Annual Report 2015-2016
VISION

Metanoia envisions a diverse community of people that are inspired and empowered to make the community better for generations to come; where quality housing and livable wage jobs are accessible to all; where there are academically achieving schools; where businesses and faith communities benefit the community; where the quality of life includes green space and recreational opportunities; and where Reynolds Avenue is a hub of economic and social activities. We recognize the people of our community are essential to the accomplishment of this vision.

MISSION

Metanoia Community Development Corporation is a movement of people, rooted in faith. We invest in neighborhood assets to build leaders, establish quality housing, and generate economic development. We are pushing forward into new relationships with God and one another to create strong communities.
DEAR METANOIANS:

Effective community development is a lot like putting a puzzle together; both take patience and focus. It takes multiple tries to get pieces to fit together well and one must pay attention to each piece to understand how it might fit with another. In partnership with our community, we are putting together a beautiful and vibrant puzzle at Metanoia. We begin by working with our neighborhood to identify the key pieces of a healthy community. Once a key piece is identified, we are tireless in our efforts to animate that piece and see how it fits with others.

This year we have continued to animate and grow our existing capability around key pieces of our neighborhood puzzle. Our youth programming continues to grow, thanks in major part to a gift from the Cummins Foundation. Our housing and financial literacy efforts continue forward as well. We repaired more homes for homeowners than ever before, including many repairs for our neighbors affected by the massive flooding in our area in late 2015.

This year we have also seen some new pieces come into our puzzle. They include a new partnership with the Urban Electric Company to create 40 jobs for low-income individuals over the next three years; a new partnership with the SC State Ports Authority and the Lowcountry Alliance for Model Communities to grow our housing work, and we finalized construction on a new café. Thanks in large part to the generous support of Landmark Construction, “The Macon” should be open for business shortly after you receive this annual report.

Through all of this growth and transition we have worked to never forget the most important piece of our community – the citizens of the neighborhood themselves. Without them, our puzzle can never be complete. In the year ahead, we will be celebrating 15 years of Asset Based Community Development in North Charleston. In the end, any success we experience is not true success unless our neighbors are included in the process.

No matter where you live, you are a critical piece as well. Without your support, our puzzle will remain incomplete. With your support, we can continue to complete a vibrant puzzle of a healthy community that can be transformative for all of us. As you review this year’s Annual Report, please know of our gratitude for your help and support.

Peace,

Rev. Bill Stanfield
Metanoia CEO

Ayesha Washington
Metanoia Board Chair

Every piece is needed to foster healthy communities!
This year Metanoia’s Leadership Academy graduated three high school seniors. Darzane was one of those students. She saved $1,000 of her own money for college through a Metanoia IDA account and received a 3:1 match for her savings from Metanoia and Omatic Software. Darzane is now attending Lander University in Greenwood. Shepherding students through school and into college or living wage employment opportunities is a key outcome of our Youth Leadership Program.

Metanoia remains the only youth leadership program that offers a full pipeline of opportunities for students from first grade to high school graduation and beyond.

This year Middle School Students developed and marketed their own toy ideas through a partnership with Corpus Callosum. Princess’ toy, “Soap Dough”, is both a malleable dough and a soap product. Her creation was compelling enough to be sold by Charleston toy store Wonder Works.

Metanoia’s Youth Leadership Academy continues to offer year-round support for over 100 students in our community!
Citadel students teach a STEM class at Metanoia’s Youth Leadership Academy. Engaging children in ways that stimulate their learning helps retention and empowers them for their future.

Building student presence, or ability to present in public, is a key outcome of our Youth Leadership Academy. Here, Iluv is representing Metanoia on our local news.

This year Metanoia worked closely with North Charleston Rotary to send Iluv to study for a year abroad in Brazil.

Metanoia operated its tenth consecutive Children’s Defense Fund Freedom School for 100 students in 2016. This year, Freedom School was enhanced through a partnership with Charleston Promise Neighborhood who added additional reading remediation services and field trips.

We also named the 2016 Freedom School in honor of Cynthia Graham Hurd, a local librarian and one of the victims of the Emmanuel AME shooting. We were honored to have Mrs. Graham Hurd’s brother, Malcolm, come read to our students and we were grateful to be able to honor her legacy.

### 2016 Freedom School Reading Levels

In third party testing, performed by our partners at the Charleston Promise Neighborhood, a sample set of Freedom School Scholars showed that nearly all students maintained or showed reading gains over the summer months.

- 53% Maintained reading level
- 44% Showed some reading gains
- 3% Lost reading level

Research states that low income students who do not read during the summer months lose as much as 1/3 of their previous reading level.
Each year we host a Neighborhood Town Hall to gather citizen feedback on our work and our neighborhood. The most important contribution to our work is provided by the citizens of our community themselves. We continue to believe that the residents of our community are the true experts on community liabilities and assets.

We were also pleased to partner with the neighborhood councils of Union Heights and Chicora Cherokee along with the Lowcountry Alliance for Model Communities and Palmetto Railways to establish a $4 million mitigation agreement between our community and Palmetto Railways. The agreement will construct a new recreational facility and provide funding for housing and community programming. Metanoia has worked for years to make sure the construction of a rail facility adjacent to our community will not negatively affect it.

Our neighbors are not just recipients of services we offer, they are citizens capable of making our community stronger. This year we saw the fruits of our community organizing efforts as the New Chicora Elementary School was opened in our neighborhood. This new campus was the result of petition drives and school board speeches organized years ago by Metanoia in our community. We were also proud to facilitate dialogue between our neighborhood and Clemson University’s School of Architecture to consider a future reuse of the former Chicora Elementary School.
This year, thanks in large part to a partnership with Landmark Construction, we completed construction on a new coffee and sandwich shop that was added to the front of Metanoia’s Youth Entrepreneurship Center. The cafe is being made possible through a partnership with Duvall Catering and Event Design, who will operate the facility. Staff have been hired for the café from the neighborhood. The name for the shop, “The Macon,” is well known to locals as a kind of nickname for the Chicora Neighborhood that we call home. “The Macon” will serve as a new hub for job training and a spark for the further revitalization of Reynolds Avenue, the primary commercial corridor in our community.

We are so proud that two parents that have students in our program have been hired to work in the cafe.

This year we began a three year project in partnership with the Urban Electric Company (UECo.), whose manufacturing facility is adjacent to our community. UECo. constructs handcrafted lighting that is used around the world. They even have fixtures in the White House. Metanoia partnered with UECo. to receive a federal Community Economic Development Grant that will allow the expansion of their operations and, in the process, create 40 new jobs for low income individuals. Our goal is to have as many of these new jobs as possible offered to residents of the communities we serve. It remains true that the very best form of social uplift is a good job. Jobs at UECo. offer opportunities for promotion, benefits and can be obtained with a high school diploma.

UPDATE
EIGHT out of the 40 new jobs have already been created!
Establish Quality Housing

Metanoia prepares residents for homeownership through classes geared to create sustainable ownership for families.

Homeownership is a critical asset to our community. In general, homeowners offer stability to neighborhoods and their presence has been shown to reduce crime and increase community cohesion.

Homeownership is the leading way that individuals and families are able to build wealth, so helping homeowners make critical repairs strengthens both their families and our community.

FY15 Metanoia raised over $1 million to finance the construction of new housing units in our community.

99% Occupancy Rate on Metanoia Rentals

FY16

Together

We establish quality rental and homeownership housing in our community.

We lower our neighbors’ housing costs through quality affordable housing.

We create the economic freedom to provide families the safety & stability they need to grow their own assets.

We continue the work of investing in our community to realize its potential.

FINANCIAL LITERACY

18 Participants Completed Financial Literacy Course
92% Increased Banking Test Scores
93% Increased Credit Test Scores
* from pre- to post tests

The Financial Literacy Class prepares residents to better manage limited resources in order to reach economic independence and homeownership. Residents learn about budgeting, credit repair, and banking, thus gaining the tools for family wealth and asset building.

We also work with the next generation by helping students in our Youth Leadership Program to grow their assets by saving money in non-interest bearing accounts and work towards education and homeownership.

$
14 Participants Completed HomeBuyer’s Course*  
64% Increased Homebuyer Test Scores *  
* from pre- to post tests

More homeowners were helped with essential repairs this year than ever before!

<table>
<thead>
<tr>
<th>Repairs finished in FY15</th>
<th>Emergency Repairs $470</th>
<th>Restorative Repairs $229,425.94</th>
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</thead>
<tbody>
<tr>
<td>Emergency Repairs</td>
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<td>17</td>
</tr>
<tr>
<td>14 Restorative Repairs</td>
<td>14</td>
<td>46</td>
</tr>
<tr>
<td>Repairs finished in FY16</td>
<td>1</td>
<td>17</td>
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When our area was slammed by a torrential “Thousand Year Flood” in October 2015, **Metanoia’s Owner Occupied Repair efforts** **steward funding** from the National Fair Housing Alliance, Trident United Way and the SC One Fund to provide roof repairs for individuals.

Mr. Major Hollins is a **retired Charleston Firefighter** who lives in our community in North Charleston. During the massive rains, small leaks in his roof became much larger. Metanoia was able to **replace his roof, stabilizing his primary asset**.

Metanoia provides both **smaller emergency repairs** and more extensive **restorative repairs** for homeowners on a fixed income. These investments produce a stronger more healthy neighborhood by recognizing our local homeowners and their homes as critical community assets.
Metanoia's Total Income for FY16 was $2,370,529.13

$1,526,626.96 was restricted for capital projects

and $843,902.17 was Operating Income.

WHERE THE MONEY CAME FROM

- Individual Donors
- Jubilee and Golf Tournament
- Earned Income
- Trident United Way
- Cooperative Baptist Fellowship
- Grants under 30K
- Cummins Foundation
- National Fair Housing Alliance

INCOME

- Ingevity - (MWV Specialty Chemicals)
- CED Grant
- Family Services
- Sisters of Charity Foundation
- In-Kind Contributions
- WC English Foundation
- Central Carolina Community Foundation
- Charleston County
- City of North Charleston

Our innovative approach to community development focuses on identifying and investing in neighborhood assets - both human and physical - instead of just trying to fix problems. Every community has strengths and capabilities. We attract investment to these strengths and create opportunities for neighborhoods to be strengthened from the inside out.

Metanoia is led by community residents who invest their own time and energy in creating the community they want to see. The people that live in our neighborhoods are real experts on what works for their communities. No initiative is undertaken at Metanoia without community input and support.

We are a movement that seeks to become “good ground” for people to mature and grow their faith in God and one another. We believe that we are working alongside God who desires the health and renewal of our communities.

Asset Based

Community Driven

Rooted in Faith
For the 11th year in a row, Metanoia received a best-case “Unqualified Audit” on its 2015-2016 financial statements.

How the money was used

Metanoia's Annual Operating Expenses for FY16 were $1,479,577.18

Housing and Economic Development

<table>
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<th>FY 16</th>
<th>Amount</th>
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<td>Charleston County</td>
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<tr>
<td>City of North Charleston</td>
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<tr>
<td>CED Grant</td>
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<table>
<thead>
<tr>
<th>FY 15</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Charleston County</td>
<td>$129,300.08</td>
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<tr>
<td>City of North Charleston</td>
<td>$448,325.07</td>
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Expenses

- Establish Quality Housing: 9.76%
- Build Leaders: 9.37%
- Generate Economic Development: 51.13%
- Management & Fundraising: 29.75%

Charity Navigator
Four Star Charity

Metanoia earns a 4-star rating from Charity Navigator - “America's largest charity evaluator”!

Based on a review of our Financial Health and our Accountability/Transparency among our donors and constituents, we have been granted a 4-star rating from Charity Navigator. This rating lends affirmation to the demands we place on ourself to be accountable and maintain credibility among our supporters, our neighbors, our community.

Thank you for your continued support as we pursue holistic growth and development in our community.
**Investors 2015-2016**

**Major Donors**

$100,000 and above
Charleston County
City of North Charleston
Cooperative Baptist Fellowship of South Carolina
The Cummins Foundation
Ingevity Corporation
National Fair Housing Alliance
Trident United Way

$60,000 - $99,999
Family Services, Inc.
SC One Fund for Flood Relief
Sisters of Charity Foundation of SC
Social Venture Partners

$30,000 - $49,999
Charles & Brenda Larsen
Landmark Construction
St. Matthew Baptist Church
W.C. English Foundation

**Community Transformers**

$10,000 - $29,999
Anonymous
Blackbaud
The Boeing Company
The Brand Foundation of New York, Inc.
Coastal Community Foundation
Open Grants
The Exchange Club of Charleston
Carol Fishman
Brent & Elaine Humphrey
The InterTech Group Foundation, Inc.
Glenn & Cyndy Keyes

Lothmann Family Fund of CCF of SC
Mt. Pleasant Presbyterian Church
North Charleston Breakfast Rotary Club
Pathfinder Foundation, Inc.
Realtors Housing Opportunity Fund of CCF
Timothy Solso
South Carolina Department of Commerce
SC Housing Finance & Development Authority
Urban Electric Co.
David & Sharon Ward
Henry and Sylvia Yaschik Foundation, Inc.

**Community Investors**

$5,000 - $9,999
Charlotte Artus
Daniel Island Club
The Employees Community Fund of the Boeing Company
The GE Foundation
Jake’s Music Foundation

Marty & Julie Klaper
Omatic Software LLC
PNC Foundation
G. Richard & Susanne L. Query FDN
John C. & Alex Read
Royall Hardware, Inc.

South Carolina Association for Community Economic Development
SC State Ports Authority
Bill Stanfield & Evelyn Oliveira
TD Charitable Foundation
Stephen & Tammy Thompson

Tri-County Cradle to Career - The College of Charleston FDN
Verhagen Foundation
Bill & Patricia Wert
Coastal Community Foundation
Zucker Family Endowment for Metanoia’s Civic Leaders Program

**Community Builders**

$2,000 - $4,999
Atlantic Shield Group
Barter Family Fund of CCF of SC
Church of Christ Our King
Bud & Anne Cofer
John & Jeanette Cothran
Cummings Business Services
Lester & Elise Detterbeck
Julia Fernandez
First Baptist Church - Greensboro

First Baptist Church – Orangeburg
Glaspro Family Fund of CCF of SC
Samuel & Elizabeth Goforth
Goldenrod Fund of the Community Foundation of Greater Birmingham
Hacker Family Charitable Fund
Bruce & Sara Jayne
Al & Alice Jenkins
Joan Coulter Pittman Fund of CCF of SC

Charles Jones
Michael Kogan
Charles & Carole Mauldin
David & Susan Miller
Tom & Jo Nunnallee
Margaret O’Brien
Park Sterling Bank
Wayne & Cheryl Patterson
Provost Baptist Church, Daniel Island

Carol Fishman is deeply involved in a number of major initiatives and has particular expertise and passion about education. We are always gratified to receive strong support from people who know as much and are as well respected as Carol. “As both a citizen and a donor, I am attracted by Metanoia’s focus on identifying and building upon neighborhood assets (strengths and capabilities rather than “problems”), and the thought leadership Bill has provided on community organization and development issues in the Greater Charleston region.” - Carol Fishman

CCF of SC = Coastal Community Foundation of South Carolina
Penelope Middleton has been a consistent annual donor to Metanoia for the past nine years. She says, “I give to Metanoia because they are making a positive difference in the community and in the lives of children and the families they touch.” Mrs. Middleton is one of many local neighborhood residents in the communities we serve that provides financial support to Metanoia!
We think we’ve evolved a lot over the past year, but our friends at Ingevity Corporation have a completely new name. Formerly known as MWV Specialty Chemicals, Ingevity has been a tremendous supporter of our work for multiple years in a row. This year they remained lead sponsors for our golf tournament. They also provided an infusion of $100,000 of housing capital for our affordable housing initiatives! Ingevity volunteers have also served with Metanoia on the Trident United Way Day of Caring for ten years in a row! We are so grateful for their faithful and consistent support at so many levels.

Every piece matters and is appreciated!
UPCOMING

Winter 2017
“The Macon” café will be open for business! Stay tuned for word about the café and special events we will be creating to breathe new life into Reynolds Avenue. We are particularly proud of our partners at Duvall Catering and Event Design who will be operating the facility. We are also proud that two parents who have students in our programs have been hired initially to work in the café!

Spring 2017
We expect new homes will be coming online on Norwood and Redwood streets in our community. We have over 20 additional housing units under development within our community so look for more exciting news as we grow our capacity to establish quality housing. With housing prices rapidly on the rise in our region, we see our work as one of the last best chances to establish “gentrification with justice,” or quality mixed income communities where everyone can thrive rather than being pushed aside.

Summer 2017
WE BEGIN A YEAR OF CELEBRATING 15 YEARS OF HOLISTIC COMMUNITY DEVELOPMENT TOGETHER!! Make plans to join us for our 15 year Jubilee Celebration Banquet on July 27, 2017 and stay tuned for other ways that we will be celebrating our progress over the past 15 years!

Where do you fit in our future plans?
Bring your piece and let’s keep pushing forward!

As we experience continued growth and additional projects at Metanoia we will remain focused on staying true to our core values of being asset based, rooted in faith and community driven. Thank you to everyone for your support.