



Annual Report 2001

Arise and Build!

Chairman's Report

Beginning a Century of Hope



This is my second year as Board Chairman of the Nehemiah Corporation. I have served on the Board for almost eight years. I have served as a representative of the Seventh District of the AME Church. I believe that those of us connected to Nehemiah are doing God's work. It is gratifying to know

that we are still focusing on the needs of the least of these, families and individuals with special needs. Our primary focus continues to be meeting the housing needs of persons with mental illness. We also have continued to address the challenge of housing our senior citizens, presently examining possibilities in Aiken and Edgefield. I am particularly proud of our more recent efforts to build affordable single family homes for sale to low income families. There is nothing like owning your own home to instill pride and to give a family a new awareness of the possibilities and promise in their lives. We are building affordable homes in Aiken, Beaufort, North Charleston, Mount Pleasant and Andrews.

This year, the first year of a new century, we have completed two new apartment complexes targeting persons with mental illness: Meadowlands, a beautiful twelve unit complex surrounded by single family homes in Andrews, and Bell Manor, a twelve unit development in McCormick built at the top of a hill in a peaceful, wooded area. It touches my heart to realize that

these apartments will help people with mental illness to gain a quality of life that they have possibly never had in their lives before.

We are also beginning to have an opportunity to expand existing developments. In partnership with the Mental Health Association of Greenville County, we built eight more one bedroom units for persons with mental illness, bringing the total to twenty units there. We helped Pilgrims' Inn, a homeless provider in Rock Hill, to complete the fourth phase of their development called Tricia's Court in honor of Pilgrims' Inn's Executive Director, Tricia Kuhlkin. They now have twelve units of various bedroom sizes to serve the needs of homeless families and individuals in that community.

Nehemiah Corporation continues to follow the example of its mentor, Nehemiah, who led the effort to rebuild the walls of Jerusalem in the fifth century B.C. "Arise and Build!" Nehemiah declared to his people. Nehemiah Corporation continues to proclaim his cry to neighborhoods, churches, mental health organizations, communities, and basically to anyone who will listen. May God continue to bless this ministry and give hope to those in South Carolina who lack decent, safe, affordable housing.

*Jeremiah Green, Chairman
Nehemiah Corporation*



Bell Ridge In McCormick

A Team Effort



Over three years ago, the Nehemiah staff began meeting with Bernard Welborn, the Town Administrator of McCormick, to find land to build apartments for persons with mental illness. After examination and analysis of numerous parcels, a beautifully wooded site was found on Charles Avenue just beyond two other apartment complexes. However, the zoning of the parcel would not allow apartments to be built. With the newly formed Mental Health Association of McCormick taking the lead, a series of hearings were held with Town Council, ultimately resulting in approval to rezone the land for apartments. Mr. Charles

Gentry of Palmetto Architectural Group was chosen as the architect for the development and Nehemiah began working with the Mental Health Association to complete a master plan for the site and to make application for funding for the project. Due to the level of community support for the project, awards for the development were received from HOME, the S. C. Housing Trust Fund, and the S. C. Department of Mental Health.

Both the hard work of the leadership of the Mental Health Association and the staff of the Mental Health Center combined to make the project a major success. They both stepped to the plate and answered clearly all questions raised by their McCormick neighbors. As a result, McCormick not only has an attractive new development for persons with mental illness, but also has instilled in their community a sense of responsibility to provide affordable housing to special needs individuals.



Pilgrims' Inn Completes Its Transitional Housing Complex

After almost eight years of major effort, Pilgrims' Inn with the assistance of Nehemiah has completed a complex that includes four 1-bedroom units, six 2-bedroom units, and two 3-bedroom units. Pilgrims' Inn itself is housed in a church building that was donated to the group. The former educational program, case management library, and numerous other support services, emergency assistance, a family and individual to become as self sufficient as possible. Pilgrims' Inn develops a two year plan for each tenant geared to helping them gain meaningful employment, ultimately move into housing with achieving family stability, and little or no rent support.



Similar to McCormick, Pilgrims' Inn has been building on existing local relationships with the local Mental Health Center, the City, the Rock Hill Housing Authority, and other support service agencies. The first two 2-bedroom units were funded by the City, followed by the City's sponsorship of two more one bedroom units. This most recent effort involved construction of the final two 1-bedroom units and two 2-bedroom units.

**Developments Involving the Services of Nehemiah Corporation
Through 1997
(SCDMH Developments Marked with *)**

Development	Year Completed	Location	Owner	Units Completed to Date
McKinney House*	1994	Mauldin	Greenville Co. MHA	10
6 Tindal Street *	1994	Greenville	Greenville Co. MHA	10
Boulevard Group Home*	1994	Orangeburg	Orangeburg Co. MHA	8
Pilgrims' Apts*	1994	Rock Hill	Pilgrims' Inn, Inc.	2
Stephen's House*	1995	Greenville	Project Care	10
Pilgrims' Apts*	1995	Rock Hill	Pilgrims' Inn, Inc.	2
203 Limestone Street*	1995	Gaffney	Cherokee Co. MHA	5
3824 Overbrook*	1995	Columbia	Residential Resources	2
646 Rutledge*	1995	Charleston	Sleepy Hollow	14
Camden Apartments *	1996	Camden	Kershaw Co. MHA	20
Buncombe Place*	1996	Greenville	Gateway House, Inc.	13
Canal Apartments*	1996	Beaufort	Beaufort Jas. MHA	12
Victor Village*	1996	Greer	Greenville Co. MHA	12
Nurture Home	1996	Aiken	Aiken County MHA	5
Moncks Corner*	1996	Moncks Corner	Southeastern Housing Foundation	2
Pilgrims' Apts*	1997	Rock Hill	Pilgrims' Inn, Inc.	4
652 Rutledge*	1997	Charleston	Southeastern Housing Found.	8
Snow Street Apartments	1997	Greer	Senior Action, Inc.	48
Coastal Carolina (4)	1997	Charleston Co.	Nehemiah Corporation	4
Total Completed:				191

**Developments Involving the Services of Nehemiah Corporation
Through 1997
(SCDMH Developments Marked with *)**

Development	Year Completed	Location	Owner	Units Completed to Date
South Gate Park*	1998	Anderson	Anderson Co. MHA	18
Catawba Apartments*	1998	Chester	Catawba MH Foundation	16
Northwoods Apartments	1998	Spartanburg Co.	National Housing Corp	120
Culpepper Landing	1998	Oconee Co.	National Housing Corp.	120
Crepe Myrtle Place*	1999	Bennettsville	CMD Housing, Inc.	12
Kiva Project*	1999	Lexington Co.	South Carolina MHA	14
Culpepper Landing	1999	Oconee Co.	National Housing Corp.	72
Pawleys Subdivision	1999	Pawleys Island	Five Rivers CDC	7
Arbor Place*	1999	Hartsville	Darlington Co. IHC	12
Canal Apartments	1999	Beaufort	MHA of Beaufort Jasper Co.	8
Busch Crossing (44)	2000	Aiken	New Labor CDC	14
St. Helena Homes (4)	2000	Beaufort	Beaufort Housing Authority	4
Gateway Duplex	2000	Greenville	Gateway House	2
Coastal Carolina (5)	2000	Charleston Co.	Nehemiah Corporation	1
McCormick Apartments*	2001	McCormick	MHA of McCormick Co.	12
Pilgrims' Inn – Phase IV (4)	2001	Rock Hill	Pilgrims' Inn, Inc.	4
Victor Village – Phase II (8)	2001	Greer	Greenville MHA	8
Meadowlands @ Andrews* (12)	2001	Andrews	MHA of Georgetown County Georgetown Housing Auth.	12
Total Completed:				456

**NEHEMIAH CORPORATION AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

	2001	31-Dec 2000
ASSETS		
CURRENT ASSETS		
Cash	\$ 86,440.00	\$ 164,874.00
Grants Receivable	125,048.00	184,393.00
Notes Receivable	2,180.00	15,180.00
Other	1,305.00	6,518.00
Total current assets	<u>214,973.00</u>	<u>370,965.00</u>
PROPERTY AND EQUIPMENT, net	5,907.00	8,567.00
PROPERTY HELD FOR INVESTMENT	358,829.00	208,044.00
MORTGAGE RECEIVABLE	13,297.00	9,854.00
Total assets	<u>\$ 593,006.00</u>	<u>\$ 597,430.00</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable and accrued expenses	\$ 117,239.00	\$ 109,923.00
Deferred revenue	21,146.00	11,146.00
Notes Payable	103,521.00	85,384.00
Total current liabilities	<u>241,906.00</u>	<u>206,453.00</u>
NET ASSETS		
Unrestricted	200,538.00	111,636.00
Temporarily restricted	150,562.00	279,341.00
Net assets	<u>351,100.00</u>	<u>390,977.00</u>
Total liabilities and net assets	<u>\$ 593,006.00</u>	<u>\$ 597,430.00</u>

**NEHEMIAH CORPORATION AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF ACTIVITIES**

	For the years ended December 31,	
	2001	2000
UNRESTRICTED NET ASSETS		
REVENUES		
Earned Revenues	160,822.00	80,851.00
Gain on sale of property held for development	(23,157.00)	27.00
Net assets released from restrictions	1,245,760.00	683,820.00
Total revenues	<u>1,383,425.00</u>	<u>764,698.00</u>
EXPENSES		
Program services	1,206,928.00	675,934.00
Supporting services/General and Administrative	96,051.00	84,624.00
Total expenses	<u>1,302,979.00</u>	<u>760,558.00</u>
OTHER REVENUE (EXPENSES)		
Interest income	10,370.00	9,272.00
Interest expense	(4,931.00)	(8,263.00)
Miscellaneous	3,017.00	426.00
Total other revenue(expenses)	<u>8,456.00</u>	<u>1,435.00</u>
Increase (decrease) in temporarily restricted assets	<u>88,902.00</u>	<u>5,575.00</u>
TEMPORARILY RESTRICTED NET ASSETS		
Federal grants	3,744.00	102,574.00
State grants	912,301.00	559,866.00
Local grants	200,936.00	11,219.00
Net assets released from restrictions	<u>(1,245,760.00)</u>	<u>(683,820.00)</u>
Increase (decrease) in temporarily restricted assets	<u>(128,779.00)</u>	<u>(10,161.00)</u>
Increase (decrease) in net assets	<u>(39,877.00)</u>	<u>(4,586.00)</u>
NET ASSETS, BEGINNING OF YEAR	<u>390,977.00</u>	<u>395,563.00</u>
NET ASSETS, END OF YEAR	<u>351,100.00</u>	<u>390,977.00</u>

Nehemiah 2:20
“The God of Heaven will make
us prosper, and we his servants
will arise and build.”



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