. Jane Ann Slater, CDP



The first location of Merced Housing Texas office at 3120 Ashby Place in San Antonio, Texas



From left to right: Chris Sembera, Sr. Susan Mika, OSB, Susan R. Sheeran, Lou Walters Caldwell

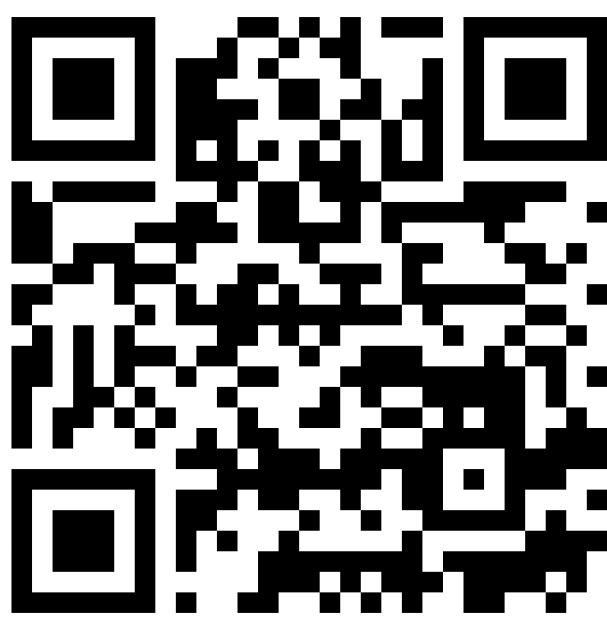
FOUNDING CONGREGATIONS

- Congregation of Benedictine Sisters
- Congregation of Divine Providence
- Congregation of the Sisters of Charity of the Incarnate Word
- Daughters of Charity of St. Vincent de Paul
- Missionary Catechists of Divine Providence
- Sisters of the Holy Spirit and Mary Immaculate

ASSOCIATE CONGREGATIONS

- Congregation of St. Brigid
- Daughters of Mary Immaculate
- Sisters of the Incarnate Word and Blessed Sacrament
- Ursuline Nuns of San Antonio
- Sisters of the Holy Family

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CELEBRATING 30 YEARS OF SERVICE

LEADING WITH VISION & COMPASSION

In acknowledgment of Our Past Board Members



From left to right: Sr. Jane Ann Slater, CDP, Sr. Mary Louise Barba, MCDP, Dr. Larry Hufford, Sr. Susan Mika, OSB, Lisa Archey

“Even before Merced started, we had committees and groups to start to figure out what was the need.”
-Sr. Susan Mika, OSB.



The history of Merced’s Board of Directors is the history of Merced. In a sense, board service began before Merced came into being. “Even before Merced started, we had committees and groups to start to figure out what was the need,” said Sr. Susan Mika, OSB. Catholic Sisters and others who worked to form Merced would later transition into board membership.

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2010 Merced Housing Texas Board of Directors



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1997: CASITAS DE MERCED

Casitas de Merced in Somerset, Texas, was the first major development of Merced Housing Texas and required a collaboration between three significant partners – the City of Somerset, the San Antonio Housing Trust, and Bexar County.



Dignitaries and residents of Casitas de Merced at opening blessing ceremony.



From left to right: Sr. Susan Mika, OSB, Kelly Edwards, Lou Walters Caldwell, Sr. Jane Ann Slater, CDP, Sr. Carol Ann Jokerst, CCVI, Susan R. Sheeran with rendering of Casitas de Merced

The impetus for creating this multi-family community first came from the need for a development partner. The process included transferring ownership of the land to Merced and approval of the transfer from Bexar County Commissioners.



Located at Somerset, Texas, Casitas de Merced was Merced’s first affordable housing development and focused on serving older adult residents.

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CELEBRATING 30 YEARS OF SERVICE

2000: SINGLE FAMILY PROGRAM



Construction work on 415 Nevada on San Antonio’s East Side



Merced staff Casimiro (C.B.) Briseño and Edgar T. Sandoval reviewing building plans



Student volunteers assisting with demolition

In late 2000, a Trinity University professor and their friend wanted to save a house on San Antonio’s East Side. They were willing to fund the rehabilitation but lacked the expertise to do the work. At that time, the City of San Antonio was set to demolish the house. The San Antonio Housing Trust loaned Merced funding to acquire the home. Merced rehabilitated the house and sold it to a family living on a low income and later reimbursed the professor and his friend for their initial investment.



New homeowner Eddie Pichardo standing in front of his home

This became the inspiration and catalyst for Merced’s Single-Family Program. Merced would rehab a home, sell it to first-time homebuyers living on low incomes, and then replace the San Antonio Housing Trust funds to repeat the process. When the program ended in 2015, twenty-one families had realized the dream of home ownership, twenty-one homes had been rescued from demolition, and twenty-one neighborhoods had been uplifted.

2002: SERVE OUR SENIORS & OWNER-OCCUPIED REPAIR PROGRAM



Rosa Mercado, first homeowner to receive repairs through Merced’s Serve our Seniors Emergency Repair Program (now Owner-Occupied Repair Program)

Ms. Rosa Mercado was a proud Army veteran. She occasionally hosted Denver Heights Community meetings on San Antonio’s East Side. In 2002, former President Susan R. Sheeran attended a meeting in Ms. Mercado’s home for the first time. Ms. Mercado was the most generous of hosts, and Sheeran became even more impressed with Ms. Mercado when she saw the challenges that the conditions of her house posed.

Sheeran offered to investigate whether Merced could help repair her home. With an initial \$5,000 grant from the Dave Coy Foundation of the Bank of America and donations of materials and labor from Encore Property Management and others, Merced made extensive repairs to Ms. Mercado’s home. “And one thing led to another,” Sheeran said. “But then I realized that this was just a drop of water in a big, huge ocean of need.” The Serve Our Seniors (SOS) Emergency Repair Program was born.



“ I realized that this was just a drop of water in a big, huge ocean of need. ”

-Susan R. Sheeran



CELEBRATING 30 YEARS OF SERVICE

2001-2008: LOS VECINOS

In 1998, homeowners living in the Mission Espada neighborhood had no water or sewer service. They were using outhouses and cesspool systems.



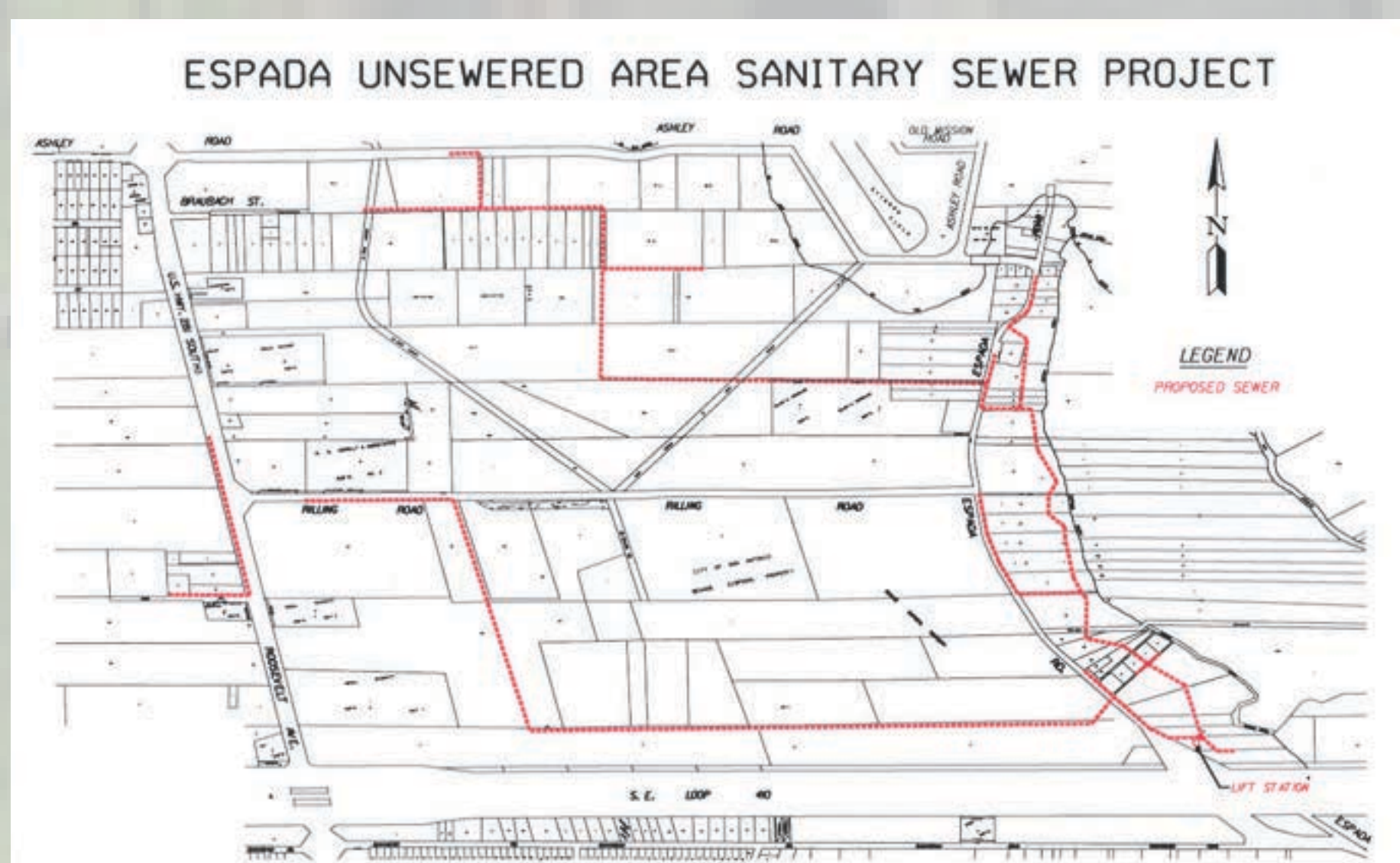
Left to right: Susan R. Sheeran, Roberto Anguiano, Sr. Jane Ann Slater, CDP

The Los Vecinos de las Misiones project was made possible through a collaboration between Merced and:

- San Antonio Water System (SAWS)
- SAWS board member and President of the Mission Espada neighborhood association, Roberto Anguiano
- Metropolitan Health District Director, Fernando Guerra
- Legal aid nonprofit Texas CBAR



Over the course of seven years from start to finish, neighborhood homeowners received water and sewer connections and the necessary rehab of their homes.



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CELEBRATING 30 YEARS OF SERVICE

2003: STABLEWOOD FARMS

Finished in 2003, Stablewood Farms Apartments was the first large apartment development Merced undertook. Like several Merced communities, part of its financing was from the federal Department of Housing and Urban Development (HUD). Today, Merced owns or has developed 14 affordable housing communities across seven Texas cities.



Construction of Stablewood Farms Apartments

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The late Arun Verma, founder of Galaxy Builders, the general contractor that built Stablewood Farms Apartments



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2012: CASITAS DE VILLA CORONA

In 2012, Merced finished development of Casitas de Villa Corona, a HUD Section 202 community, providing deeply affordable homes to older adults living in low, fixed-income households.



Casitas de Villa Corona residents



Eva, the first Casitas de Villa Corona resident



An original advertisement for Casitas de Villa Corona



Construction of Casitas de Villa Corona



CELEBRATING 30 YEARS OF SERVICE

2019: THE 800 AT BELLSHIRE APARTMENTS REHABILITATION

The 800 at Bellshire Apartments has transformed from the development Merced acquired in 2001 to a virtually new apartment community.

In 2001, Merced greatly extended its reach by purchasing The 800 at Bellshire Apartments in Conroe, Texas.

Damage from Hurricane Ike in 2008 and two fires in 2015 had Merced struggling to make necessary repairs. Merced applied to the Houston-Galveston Area Council for a \$50,000 loan. Instead, Merced was awarded a 10-year forgivable loan of \$16.5 million. "We were stunned," said Kristin Davila, Merced's President & Executive Director, "It was a miracle. The property couldn't sustain more debt to make the repairs."



The 800 at Bellshire before renovations

“
**It was a miracle.
The property
couldn't sustain
more debt to make
the repairs.**
-Kristin L. Davila
”



The 800 at Bellshire during renovations

In April 2019, Merced finished completely rehabilitating 300 units in 35 buildings as well as the building exteriors.

Scan to learn more!



Merced staff and volunteers at The 800 at Bellshire



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2005: HURRICANE KATRINA SUPPORT

In the wake of Hurricane Katrina, Merced housed 168 families who had evacuated from New Orleans at its San Antonio affordable housing communities. Merced’s Resident Services Program was a critical support for them.



Susan R. Sheeran and two Katrina evacuees

One new resident, Obie, began her journey to San Antonio by evacuating New Orleans with her aging mother and 13 year old daughter to avoid the destruction the city would face with Hurricane Katrina.

“I came here and meet the staff and Susan and I remember asking Susan for a job,” says Obie. “With the help of Alamo Work Source, I got a job here! I was so happy because now I could get a bigger place at Avion and start making a home.”



Susan R. Sheeran and Obie, Katrina evacuee who became a resident of Avion Place

“We had a community meeting where we had gotten someone to provide dinner for the families. I stood up in front of the group, and I said, ‘As you get settled here, let us know what you need.’ I almost fell down because someone said, ‘Could you get me a can opener?’ She had been given food, but she didn’t have the ability to open this can of food.”

-Susan R. Sheeran

Scan to learn more!

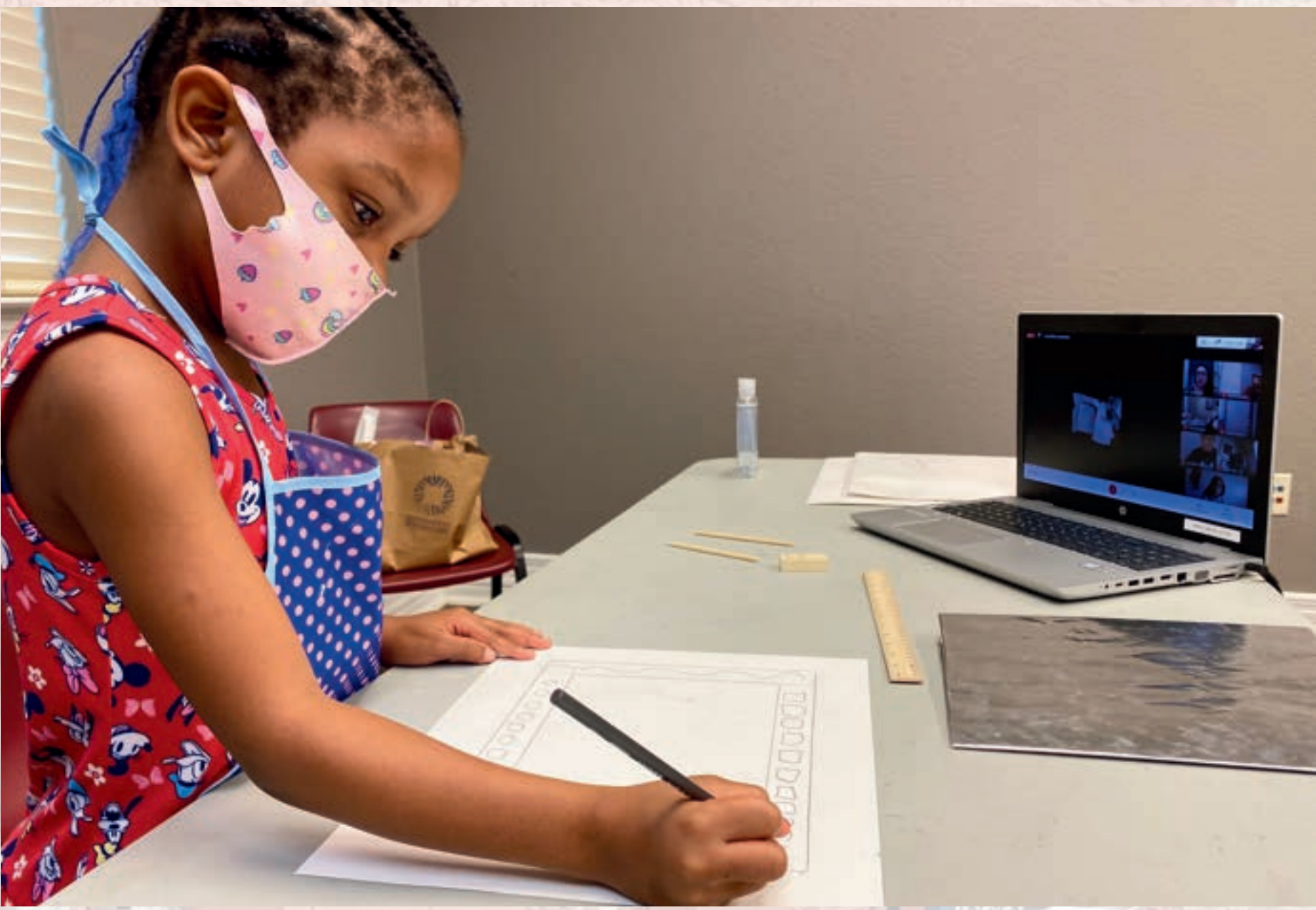


CELEBRATING 30 YEARS OF SERVICE

2020: COVID-19 PANDEMIC SUPPORT

In 2020, Merced strategically pivoted its programs to ensure uninterrupted service delivery to residents and homeowners during the COVID-19 Pandemic.

Through a collaboration with the Southwest School of Art, Merced was able to provide online art classes for youth living at Merced apartment communities.



One-on-one support was key to preventing social isolation and keeping residents connected to vital resources.



Food security continued to be a priority with new measures in place to ensure everyone's safety.



Merced hosted several vaccine clinics to ensure residents of all ages had opportunities for preventative care.



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CELEBRATING 30 YEARS OF SERVICE

AFFORDABLE HOUSING & RESIDENT SERVICES

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.



The Resident Services program supports residents in these communities in pursuing their own goals of mental, physical and financial wellness.

The program focuses on key areas that support housing stability:

- Food Security
- Health & Wellness
- Community Engagement
- Financial Security
- Enrichment & Education



Scan to learn more!



CELEBRATING 30 YEARS OF SERVICE

OWNER-OCCUPIED REPAIR PROGRAM

As houses age and begin to deteriorate, financial hardship and limited income can create barriers to making the repairs necessary to prevent homes from falling into dangerous conditions.



The Garcia family, recent home repair recipients in Von Ormy

The Owner-Occupied Repair Program (OORP) began in 2002 to make health, safety, and accessibility repairs for homeowners living on low incomes whose homes have significantly deteriorated to the point of becoming hazardous living environments. Repairs can include electrical, plumbing, ADA accessibility modifications, roofing, HVAC, foundation, and flooring.



The Garcia family home before repairs

Scan to learn more!



The Garcia family home after repairs



CELEBRATING 30 YEARS OF SERVICE

WHERE WE ARE NOW



Today, Merced Housing Texas stands as a recognized thought leader in affordable housing, often invited to participate in panel discussions and committees that help shape housing policy and practice.

Through vital partnerships with other housing stakeholders in San Antonio, we collaborate to bring homeowners home maintenance workshops, ensuring families have the tools to care for their recently repaired homes. At the same time, we are engaging Merced apartment community residents in meaningful conversation about trauma-informed design and community expansion, making sure their voices help shape the future of affordable housing.



Our 2024 rebranding efforts have strengthened Merced's identity, increasing awareness of our mission and deepening connections with the communities we serve. Through it all, our focus remains the same -- putting people first and building strong, healthy communities that thrive for generations to come.

Stay connected with us at mercedhousingtexas.org
or follow us @mercedhousingtexas



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