



MIDWEST HOUSING
DEVELOPMENT FUND, Inc.

ANNUAL REPORT

2023
EDITION





Since its inception in 2000, Midwest Housing Development Fund, Inc. (MHDF) has been focused on filling financing gaps in the development of affordable housing through public and private resources. MHDF raises investments of debt and equity which are placed into a loan pool that is available to help finance affordable housing.

OUR MISSION

To promote sustainable community development and quality of life in the Midwest by providing resources for the development of affordable housing.

2023 IN REVIEW

In 2023, MHDF provided over \$45 million in financing distributed between thirty-four new loans. To date, MHDF has provided 290+ loans totaling over \$198 million. These loans have helped create over 9,000 affordable rental housing units for individuals and families across the Midwest.

MHDF is providing more than loans. The development of affordable housing stimulates the economy, creates jobs, and allows residents of affordable housing to spend more of their income on items other than rent. It creates workforce housing for rural areas, helping employers. MHDF loans help provide safe, quality homes for thousands of families.

We look forward to the future and continuing to meet the ever-changing financing challenges in the development of affordable housing for our communities.

NOT YOUR TRADITIONAL LENDER

Frequently organizations are interested in bringing affordable housing to their communities but are unable to pay for the upfront costs or find themselves needing additional financing. Traditional lenders and financing sources are not always able to help solve this problem. This is where MHDF can help.

MHDF utilizes a loan pool that is capitalized by low-cost, long-term capital from various investors. Funds from this pool are loaned out to sponsors of affordable housing properties when they are unable to otherwise fill a financing need. Our loans have:

- A simple application process
- Quick turnaround
- Low origination fees
- Competitive interest rates
- Consolidated closing and disbursement process with Midwest Housing Equity Group
- Flexible repayment terms based upon the specific property's needs
- MHDF staff will also provide the sponsor with no cost technical assistance. This technical assistance focuses on financial structuring, feasibility and creating capacity in the local community.

Loans are made to affordable housing property owners in conjunction with Midwest Housing Equity Group's Low-income Housing Tax Credit equity investments. It is MHDF's priority to serve households with incomes at or below 60% of the area median income. On a limited basis, MHDF also provides loans to sponsors of workforce housing that is not income restricted and has rents affordable to low-income households. When approving a loan, we consider market needs, how the property will satisfy these needs, community support and the borrower's ability to support the property.



WHAT MHDF CAN OFFER YOU

Predevelopment Acquisition Loans are typically made to a sponsor or developer who is in the post-application stages of an affordable housing property and needs capital to purchase land or existing buildings. The loans can also be used to pay for market studies, architectural drawings and other items that are necessary to secure construction financing for the development. Many lenders consider predevelopment loans to be not acceptable to their board or regulators. Because of this these loans are generally not available in the traditional financing markets.

Construction Loans are made after the financing sources have been approved and construction is ready to begin. The loans are used to pay for construction related costs either until the traditional construction loan is secured or construction is complete. In some cases, they are used to pay for construction related costs that are not covered by the primary construction lender. Construction loans are also provided if the appraised value of the property is not high enough to allow the primary construction lender to provide 100% of the needed construction financing.

Gap Financing Loans are necessary when the total costs of the property exceed the available sources of financing. This most frequently occurs when permanent sources of funds are either delayed or not approved. It can also occur when a property's actual costs exceed budgeted costs or when unexpected costs arise such as additional construction requirements from local government agencies.

Permanent Loans are made after construction is complete and the project is placed in service. These loans are first lien mortgage loans used as the primary loan source after the project is completed. At times, these loans are for small projects in rural communities and other markets where property values are depressed, and it is difficult for the local lender to provide the necessary permanent loan with a fixed interest rate.

Development Services are offered to potential borrowers, their affordable housing development team, and key stakeholders in the housing development. Technical assistance includes determination of local housing needs, project development team formation, financial packaging, determination of feasibility, discussion of development steps, collaboration with others to obtain needed financing, and assistance to borrowers after the loan closing to address concerns that arise during project development and operation.

INVESTING IN MHDF

MHDF is a tool to invest into your community and help provide:

- leveraging of private and public resources
- building capacity of nonprofit and community-based organizations
- development of much needed and frequently difficult to produce sustainable affordable housing
- economic development by providing housing for local employees and by improving neighborhoods so that more people are nearby to work and shop
- community stability

In addition to all the social benefits, an investment in MHDF can bring a return on your investment. Many of our investments are 10-year loans which we pay quarterly interest of 1% to 3%. The investor will get their capital back in year ten, or they can reinvest it with us for another term. We also have 3-5-year loans. Many of our investors receive CRA credit for their investment and our ability to leverage their funds with others can provide additional CRA credit.

Each year MHDF receives more requests for financing than it can fund given the amount of capital in the loan pool. The need for MHDF's financing products continues to grow as other sources of low-cost financing are becoming less available and affordable. Your investment in MHDF could make all the difference.

MHDF has been in operation since 2000 and has had less than 0.10% loan losses. The success of our loan fund is due to the direct involvement of MHDF in the development stages. We know the properties and the borrowers and can determine the potential success of each property. We will keep collaborating with the borrower and the various financing sources until the property is a success.



INVESTORS & GRANT PROVIDERS

The results achieved this year and every year by MHDF are only made possible through the financial investments, grants and support from the following partners:

2023 Partners

- Bank of Hays
- Capitol Federal Savings Bank
- CareSource
- CDFI Fund
- Common Spirit
- FHLBank of Topeka
- First National Bank Omaha
- First National Bank of Texas
- Midwest Housing Equity Group
- Nebraska Dept. of Economic Development
- Omaha Community Foundation
- Opportunity Finance Network
- Peter Kiewit Foundation
- REI Oklahoma
- SPARK Capital
- Sunflower Bank
- U.S. Bancorp CDC
- Wells Fargo CDC

Past Partners

American National Bank, Arzon Development, Bank of Oklahoma, Bank of the West, City of Schuyler, Colorado Federal Savings Bank, Dana Point Development Corp., Dauby O'Connor & Zaleski, LLC, Enterprise, Fannie Mae, Farmers & Merchants Investment, Freddie Mac, First American Title Insurance Company, Foutch Brothers, LLC, Holy Name Housing Corporation, Horizon Bank, Intrust, Iowa Finance Authority, J Development Company, Kansas Housing Resources Corp., Kutak Rock LLP, Lund Ross, LW Development, McAuley Fund, Mesner Development Co., Nebraska Community Foundation, Omaha Economic Dev. Corp., Region 6 Behavioral Healthcare, The Sherwood Foundation, Urban Housing Partners

LOANS PROVIDED IN 2023

Gap Financing

Foxtail South, Lincoln, NE
St Regis, Kansas City, MO
Timber Ridge Senior, Marshalltown, IA
Spring's Edge, Rapid City, SD
Silver Key, Colorado Springs, CO
L Avenue 3483, Omaha, NE
Vintage Rows, Lexington, NE
Forty-One Flats, Sioux Falls, SD
Peakview Apartments, Spearfish, SD
OPG Heritage at Abilene, Abilene, TX

Permanent Financing

Deerfield Senior Homes, McPherson KS
Broadway Senior Village, Seminole, OK
Legends Senior Villas, Kansas City, KS
Timber Ridge Senior, Marshalltown, IA
Vintage Rows, Lexington, NE
Avalon at Oklahoma City, OK
Avalon at Oklahoma City, II, OK
The T OKC III, Oklahoma City, OK
Lindenwoods IV, Durant, OK
Lindenwoods V, Durant, OK
Lindenwoods VI, Durant, OK

Construction

Residences at Central Landing II, Wichita, KS
Arden Groves Thayer, Thayer, MO
Martin Groves Ava, Ava, MO
Woodridge Brunswick, Brunswick, MO
Timber Ridge Senior, Marshalltown, IA
Vintage Rows, Lexington, NE

Predevelopment & Acquisition

Blue Wing Holdings, Oklahoma City, OK

Desert Dove, Tucson, AZ

The Osborn, Rocky Ford, CO

Equity Bridge

MHEG Fund 53; Stilwell, OK

MHEG Fund 53, Ava, MO

MHEG Fund 50, Pierre, SD

MHEG Fund 53, Westville, OK

Timber Ridge Senior, Marshalltown, IA - Gap Financing Loan,
Permananent Financing and Construction Loan



BOARD OF DIRECTORS & STAFF

Barry Sandstrom, Home Federal Bank Board Director

MHDF Chairman

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MHDF Secretary

David Fisher, MHDF

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Kris Sadoris, Hubbell Development Services

Dena Sherrill, REI Oklahoma

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MHDF Staff

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Lara Huskey, Executive Vice President

Paula Kaslon, Director of Loan Administration

Jennifer Deason, Loan Closing Specialist

Arden Groves Thayer, Thayer, MO - Construction Loan





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