

2015 Annual Report

Affordable Quality • Housing Solutions



Mission

The Midlands Housing Trust Fund provides financing, technical assistance, and advocacy for the creation, preservation, and rehabilitation of affordable housing for households at or below 80% of area median income in the Midlands region of South Carolina.



Loans

The Midlands Housing Trust Funds provides flexibly underwritten, low-interest loans to developers seeking to create housing that is affordable to people who earn less than 80% of area median income. In Richland County, South Carolina, a single person earning \$34,550 or a family of four earning \$49,350 meets the 80% of area median income threshold. In two counties in our service area – Richland and Lexington – more than 90,000 households earn below 80% of area median income.

Impact

Since 2011 the Midlands Housing Trust Fund has provided \$642,023 in financing that leveraged \$26,506,873 in financing from other public and private sources to build, preserve, or rehabilitate 198 units of affordable housing. When units currently being constructed are completed, more than 500 Midlands citizens will occupy housing the Midlands Housing Trust Fund helped to finance.

Affordable housing units financed by the Midlands Housing Trust Fund reduce the number of households in the region suffering from “housing cost burden,” paying more than 30% of their income for housing costs. Housing cost burden forces working adults and families to make difficult choices between keeping a roof over their heads, accessing health care or medication, buying nutritious food, or maintaining transportation needed to get to and from work.

Affordable housing loans made by the Midlands Housing Trust Fund also:

- 1** Create new housing units or rehabilitate or preserve existing housing units;
- 2** Provide and sustain employment opportunities;
- 3** Strengthen and revitalize neighborhoods; and
- 4** Help households build financial wealth by reducing the amount of money they must spend on housing.

December 31, 2015

From the Executive Director and Board of Directors Chairman

This past year has been especially eventful for the Midlands Housing Trust Fund. I hope you will receive the information shared in this report with the same degree of excitement with which we present it.

From 2011 through 2014 the Midlands Housing Trust Fund was in a “ramp-up” phase: securing operations and loan capital; hiring its first executive director; forging relationships with borrowers and other stakeholders; and building a loan portfolio to prepare for application as a U.S. Department of Treasury certified Community Development Financial Institution (CDFI).

We chose not to issue detailed Annual Reports from 2011-2014 while the Midlands Housing Trust Fund was in capacity-building mode. At the close of 2015 we reflected on how much has been accomplished in a few short years and present this aggregate report to inform you of all that has been achieved by the Midlands Housing Trust Fund in collaboration with many partners,

funders, stakeholders, investors, government leaders, friends – and, most of all, by the people who reside in the affordable housing units the Midlands Housing Trust Fund has helped to finance!

The board and staff of the Midlands Housing Trust Fund believe that access to quality affordable housing is a cornerstone of family success, good health, and thriving communities. Without a safe place to live within the financial means of an individual or family, one’s full economic potential cannot be reached. Equitable access to opportunities for housing, employment, and education, are what builds great communities. The Midlands Housing Trust Fund is committed to growing a sustainable organization to help strengthen the fabric of vibrant cities and towns across South Carolina.

As you will see on these pages, we have done a lot with just a few resources. We pride ourselves on operating a lean business model, intentionally focusing on what we like to call “making mission,” meaning specifically that we provide low-cost, flexible affordable housing loans for households at or below 80% of area median income. In our region this includes many types of folks – police officers, service industry workers, firefighters, bank tellers, and custodians. All of these people need a decent place to live, close to their places of employment, and within their means. With your continuing support and goodwill, we look forward to building our capacity to “make mission” and finance many more affordable housing units for years to come.

Thank you for being a partner in our success.

Respectfully yours,



Brian Huskey
Executive Director
Midlands Housing Trust Fund



Jeff Allen
Chairman, Board of Directors
Midlands Housing Trust Fund

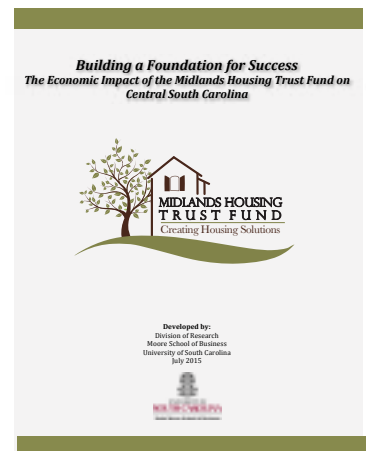
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FY 2014-15 Highlights

- > **\$124,040 Technical Assistance award from the CDFI Fund of the United States Department of Treasury.**
- > **Certified by the South Carolina State Department of Commerce as a Community Development Financial Institution (CDFI).**
- > **Completed an updated strategic plan with a goal of securing at least \$5-\$7 million in loan capital.**
- > **Initiated a comprehensive formal capitalization plan to ensure the long-term sustainability of the Midlands Housing Trust Fund.**
- > **Released a Regional Economic Impact Analysis demonstrating:**
 - > **Total annual economic impact of \$4.8 million;**
 - > **33 jobs created or sustained,**
 - > **\$1.4 million in employment income for Midlands citizens**

Please see the complete Economic Impact Study here:



MIDLANDS HOUSING TRUST FUND

Project Accomplishments

Project Name	Project Sponsor	City	County	MHTF Investment	Other Sources	Total	# Units	# Served*	Type
Live Oak Place	Trinity Housing Corporation	Columbia	Richland	\$75,000	\$491,364	\$566,364	4	8	Duplex (2, 4 units total)
Sloan Road Apartments	Santee Lynches CDC	Columbia	Richland	\$45,000	\$1,005,000	\$1,050,000	24	65	Multi-family
Colleton St	Santee Lynches CDC	Columbia	Richland	\$15,000	\$15,000	\$30,000	1	2	Single Family
Parliament Dr	Community Assistance Provider	Columbia	Richland	\$15,000	\$53,200	\$68,200	1	2	Single Family
Faraway Dr	Community Assistance Provider	Columbia	Richland	\$15,000	\$196,300.00	\$211,300	3	11	Single Family (3)
Daleview Project	Community Assistance Provider	Columbia	Richland	\$30,000	\$235,050	\$265,050	4	12	Single Family (4)
Daleview Project	Community Assistance Provider	Columbia	Richland	\$36,000	\$27,000	\$63,000	1	3	Single Family (1)
Coco Rd	Central SC Habitat for Humanity	Columbia	Richland	\$11,000	\$109,972	\$120,972	1	2	Single Family
Floyd St	Central SC Habitat for Humanity	Columbia	Richland	\$9,123	\$65,664	\$74,787	1	2	Single Family
New State Rd	Central SC Habitat for Humanity	Cayce	Lexington	\$12,400	\$96,268	\$108,668	1	3	Single Family
Laurie Lane	Affordable Housing Resources	Columbia	Richland	\$8,500	\$11,000	\$19,500	1	3	Single Family (1)
Edisto Ct. Townhouses	Columbia Development Corp.	Columbia	Richland	\$120,000	\$3,000,000	\$3,120,000	32	100	Multi-family
Phase II Village at Rivers Edge	VRE II, LLC	Columbia	Richland	\$250,000	\$20,559,032	\$20,809,032	124	250	Multi-family
				\$642,023	\$25,864,850	\$26,506,873	198	463	

Locations

Inside City of Columbia

Unincorporated areas of Richland County

Outside Richland County

*Total projected to be served after all construction is complete.

Statements of Financial Position for the year ended June 30, 2015

CURRENT ASSETS

Cash and cash equivalents	\$ 105,243
Restricted cash	\$ 183,000
Contributions and grants receivable	\$ 18,200
Loans receivable, net	\$ 69,642
Prepaid expenses	\$ 2,163
Other current assets	\$ 500
TOTAL CURRENT ASSETS	\$ 379,368

OTHER CURRENT ASSETS

Property & equipment	\$ 1,919
Loans receivable, net of allowance for loan losses and current portion	\$ 345,138
Total other assets	\$ 347,057
TOTAL ASSETS	\$ 726,425

LIABILITIES & NET ASSETS

Accounts payable	\$ 20,809
Accrued expenses	\$ 2,614
Notes payable, current portion	\$ 4,450
TOTAL CURRENT LIABILITIES	\$ 27,873

OTHER LIABILITIES

Notes payable	\$ 120,550
Total other liabilities	\$ 120,550
TOTAL LIABILITIES	\$ 148,423

NET ASSETS

Unrestricted	\$ 327,254
Board designated	\$ 67,148
Temporarily restricted	\$ 183,600
Total net assets	\$ 578,002
TOTAL LIABILITIES AND NET ASSETS	\$ 726,425

REVENUE	Unrestricted	Temporarily Restricted	Total
Grants	\$ 279,956	\$ 259,040	\$ 538,996
Contributions	\$ 2,553	-	\$ 2,553
Program fees	\$ 8,317	-	\$ 8,317
Miscellaneous revenue	\$ 347	-	\$ 347
Net assets released from restriction	\$ 139,850	(\$139,850)	-
TOTAL REVENUES	\$ 431,023	\$ 119,190	\$ 550,213
EXPENSES			
Program services	\$ 156,577	-	\$ 156,477
MG&A	\$ 47,332	-	\$ 47,332
Fundraising	\$ 9,015	-	\$ 9,015
TOTAL EXPENSES	\$ 212,824	-	\$ 212,824
CHANGE IN NET ASSETS	\$ 218,199	\$ 119,190	\$ 337,389
Net assets, beginning of year	\$ 176,203	\$ 64,410	\$ 240,613
Net assets, end of year	\$ 394,402	\$ 183,600	\$ 578,002

Elliott Davis Decosimo audited the Midlands Housing Trust Fund for the period ending June 30, 2015, and provided an unmodified opinion of the organization's financial statements, the highest such rating offered.

Board of Directors FY 2015-16

Jeff Allen, Chairperson

Attorney-at-Law
McNair Law Firm

Grant Duffield, Vice-Chair

Director, Insurance & Medical
Services
South Carolina Department of
Insurance

Jeff Larimore, Treasurer

Certified Public Accountant
Chief Operating Officer
Arnold Family Companies

Peyton Bryant, Secretary

Brokerage Associate
NAI/Avant

Daniel Coble

Attorney-at-Law
Fifth Solicitor's District

Jamie Devine

Chief Executive Officer
Community Assistance Provider

Anita Floyd

Senior Director
United Way of the Midlands

Tommy Harris

Vice-President
First Citizens Bank & Trust

Angie Hass

AVP/Business Development
Officer
Regions Bank

Ardella Hickson (low-income
representative)

Maintenance Manager
Brookland Baptist Church

John Kessler

Executive Director
Hearth Center for Eating
Disorders

Chris Kopecky

Managing Director
EDENS

John McLean

Architect
Watson, Tate, and Savory
Architecture

Kyle Michel

Kyle Michel Law Firm

Supporters

The Midlands Housing Trust Fund wishes to publicly recognize the following corporations and organizations for their commitment to creation of affordable housing opportunities in our region. Through the dedicated volunteer service of their employees on our board of directors, these organizations are actively creating a stronger, safer, better Midlands regional community for everyone.

Adrian Dominican Sisters
Community Investment Fund

Jeff Allen

AT&T

Bank of America

BB&T Bank

Peyton Bryant

Anita Floyd

Cassels Foundation

City of Columbia

Cindy Cox

Mark Cox

Grant Duffield

First Citizens Bank

John Kessler

Chris Kopecky

Kyle Michel Law Firm

Mary Reynolds Babcock
Foundation

John McLean

McNair Law Firm

Kyle Michel

Nord Family Foundation

Palmetto Health

Richland County

Win Robinson

Veronica Rodriguez

Security Federal Bank

Seton Enablement Fund of the
Sisters of Charity of Cincinnati

Sisters of Charity of South
Carolina Foundation

Brian South

TD Bank

United Way of the Midlands

Wells Fargo Bank

MIDLANDS HOUSING TRUST FUND Community Projects



Fred Delk, Executive Director, Columbia Development Corporation

“The Columbia Development Corporation had a vision for redevelopment of the Edisto Court neighborhood, which the Midlands Housing Trust Fund shared. The Trust loaned Columbia Development Corporation the funds to begin acquiring parcels of land to build some new units of affordable housing. We now have a developer lined up and the plan is moving forward. Our shared vision and the Midlands Housing Trust Fund loan catalyzed what will be a superb improvement to the neighborhood.”

“As Chemire Holdings was preparing to finalize the financing for a project for 124 new units of affordable housing, we had a gap in the amount we needed for the financing to really make sense. The Midlands Housing Trust Fund worked with all our partners to expedite the loan we needed, with flexible enough terms to satisfy layers of other financing interests. The Midlands Housing Trust Fund’s partnership in the project was exactly what we needed at just the right time in its development. We were delighted to work with them.”

**Charles Johnson, Partner, Chemire Holdings, LLC
and Carolina Panthers Defensive End**



photo credit | Gerry Melendez gmelendez@thestate.com

Zelda Benjamin and her 13-year-old son, Daniel, have been settled in their Columbia home for about a month now. They’re only able to afford it thanks to developers who are dedicated to offering housing at affordable rates and the Midlands Housing Trust Fund, which provides loans that make it financially possible for developers to do so. “I feel very blessed,” she said. “My kids have a place to call home now.”

MIDLANDS HOUSING TRUST FUND Community Projects



MHTF Executive Director, Brian Huskey speaks at Village at River's Edge groundbreaking - 124 new housing units coming in 2017



Ribbon cutting for Sloan Road Apartments – 24 rehabilitated units of affordable housing



New housing units at Rivers Edge in Columbia, SC under construction.

A MESSAGE FROM ONE OF OUR COMMUNITY INVESTMENT PROVIDERS:

“As America’s Community Bank, investing in our communities is one of the most important things Wells Fargo can do as a company. Wells Fargo is thrilled to support the Midlands Housing Trust Fund in their efforts to promote community development, and our commitment to them connects directly with our vision and values in that we are dedicated to promoting the long-term economic prosperity for everyone in our communities.”

Holt Chetwood – Wells Fargo Midlands Market President

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