Letters to
Nelson

Love,

Those you have inspired, guided,
and forever changed.

HOUSING
IMPACT FUND


Atrium Health
DKNY
SPORT

Housing Impact Fund

Everlasting impressions and a resounding legacy.

Nelson,

Absolutely everyone who interacts with the Housing Impact Fund is positively impacted. It is impossible to capture all the lives and people that Housing Impact Fund has touched, but we hope that this can provide a small window into your impact and legacy we see every day. You have improved resident lives, you have motivated people to do and be better, and you have inspired a new way of thinking about what is possible.

You have truly changed the world.

Resident Stories..

After moving into Shamrock Gardens, this mother, Alicia Moranchel, was assisted with the process of her child's Individualized Education Program (IEP) meeting and connected her with the Autism Society of North Carolina so she could receive additional guidance and support. We were able to secure free transportation to help her take her child to speech therapy and counseling sessions.



Currently, her child is on a waiting list for ABA therapy, and we have been supporting this family by connecting them with the resources they need to promote the child's development and well-being. Now, we are also helping Alicia find employment.

In the beginning, I didn't know what autism was. I didn't know anything about it. But now I've learned so much about how to help my son. There are so many organizations out there that really do help.
Thanks to Sholén, who has also helped me, I've been able to find resources and educate myself. It was very difficult at first, but now I know so much more.

- Alicia Moranchel



"Our experience has been truly life-changing and blessed. We went through so much while living in a condemned apartment, feeling hopeless at times. But now, the house we're in finally feels like a home—a place where we can truly feel comfortable, safe, and at peace. It's more than just a home; it's a blessing beyond words. They have made a real, lasting change in our lives, and we are forever grateful for their kindness, support, and generosity. Thank you for giving us not just a house, but a place where we can truly live and thrive."


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John, a military veteran, was very appreciative of the assistance received. He invited me into his home so that I could see how nice it was. The unit was very clean and spacious, and he could move around comfortably in his wheelchair. John said that Nicole Mallory was a pleasure to work with and that she went above and beyond to assist him. There was never any lack of communication, and she offered various options. He didn't share much about his background but said that he reached out to an old friend who happened to be a county Commissioner and asked for help. He was very appreciative of the supplies and said that we "thought of the little things that mattered." With the help of some of his friends, he seems to be off to a good start.

Cameron Patterson moved into Peppertree after entering the 2-year NOAH subsidy for youth aging out of foster care program while homeless with no income or high school diploma.

Over two years, he secured stable employment as a maintenance tech at Coffey Creek Apts. He built up savings of $6k, completed EPA technician certification, and he's working toward his GED. He has since graduated from the 2-year program and now qualifies to pay full rent.



My favorite things about moving to Peppertree is taking a shower! I love being in my own space. I hung posters on the wall. It's really a peaceful community. I sleep well at night.

- Cameron Patterson



A mother and her daughter recently moved into Charlotte Woods after leaving an unsafe living situation, arriving with few clothes or supplies. Her daughter was preparing to start at a new CMS school in a new city. CHW Bernel connected with the family and, drawing on a clothing and supply closet she had recently created, provided several new outfits and school supplies. She also referred the family to Nourish Up for groceries.

Bernel's positive energy is contagious: the family now stops by to see him regularly, and the daughter is off to a strong start.


Amelia Bedelia
POTATO PANTS!
LAURIE KELLER
GOODNIGHT OPE
On the First Day of Kindergarten

An inspiration for others..

In the weeks following the Charleston Workforce Housing Fund's first acquisition of West Wind in December 2025, we were able to income-qualify our first legacy household. This particular household was a longtime resident of the property but faced a crisis as one of the two household members had recently lost their job. Facing the uncertainly of how they were going to be able to afford their rent on one income, our onsite team was able intervene at the time of household's lease renewal in January 2026. After exploring the income qualification process with this household, we were able to income qualify the household at 60% AMI and thus reducing the household's rent by $270/month upon lease renewal.

In June 2026, CWHF was thrilled to announce that we were able to secure housing for our first 30% AMI and below household at our West Wind property in West Ashley. Moreover, this household is supported by a VASH voucher, a housing assistance voucher administered by the Department of Veterans Affairs for veterans at risk of becoming homeless. The resident's portion of rent totals just $326/month.

You are a true inspiration. I want to thank you for having the heart and determination to tackle our community's greatest challenge head on. It's amazing to think about how many families' lives have already been changed by Housing Impact Fund, and I know thousands more, for generations to come, will be shaped by your work and your commitment to serving others.

What hits home most for me are the children living at HIF properties, who now have a real, fair chance to succeed. Most mornings I find myself behind the school bus outside Charlotte Woods. Seeing those kids' smiling faces, and knowing this work gives them a safe, stable community where they can grow and thrive, brings me great joy. Thank you for being a leader and a tremendous inspiration to us all.

- Will Oldham

"Thank you for giving me the opportunity to be a part of this mission. Everyday, it's truly inspiring to see how much these initiatives mean to so many people, and how important it is to keep them growing and thriving. I'm so proud to see how much Shamrock has grown and how our community continues to move forward."

– **Sholen** (CHW, mother, immigrant, compassionate leader)



Lake Mist hosted a Friday movie night for residents of Lake Mist and Shelton Knoll. The event was fantastic connecting the community and engaging families. There were many participating vendors and over 200 people attended.

The recent Cine Del Barrio event was more than just a movie night-it was a meaningful celebration of community, connection, culture and belonging. ...What made this event especially impactful was the sense of togetherness it created...

As a Community Health Worker, Leader, I witnessed firsthand how an event centered around something as simple as a movie, can open the doors to conversations, relationships, education and access to resources. The continued interest from residents shows how much these opportunities for connection are valued.

Gina Chavez - Lake Mist CHW



Nelson,
What a gift Chip Edens gave me my introducing us. Sometimes, another's goodness is clear as can be. That is how it felt with you. Your kindness, your curiosity, your patience, your encouragement have all been a privilege to experience. Thank you for your friendship. Thank you for your God-given desire to serve your neighbor. God has multiplied your faithful actions and SO many people now have a place to call home, a foundation where families can eat together, kids can work on homework, a mother can unwind after a day at work, and lives can be built. Watching what our Creator has done through you has been one of the most meaningful chapters of my professional life. With all my soul I say to you **thank you.** If this work has taught me anything, it has given me a profound understanding that this world does not have the final say so prayers for a peace that surpasses understanding as you return to the One who knit you in your mother's womb.

- Liz Clasen-Kelly

Most mornings I catch myself wondering how I got so lucky. At a recent fall festival at Shamrock Gardens, kids were decorating pumpkins, their parents were watching them, and our on-site staff were beaming, so proud of this sense of home and community they had helped build. Moments like that happen all the time across HIF, and they trace back to the vision Nelson and Erskine set in motion. Nelson is as remarkable a person as he is a leader, and his spirit is everywhere in the communities he made possible. It's also in his and Jane's family .



Nelson, you are our hero. You've shown me what it looks like to lead with both determination and compassion, as a partner, a parent and a visionary who never stops caring. You are deeply kind, and you have changed more lives than you will ever know, mine among them. I hope to carry your example with me in everything I do, in my career and far beyond it.

- Adelaide

What you and Erskine have created together is remarkable and beautiful. I am inspired by your commitment and intentionality, but even more, you are both role models to me because of how deeply, authentically, and purposefully you care for others in a magnitude that is so rare and special. Thank you for being someone we all look up to and thank you for the profound impact you have had on me individually. I am incredibly blessed and honored to be even a small part of what HIF has, and will continue, to build.

- Hailey



Thank you for your vision, leadership, and unwavering dedication to making a difference in our community through HIF. Attending the 8 Over 80 celebration and hearing Michael Graff share the story of the promise you and Erskine made to one another to serve and uplift this community was incredibly inspiring. It is a story, and an example, that I will never forget. Your commitment to helping others has touched countless lives and created a legacy that will continue for generations. It has been an honor to work in support of HIF's mission and to play even a small role in the work you have championed so faithfully. Thank you for providing me with the opportunity to serve our community and for inspiring so many of us to do the same. Please know that your leadership, generosity, and example have made a lasting impact on me and the lives of many others.

With gratitude and admiration, Alex Congdon



Dear Nelson,

I spent most of my life searching for my place in the world, trying to live up to the legacy that I inherited from three Mark Ethridge's above me in our family tree, looking for a way to make a career out of doing good and trying to figure out my purpose for living. I carried a chip on my shoulder throughout my teens & 20s, wondering how I'd ever prove myself as the community leader that I was expected to be one day. Most of the memories I have before I turned 30 feature a feeling of melancholy, the predominant emotion I felt during the time of my life while I was still seeking to find a purpose.

Fortunately, the last decade has transformed my life for the better, thanks in large part to 3 things: 1) marrying Jennifer 2) the arrival of our 3 children and 3) forming a partnership with you and Erskine to start Housing Impact Fund.

When we first met in March 2020, I was already contemplating the end of my NOAH preservation work. I felt incredibly proud to have protected families at Sharon Oaks from displacement and to be creating an ambitious permanent support housing project with Liz and Roof Above at Hillock Estates. At the same time, I had totally given up on the idea that something as pioneering as a social impact fund for housing preservation would happen in Charlotte any time soon.

For the first 3-4 months after we met, I still couldn't convince myself that HIF was actually happening. I was so scarred by prior efforts that I was doubtful even after you and Erskine committed to getting involved, and as crazy as it sounds, even after your immediate fundraising success in bringing Truist and Atrium forward as lead investors.

Once I did finally come around to believing that it might actually happen, I didn't have nearly the same understanding for how it happened as I do today, which is that you and Erskine put your hard-earned reputations on the line so that HIF could exist. Reputations that took decades to build. Relationships built on years of trust. Reputations that were so extraordinary and so revered, that they could make the impossible possible and bring a social impact fund, with lower returns and a longer time horizon than anything investors had ever seen, to Charlotte. You each invested your money into Housing Impact Fund, but more importantly, you invested your names. The power of your leadership transformed the realm of possibilities for our work together, opening possibilities that I never could have believed were possible without it.

You two also invested your trust in me. It's been the honor of my life that you all deemed me worthy to be your partner. Years later, I still pinch myself and cannot believe that all of this has happened. How could I ever repay you two for what your trust and partnership have meant? The impact you've had on my life is so transformational, so powerful, I can't even put into words how grateful I am. I think most people go their entire lives without experiencing anything like what I have these last few years. For two people to show up and give so much to create a future for our neighbors that I wanted so badly and as a consequence, to create a future for me that I'd been trying to find my entire life, it's like something out of a movie.

I'll be the first to admit that there are others who would lead this work better than I can. I've made mistakes since we first signed a purchase contract for Lake Mist and have continued to do so through today. While I'll never stop trying to learn from those mistakes, I'm confident that better real estate operators and business owners could be found. However, I can also say with full conviction that there is no one, truly no one, who cares more about Housing Impact Fund than I do and no one who will work harder to uphold its goals and principles.

What I've always loved about this model is that its intentions are pure, its approach is simple and above all else, it prioritizes meeting the community's needs where they are greatest. Its equal parts pragmatic and aspirational, financially-responsible and mission-driven, housing-focused and mobility-centered. I hope you know that the thousands of people we're supporting today, the thousands that we'll soon be supporting in Charleston, and the tens (or hundreds) of thousands that I plan to serve over the course of my career all had their lives improve because of you and Erskine.

The legacy of your friendship, the compassion that both of you have for people, the drive you both have to focus on what matters, are all foundational to what we do. Whether as a mentor, or a business partner, or a friend, or just someone that I've grown to love and look up to, you've had a tremendous influence on me and the organization that's emerged to support HIF's growth.

There's no one I know whose positivity, kindness and warmth radiate in such spectacular fashion. What an inspiration it is for not just a leader, but a legend in the way that you are, to show that good guys can finish first. You're the role model that the world needs more of. I am at a loss in thinking about how we'll ever move forward without you.

Thank you. Thank you for bringing warmth and kindness to the world. Thank you for changing my life. Thank you for taking a leap of faith to invest your name and reputation and trust to create a future that never would have happened otherwise. Thousands of lives have been made better by it already. I can only imagine how many more lives will be touched in the future. I promise to do everything in my power to keep you proud of your legacy and will never forget the monumental impact you've had on my life.

Until we meet again,
Mark