

WINDOW ON MANNA

Fall 2018

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FOUNDER'S CORNER

REMINDER: MANNA HAS OFFICIALLY MOVED!

MANNA Staff is now settled into our new office at:

Our New Location:

6856 Eastern Avenue NW, Suite 100
Washington, DC 20012

We are excited for you to see our location up and running in the beautiful Takoma-DC area!

- The new office is a five minute walk from the Takoma Metro Stop on the Red Line.
- Staff direct dial numbers and email addresses are the same.
- Staff extension numbers are different. Staff extension numbers are now the last four digits of a staff member's direct dial number.

If you have any questions about new extension numbers, email Alex Herzog at aherzog@mannadc.org

Blessings,
Rev. Jim Dickerson
MANNA Founder & CEO



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MANNA Board of Directors Welcomes New Member

Greg Melanson has been elected to MANNA's Board of Directors. Melanson has a B.A. in Business Administration from the Loyola University of Maryland and an M.B.A from George Washington University. He is currently the Managing Director of Terra Search Partners and has been working in community development and real estate in the DC area for over 20 years. Melanson has been on MANNA's Leadership Committee since the early 2000s and has been involved since the mid-90s. His work experience includes a role as the Deputy Executive Director at the Friends of the National Zoo and a 25-year tenure at Bank of America in various real estate finance roles.

"I was attracted to MANNA because it's one of the few organizations that devotes most of its time and energy to homeownership; both through the Homeownership Center and through its development work. Affordable housing is an important need, and MANNA has found a way to bring resources together to fulfill that need."

As a Board Member, Melanson brings a deep understanding of real estate, community development, and affordable housing finance, nonprofit management, and nonprofit board experience. When asked about how he hopes to contribute on the Board, Melanson said, "My first goal is to listen and learn from staff and board members about challenges and opportunities MANNA is facing. I hope to actively participate and discuss strategic options for MANNA so that it can achieve its goals. I want to be a collaborative part of the organization and board, and make my contributions along with the rest of the board."

Meet MANNA's New Housing Counselors!



Patricia Gay-McCoy: In October 2018, Patricia Gay-McCoy was hired as a MANNA Housing Counselor. As a MANNA Housing Counselor, Gay-McCoy works with a team of housing counselors to run and promote MANNA's exclusive Homebuyer's Club. Before starting at MANNA, Gay-McCoy worked as a Loan Processor for the Greater Urban Washington League for eleven years and as a Housing Counselor for ACORN Housing for five years.



Jessica Argueta: Jessica Argueta has been hired as MANNA's newest Bilingual Housing Counselor. Originally from New Jersey, Argueta has an Associate's Degree in Business Administration and Management from the County College of Morris and a Bachelor's Degree in Business Administration and Management from Rutgers Business School. As a bilingual housing counselor, Argueta provides education and coaching services in English and Spanish to discuss topics related to housing for MANNA's clients. Prior to starting at MANNA, Argueta worked as a housing counselor for the Housing Partnership Homeownership Center and the Latino Economic Development Center.

Catching up With MANNA's Housing Advocacy Team

by Emiliana Camacho-Sanchez

On February 15th, 2018, MANNA's Housing Advocacy Team (HAT) published an article titled "5 DC Housing Bills to Watch Out For in 2018." (Visit www.hatdc.org/?p=3136 to see the article.)

Jonathan Nisly, the Director of Advocacy and Outreach for HAT, updated us on these bills during a September 25th interview.

1. The Home Purchase Assistance Program Amendment Act – Delayed

This bill would increase the maximum income a family could have and still qualify for HPAP from 110% of the Area Median Income (AMI) to 120%. It did not pass. Although it would help more families become homeowners, the price tag would be very large, and the FY2019 budget does not have the funds for this increase. If the bill is moved, HAT urges the council to make sure it is fully funded.

2. Common Interest Communities Remedial Funding Act - Passed

This is a bill that gives a one-time grant to condos and co-ops of low- and median-income owners for repairs and maintenance. This bill was included in the city budget. The money and training would help preserve affordable housing in DC, which is more cost-effective than building new affordable housing.

3. The Housing Production Trust Fund Guarantee Funding Amendment Act – Delayed

The Housing Production Trust Fund provides money for building and preserving affordable housing in DC- in fact, it is DC's largest funding source for affordable housing. However, the fund is often found on the political chopping block. This bill would guarantee at least \$120 million a year in funding. Though HAT hopes this bill gets a late push, this bill has not been passed.

4. Rental Housing Affordability Stabilization Amendment Act – Delayed

This bill would cap the vacancy rent increase (the amount rent rises when an apartment is vacant) at 5%, and the annual rent increase at inflation (rather than inflation plus 2%). This would help keep rent prices affordable and reduce the incentive landlords have to displace residents to receive higher rent.

5. Preservation of Affordable Rent Control Housing Amendment Act - Delayed

This bill came about because landlords would entice current residents to sign voluntary agreements (agreements between renters and landlords to increase rent outside of rent control) that would raise future tenants' rates. This bill would prohibit voluntary agreements that affect future and current tenants differently. This act would help keep rent prices down, unless agreed to by the current tenant.

HAT continues to watch these bills as the council nears the end of its two-year session. "Be sure to let the council know that these bills are important to you," says Jonathan Nisly.

VOLUNTEER CORNER

MANNA provides opportunities for those looking to get involved with MANNA through volunteer work by partnering with groups for volunteer days. Chris Benson, a biker with Bike & Build, joined us for the launch of our Children First: Safety Initiative (CFSI) in June. Bike & Build is a 501c3 nonprofit that engages young adults in service-oriented cycling trips to raise money and awareness for the affordable housing cause. "MANNA's mission really resonated with Bike & Build," said Chris. "Josh Galvez, MANNA Fund Development Officer, came up with this very unique way to help the community by child proofing homes."

As part of the CFSI, Bike & Build volunteers were separated into groups and sent into homes of households with expecting mothers, babies, or small children. While the Bike & Build volunteers were setting up child proofing materials, they also interacted with DC residents and discussed the affordable housing crisis in the District. "People were very appreciative," Chris said. "The experience was an interesting way to see that even after you acquire your home, there are still responsibilities with it."



MANNA Launches the Children First Safety Initiative (CFSI)

On Wednesday, June 27th, MANNA launched our Children First Safety Initiative (CFSI) with the help of volunteers from Bike & Build and assisted 26 households by childproofing them. CFSI involves MANNA staff and volunteers child-proofing homes of expecting mothers, households with babies, and households with small children. This program is free of charge to all households who participate.

The project provides all materials and assistance (volunteers) to install and set up materials for child proofing to all program participants. Our child proofing program includes:

1. Safety latches and locks on refrigerators, cabinets, toilets, and doors
2. Safety gates
3. Anti-scald devices for baths, sinks, and electric stoves
4. Outlet covers
5. Door locks and stops
6. Anti-slip mats (bathtub)
7. Hide-a-cord devices
8. Anchoring furniture and TVs
9. Radiator covers

We will be child-proofing a second group of homes this fall. You qualify for our program if you:

1. Live in DC
2. Are expecting a child or have a child of seven years or younger
3. Are able to be home for the project to occur (a one-hour appointment) during the scheduled availability time frames
4. Fill out an application and liability waiver

You can learn more at mannadc.org/children-first-safety-initiative/ or by contacting Joshua Galvez at jgalvez@mannadc.org.

CONNECT. SHARE. LEARN.
**MANNA YOUNG
PROFESSIONALS**



Are you passionate about affordable housing in the District of Columbia? Are you committed to making a difference in your community? Do you hope to learn more about housing issues in DC? Join MANNA's meetup group, DC Young Professionals for Affordable Housing, to connect with other individuals in DC who share the vision of a city with affordable homeownership.

DC Young Professionals for Affordable Housing was created to spread our mission to young professionals in the nation's capital who may not be aware of the housing issues facing the DC population. We host social events, support MANNA at community events, and provide a way for young professionals to meetup and support a great cause!

Join our group at:

www.meetup.com/DC-Young-Professionals-for-Affordable-Housing

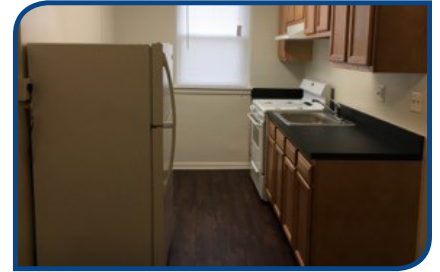


Sustainable Building at MANNA

MANNA's sustainability programs are a core commitment of its mission to serve low and moderate-income families, assisting them to fulfill the dream of homeownership in Washington, DC. MANNA is part of Enterprise's Green Communities, which helps developers, builders, and policymakers make the transition to a green future for affordable housing. The Enterprise Green Communities Criteria approach to green building and development promotes:

- Better ways to plan neighborhoods and build homes
- Resource conservation
- Energy efficiency
- Efficient operations of homes and entire buildings
- Healthy living environments

“Not only does MANNA comply with the Green Communities Criteria, but we try to go above and beyond Green Community standards,” says MANNA's Manager of Purchasing and Estimating John Swarr. For MANNA, the main environmental focus is energy efficiency because it also helps lower utility bills for residents. Specifically, MANNA maximizes energy efficiency for water, electricity, heating, and cooling.



Here are some examples of how MANNA promotes sustainability at their properties:

- MANNA tries to build homes near public transportation
- MANNA uses insulated windows to reduce heat gain in the summertime (decreasing the amount of air conditioning used)
- At some properties, MANNA builds white roofs to reflect heat and lower the use of air conditioning in the summer
- At MANNA's Longfellow property, MANNA installed a “green roof” with a garden to act a filtration system for storm water runoff
- MANNA uses heat pumps instead of a furnace to produce less emissions to be more energy efficient
- MANNA uses high efficiency fluorescent and LED bulbs
- All of MANNA's appliances are ENERGY STAR certified
- MANNA built solar panels on its Whitelaw property and is hoping to install more at 2200 Hunter Place SE
- MANNA uses low-flow shower heads, faucets, and toilets in all homes to save water
- Solar panels and more efficient heating and cooling systems are available for residents upon request



8th & T – Update

Construction at 8th & T St NW is off to a good start. The six-build unit is meeting green community standards, DHCD standards, and DC standards. So far, the MANNA construction team has completed the framing, exterior, weather proofing, and roof deck. Mechanical, electrical and plumbing work are now beginning as well.



The project is in the Shaw neighborhood which has seen expansive redevelopment attracting both businesses and residents. Additionally, Shaw is designated as a historic neighborhood in Northwest DC. A project like this unprecedented in the Shaw neighborhood, where housing prices have risen dramatically in recent years.

“I'd like to thank the folks at Hugel Corporation and Nolan Smith, MANNA Superintendent, along with the MANNA Construction staff,” said MANNA Director of Construction & Design David Peacock. “We expect to have the project complete in May 2019.”





Michelle and Ernestine with Councilmember Anita Bonds, Chair of the DC Housing Committee

Meet MANNA Homeowners Ernestine Corbin and Michelle Thornton

In February 2018, Ernestine Corbin and Michelle Thornton, Ernestine's daughter, closed on their first home in Anacostia. Ernestine and Michelle had lived in that house for over 12 years, where they rented from an owner who refused to make proper repairs and wanted to sell the property. In seeking information about tenant's rights, Ernestine and Michelle discovered MANNA, and decided to take steps towards becoming a first-time homebuyer. "We knew we were living in a great location," said Ernestine. "Because of the changing city, I knew homeownership would be a good investment down the line."

"We attended a great class for over two years," said Ernestine. "The class was great because I learned a lot about homeownership." Through MANNA's Homebuyer's Club, Ernestine and Michelle were able to speak with experts about investments, budgeting, and getting out of debt.

Additionally, Jonathan Nisly, Director of Advocacy and Outreach at MANNA, arranged a meeting between Ernestine, Michelle, and Councilmember At-Large Anita Bonds to help them secure their TOPA (Tenant Opportunity to Purchase Act) rights from their former landlord.

"The greatest part of becoming a homeowner is that I don't have to associate myself with my landlord anymore," said Ernestine. "When I closed, I felt so free because I knew I'd never have to call him or pay him rent again!" Now, Ernestine and Michelle enjoy relaxing at home and maintaining and managing their own property.

"TC, who leads the class, was so good to us," said Ernestine. "I don't know what we would have done without him. He made sure that we got the knowledge and understood it." On days Ernestine wanted to throw in the towel, TC told her to "use her strength" to get through it. Today, Ernestine and Michelle refer to TC as their "angel."

"MANNA is a great program," said Ernestine. "I recommend it to anyone seeking to buy a home to know what you are doing before you start the process." Ernestine also noted that homeownership is worth every effort and that that future homeowners shouldn't give up on their dreams.

Willowbrook Tree Planting

Two years ago, a bad storm swept through Brookland and took MANNA's Willowbrook Condominium's willow tree, leaving an empty spot on their block that's been missed by residents. On Wednesday, June 20th, MANNA helped 1029 Perry St NE celebrate the return of their "namesake" with a new weeping willow tree, which is estimated to double in size in six months. At 7:00 PM, the tree was planted and Reverend Jim gave his blessings. Almost all of the Willowbrook Condominium residents were in attendance, in addition to MANNA staff members and neighbors. Willowbrook residents are optimistic that their newly planted Willow tree will become a staple not only in their neighborhood but in the community itself.

Gingko Gardens donated the Weeping Willow Tree and Captain Cookie and the Milk Man donated cookies for the event.



Robert Cooke, Head of the Willowbrook Tenant Association and Joshua Galvez, MANNA Fund Development Officer, with Willowbrook tenants



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We depend on these funds to have an impact on affordable housing in DC

For more information on the Combined Federal Campaign (CFC), contact:

Alexandra Herzog in the MANNA Development Office:

202-534-1044 or aherzog@mannadc.org

