



MILE HIGH COMMUNITY  
LOAN FUND

# Annual Report 2016



## Dear Friends and Supporters

In 2016, Mile High Community Loan Fund (MHCLF) continued to deliver meaningful impacts to Colorado communities. Eleven closed loans will support the development of 713 units of affordable housing and over 74,000 square feet of community space. During the year, MHCLF added to its robust portfolio of community facilities loans with the funding of a growing youth corps center in Routt County as well as an urban farming operation in Denver. MHCLF was pleased and honored as two current investors increased their funding support in 2016 for our mission going forward. Additionally, two new donor organizations provided much appreciated operating support to the organization. We are sincerely grateful for the continued support we received from historical donors in 2016 as well.

We are very excited to report, on May 1, 2016, the MHCLF acquired Funding Partners for Housing Solutions (FP) another highly regarded CDFI serving the affordable housing needs in Colorado. The two entities currently retain unique identities, but operate under a common governance and management umbrella. MHCLF and FP have worked in exceptional, close-collaboration over the years to maximize availability of capital for the benefit of low and moderate-income households across Colorado. With similar commercial business models and compatible product sets, the two organizations have regularly participated in funding residential projects, advanced policy initiatives and promoted greater collaboration within the CDFI industry. Bringing two strong organizations closer together provides a launch point for profound advancement in creating access to capital that could not be otherwise achieved.

In 2017 MHCLF will leverage the influence of these two strong brands, expanding existing relationships and forging new ones as the organization pursues its goal of reaching more people and improving the quality of life in Colorado's distressed communities.

MHCLF wishes to express its sincere gratitude to Michael Reis, our former board President who completed his term at the end of 2016. Michael served the organization with distinction and selflessness. His commitment, leadership and contributions to the organization were substantial and he will be missed. Sincerely,

*Debra Gray*  
Debra Gray  
President

*Sean Doherty*  
Sean Doherty  
Executive Director

### Borrower: Fort Collins Housing Authority

**Project:** Village on Shields  
**Description:** Bridge loan to fund re-syndication of multiple properties previously acquired in December 2012 using MHCLF financing. Village on Shields is comprised of 3 multifamily properties containing 285 units that were originally developed under the 9% LIHTC program by a private, for-profit developer in the early 1990's. Recapitalization will be assembled under the PAB/4% program and will allow for major renovations of individual units, building envelopes, and common amenities.  
**Location:** Fort Collins  
**Type:** Bridge  
**Amount:** \$600,000  
**Amount Leveraged:** \$60,060,367



### Borrower: Community Housing Development Association

**Project:** Cornell Square Senior Affordable Apartments  
**Description:** Acquisition loan for unimproved, infill land in a TOD transition zone. The site will eventually be developed to include 50 units of low- and very low-income senior housing. OHDA will submit an application for 9% LIHTC subsidy to support the project.  
**Location:** Cornell Avenue and South Peoria, Aurora  
**Type:** Acquisition  
**Amount:** \$770,200  
**Amount Leveraged:** \$15,900,000



### Borrower: Habitat for Humanity of the St. Vrain Valley

**Project:** Administrative Office Building  
**Description:** Acquisition loan to purchase a 6,720 sq ft office building for use as HHSW's headquarters and to fund modest tenant improvements. HHSW had previously rented their office space so the acquisition of a permanent facility will help to ensure sustainability for their organization as they continue to address the housing needs of the local community.  
**Location:** Longmont  
**Type:** Acquisition  
**Amount:** \$460,000

## Funding Partners Spotlight

- Servicing/Orientation Programs with 30+ different sponsors
- Servicing portfolio of 800+ consumer assistance loans
- Balance sheet portfolio of 200+ consumer assistance loans

### Partner affiliates:

- Greeley Area Habitat for Humanity
- Loveland Habitat for Humanity
- Fort Collins Habitat for Humanity
- Berthoud Habitat for Humanity
- Flatirons Habitat for Humanity
- Fort Collins Habitat for Humanity

### Project: Third Party Loan Origination Services

**Description:** Habitat for Humanity Loan Origination provided by Funding Partners' licensed Mortgage loan origination staff with each Habitat affiliate as the lead lender. Zero percent interest loans are extended to borrowers who have met the Habitat for Humanity criteria, including: ability to repay, willingness to partner and demonstrated housing need. Borrowers under the Habitat model earn between 30%-80% of HUD's area median income, complete a minimum of 250 sweat equity volunteer hours per adult applicant, and live and work in the immediate community served by the affiliate organization.

**Type:** 15 first time homebuyers, mortgage volume totaling \$2,516,688



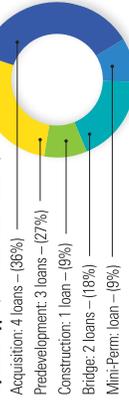
Photos: Fort Collins Habitat for Humanity, Inc.

## Financial Summary

<b>Assets</b>		
Cash & Equivalents	\$	10,387,929
Short-term Investments		1,712,876
Interest Receivable		166,217
Accounts Receivable		72,666
Net Loans Receivable - Short Term		15,781,269
Other Assets		40,519
<b>Total Assets</b>	<b>\$</b>	<b>28,161,476</b>
<b>Liabilities</b>		
Interest & Other Payables	\$	194,017
Notes Payable		8,598,972
Agency Liabilities		1,197,366
Other Liabilities		11,149,994
<b>Total Liabilities \$</b>	<b>21,140,349</b>	
<b>Net Assets</b>		
Unrestricted		7,021,127
<b>Total Net Assets</b>	<b>\$</b>	<b>7,021,127</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>\$</b>	<b>28,161,476</b>
<b>Revenues</b>		
Interest Income-Loans	\$	835,232
Fee Income		216,739
Investment Income		23,532
Grants		86,301
Provision for Loan Losses		(306,755)
Acquisition Contribution		1,273,377
<b>Total Revenue</b>	<b>2,128,426</b>	
<b>Expenses</b>		
Program Services \$		844,048
Technical Assistance		120,844
Supporting Services		272,166
<b>Total Expenses</b>	<b>\$</b>	<b>1,237,058</b>
<b>Change in Net Assets</b>	<b>\$</b>	<b>891,368</b>

## MHCLF 2016 Loans Summary

### By Loan Type (11 loans total in 2016)

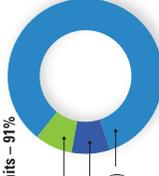


### Affordable Housing Unit Mix

784 total units funded in 2016: 713 affordable units - 91%

### Of 713 affordable units financed:

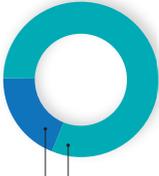
- Serving 0-30%: 47 units (6% of affordable units)
- Serving 30-60%: 54 units (8% of affordable units)
- Serving 60-80%: 616 units (86% of affordable units)



## Funding Partners 2016 Loans Summary

### On Balance Sheet (26 loans in 2016)

- Down Payment Assistance - 5 loans (19%)
- EnergySmart Partners - 21 loans (81%)



### Contract Loan Servicing (221 loans total in 2016)

- Down Payment Assistance - 70 loans (37%)
- Employee Homeownership Programs - 16 loans (7%)
- Habitat for Humanity Mortgages - 15 loans (7%)
- Ft. Collins Landmark Rehabilitation Loan Program - 4 loans (2%)
- EnergySmart Partners - 116 loans (52%)



## 2017 Board of Directors

### Debra Gray, *President*

Housing Programs Manager  
Denver Housing Authority

### Diane Leavesley, *Treasurer*

Executive Director  
Douglas County Housing Partnership

### Stefka Fanchi, *VP, Secretary*

Executive Director  
Habitat for Humanity of Colorado

### Scott Horton *VP, Loan Committee Chair*

VP, Community Lending and Investment  
Wells Fargo Bank

### Paul Bunyard

Vice President, Community Relations Officer  
Corporate Responsibility and Reputation  
BBVA Compass

### Debra Bustos

VP of Real Estate  
Urban Land Conservancy

### Nate Clyncke

Executive Director  
Rocky Mountain Community Land Trust

### Micah Halverson

Partner  
Kutak Rock LLP

### Bill Lunsford

Director of Development  
Metro West Housing Solutions  
*Retired*

### Khanh Nguyen

Portfolio Director – Healthy Living  
Colorado Health Foundation

### Mark O'Connor

Senior VP, Director of Investment  
FirstBank Holding Company

### Masouda Omar

Manager of Community Lending  
Colorado Housing and Finance Authority

### Rick Padilla

Director of Housing  
& Neighborhood Development  
Office of Economic Development

### Linda Tinney

Vice President,  
Community Development  
U.S. Bank

## 2017 Committee Members

### Finance Committee:

#### Diane Leavesley, *Chair*

Douglas County Housing  
Partnership

#### Paul Bunyard

BBVA Compass

#### Shane Houska

First National Bank

#### Randy Ilich

Colorado Federal Savings Bank

#### Priscilla Mancosky

City of Commerce City

### Loan Committee:

#### Scott Horton, *Chair*

Wells Fargo Bank

#### Becky Christoffersen

Midwest Housing Equity Group

#### Rick Hanger

State of Colorado  
Department of Local Affairs

#### Bill Lunsford

Metro West Housing Solutions  
*Retired*

#### Mark O'Connor

FirstBank Holding Company

#### Doug Selbee

Denver Office of Economic Development

#### Stephen Wessler

Hunt Mortgage Group

## Capital Investors

Argosy Foundation  
Bank of America  
Bank of the West  
BBVA Compass  
CDFI  
Colorado Federal Savings Bank  
CHFA  
City of Arvada  
City of Englewood  
CityWide  
First National Denver  
First National Bank of Nebraska  
KeyBank  
TCF Bank  
US Bank  
Wells Fargo  
City of Boulder  
City of Glenwood Springs  
City of Lafayette  
First Bank  
Gates Family Foundation  
Guaranty Bank  
Home State Bank  
Town of Carbondale  
Town of Eagle

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### Funding Partners:

[www.fundingpartners.org](http://www.fundingpartners.org)

## Operating Fund Supporters

Argosy Foundation  
BBVA Compass  
Bank of America  
Citywide Bank  
First Bank  
First National Bank of Nebraska

The PatLow Fund  
SeaChange Capital  
TCF Foundation  
U.S. Bank  
Wells Fargo Bank