



Affiliate of Community Housing Advocates, Inc.

40 Years of Mercy
FISCAL YEAR 2023
ANNUAL REPORT

01773

Mercy Housing and Shelter Corp.
249 Steele Road
West Hartford, Connecticut 06117

Accept my contribution of:

Signed _____

TOGETHER WE WILL MAKE A DIFFERENCE



CONTENTS



04

A LETTER FROM
OUR CEO

05

YOUR
STEWARDSHIP IN
ACTION

06

SISTER PAT IMPACTS
MERCY HOUSING

07

FINANCIAL REPORT

09

THANK YOU

DEAR FRIENDS



As I look back on Mercy Housing and Shelter Corporation's 40-year history, I am reminded of Sir Isaac Newton who said, "If I have seen further, it is by standing on the shoulders of Giants."

Our organization was founded by the **Sisters of Mercy**, whose foresight to address the pressing issue of homelessness in Hartford led to the purchase of St. Elizabeth House in 1983. I would be remiss not to mention the **Daughters of the Holy Spirit**, whose approval of the purchase of St. Elizabeth House and, nearly 40 years later, CHA's purchase of their convent to open *The Haven at Charter Oak* has helped prevent more individuals in our community from experiencing homelessness.

Our strong foundation was built by those who came before me; particularly **Sister Patricia "Pat" McKeon**. Sister Pat's innovative spirit has shaped our organization into one that is not afraid to act to better serve our participants.

Finally, there is you; **our generous donors and community partners** who have believed in our mission for the past 40 years. Your steadfast support provides the resources to address the increased need for housing and supportive services in our community. The results of your stewardship are highlighted in this report, and as you will see...**you are making a difference!**

Thank you for being the Giants of Mercy Housing and Shelter Corporation. You have helped us become the forward-thinking and caring organization we are today, and I could not be more grateful.

Sincerely,

KARA A. CAPONE, MA, MPH

**CHIEF EXECUTIVE OFFICER
COMMUNITY HOUSING ADVOCATES**

EXECUTIVE LEADERSHIP

Chief Executive Officer

Kara A. Capone, MA, MPH

Chief Operating Officer

Kathleen R. Shaw

Chief Financial Officer

Daniel Gurvich

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YOUR STEWARDSHIP IN ACTION

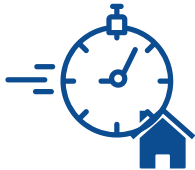
Your support makes a difference in the lives of the individuals and families Mercy Housing and Shelter Corporation serves. Here are some of the ways you helped during the 2023 fiscal year:



81,029 meals were served between St. Elizabeth House and the Friendship Center.



149 households were served by our Permanent Supportive Housing program, which helps those with very low incomes and serious and persistent conditions have a place to call home.



151 households were served by our Rapid Rehousing program, which helped them find and maintain housing after experiencing literal homelessness.



199 individuals with complex needs were assisted on their road to recovery and housed through our residential programs.



Mercy Homeless Diversion staff kept **947 participants** in a housing crisis out of a homeless shelter:

- **735 participants in Greater Hartford** were served in partnership with the Greater Hartford Coordinated Access Network.
- **212 participants in Greater Middletown** were served in partnership with the Middletown-Meriden-Wallingford Coordinated Access Network.

Other Accomplishments:

- The Haven at Charter Oak celebrated its first anniversary as a program in 2023.

SISTER PAT IMPACTS MERCY HOUSING

Sister Patricia “Pat” McKeon, RSM, is many things: a member of the Sisters of Mercy, a former Executive Director of Mercy Housing and Shelter Corporation, and a staunch advocate for the hungry and homeless in Hartford. Sitting down with her is more than an opportunity to learn about her time at Mercy Housing – it is a window into how the state of homelessness has changed since the Sisters of Mercy took on housing as a corporate ministry in 1983.

“Homelessness as we know it today was just coming to the fore,” she says, identifying the closure of Connecticut’s psychiatric hospitals as a flashpoint in the rise in homelessness in Greater Hartford. “I know people came to us and said, ‘Well, their discharge plan was to go to the soup kitchen, go to the shelter, and go to Welfare on Monday’. And, often, this was Friday afternoon.”

The AIDS crisis of the 1980s and 1990s demonstrated how multifaceted the issue of homelessness can be. The public health risks and ostracization of those living with HIV/AIDS was a detriment to their wellbeing. Mercy Housing addressed this by opening Mercy House; Connecticut’s first 24/7 program for single, homeless adults living with HIV/AIDS and co-occurring disorders. Sister Pat mentioned the broader purpose of Mercy House, beyond managing a participant’s illness. “We made them feel safe. We made them feel loved.”

Ensuring those experiencing homelessness could be housed was a large part of Sister Pat’s tenure as Executive Director. Between 1998 and 2015, Mercy Housing expanded its Permanent Supportive Housing initiatives, opened The Residence at Saint Mary’s and Catherine’s Place, and made significant capital improvements to St. Elizabeth House. She also implemented the Recovery model of care agency-wide, which empowers participants to move towards self-sufficiency.

When asked why supporting Mercy Housing and Shelter Corporation is so important, Sister Pat provided a simple answer. “It’s being a good person...to be able to relate to another person in need.”

Thank you, Sister Pat, for your commitment to Mercy Housing and Shelter Corporation.



FINANCIAL REPORT

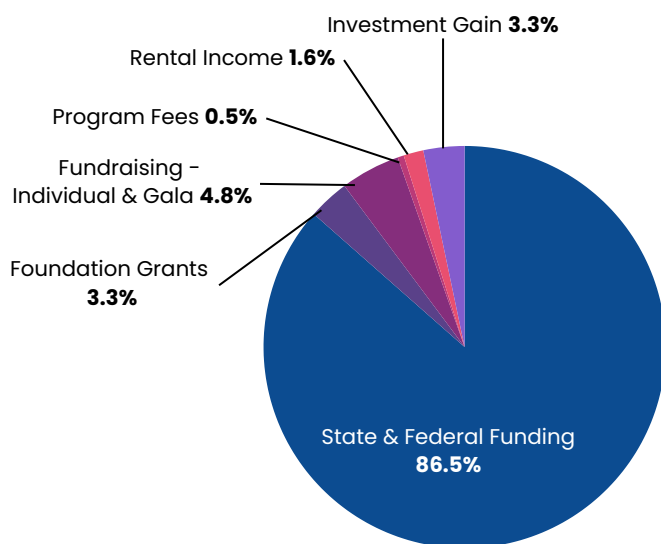
Mercy Housing and Shelter Corporation FY 2023

Income:

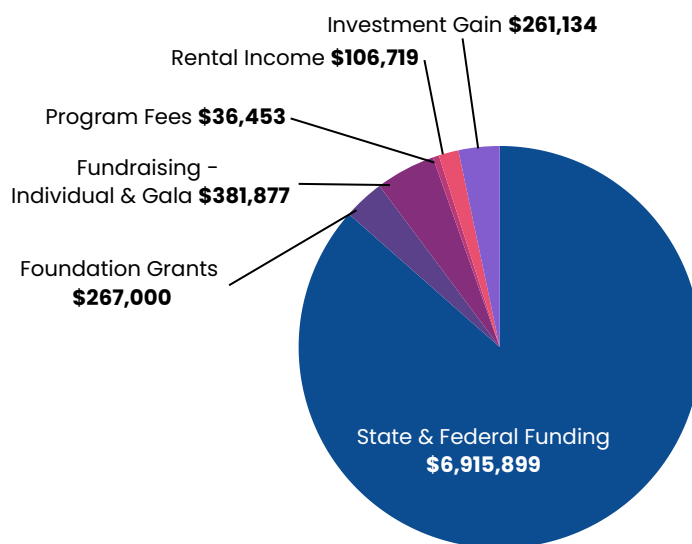
\$7,990,749

State & Federal Funding	\$6,915,889	86.5%
Foundation Grants	\$267,000	3.3%
Fundraising - Individual & Gala	\$381,877	4.8%
Program Fees	\$36,453	0.5%
Rental Income	\$128,386	1.6%
Investment Gain, Net	\$261,134	3.3%
Total	\$7,990,749	100%

Income By Source %



Income By Source \$



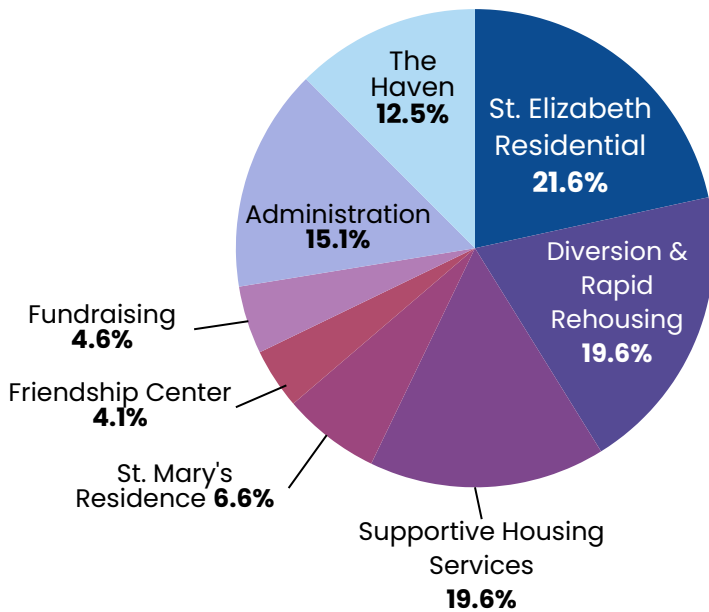
	6/30/2023	6/30/2022	FY 2023 Change
Assets	\$11,971,105	\$12,036,576	(\$65,471)
Liabilities	\$1,193,317	\$1,375,412	(\$182,095)
Net Assets	\$10,777,788	\$10,661,164	\$116,624

Expenses:

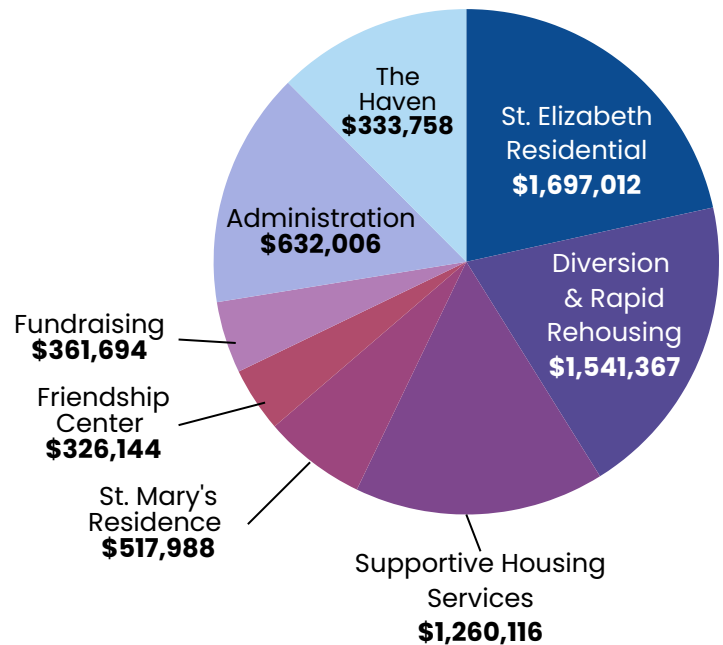
\$7,874,125

St. Elizabeth Residential	\$1,697,012	21.6%
Diversion & Rapid Rehousing	\$1,541,367	19.6%
Supportive Housing Services	\$1,260,116	16.0%
St. Mary's Residence	\$517,988	6.6%
Friendship Center	\$326,144	4.1%
Fundraising	\$361,694	4.6%
Administration	\$1,188,473	15.1%
The Haven	\$981,331	12.5%
Total	\$7,874,125	100%

Expenses By Category %



Expenses by Category \$



THANK YOU!

Mercy Housing and Shelter Corporation is grateful for the generous support of our individual donors, corporate and private businesses, faith-based communities, and area partners in fulfilling our mission. We would like to highlight the following entities and individuals for their contributions this fiscal year:

Impact Partners (\$400,000+)

Hartford Foundation for Public Giving

Heroes (\$20,000–\$49,999)

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Ensworth Charitable Foundation, Bank of America, N.A., Trustee

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TJX Foundation

The Hartford Financial Services

Visionaries (\$10,000–\$19,999)

Archdiocese of Hartford, Inc.

Bank of America

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Kathleen Schroeder

Sisters of Mercy of the Americas – Office of Ministry

Ruth L. Woodford

Hope Builders (\$5,000–\$9,999)

Patricia G. Bourbeau

Community Foundation of Middlesex County

Marylou Fancher Memorial Scholarship Foundation

Hartford Hospital

Henry E. Niles Foundation, Inc.

The Estate of Margaret A. Machnicki

Tony and Gail March

PWC, LLP

Rose Family Foundation

John F. and Donna V. Sennott

The Church of Saint Catherine of Siena

The Swindells Charitable Foundation, Bank of America, N.A., Trustee

Hope Builders (cont.)

Tito's Handmade Vodka

Webster Bank

Champions(\$2,000–\$4,999)

Anonymous

Kristine Bankowski*

Timothy and Diane Bengston

Bruyette Family Foundation

Tony and Rita Cavallaro

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Connecticut Housing Finance Authority

Joseph and Brittany Covill

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The Congregational Church in South Glastonbury

The Vernon D. and Florence E. Roosa Family Foundation Memorial Fund

Reginald and Davida Thibault

Town Fair Tire Foundation

William and Sarah Treese

UBS

** Indicates membership in Sustainers Circle*

THANK YOU!

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Thank You to our Sustainers Circle!

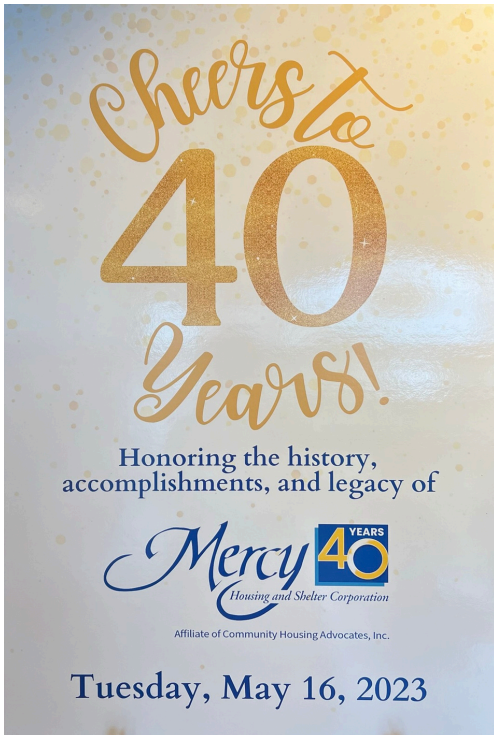
We give special acknowledgement to our Sustainers Circle. These recurring donors contribute regularly, helping to sustain Mercy Housing and Shelter Corporation with income that we know we can count on. Some donate through our website by selecting the “Recurring” option, while others donate through their workplace giving campaign. In some instances, their employer even matches their donations. We are grateful for these regular donors:

Mikayla Alexander
Gene Arnold
Kristine Bankowski
Theresa M. Christy
Edward Engberg
John Greco
Lisa Hoisl
Brian Labbe
Stephen W. Larcen and Susan M. Graham
Cassandra Murphy
Ellen S. Ryczek
Kellyanna Thompson
Patricia M. Unkrich

For questions about recurring donations or an employer match, please contact Annette Scheidecker at ascheidecker@mercyhousingct.org

These lists reflect donations received between July 1, 2022 and June 30, 2023. All efforts have been made to ensure accuracy. If we have missed your name in error, we sincerely apologize and ask you to please contact us at (860) 808-2044.

** Indicates membership in Sustainers Circle*



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(860)808-2048
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In 2018, Mercy Housing and Shelter Corporation decided to combine operations with another long-standing organization, My Sisters' Place, to form Community Housing Advocates. Mercy Housing and Shelter Corporation continues to operate under its current name and maintains its own separate tax identity and 501 (C) 3 status.