

# WINDOW ON MANNA

Fall 2017



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# FOUNDERS CORNER



We have exciting news here at MANNA. Much is happening! First of all, please mark your calendars, this year's **Friends of Manna Reception is November 8th** at the First Congregational Church at 10th & G St NW. **Parking will be available** in the church's under garage. There is an elevator with direct access to our event. This newsletter contains additional information about that event. We are hoping this year's Friends of Manna will be our best ever.

Secondly, you are welcome to we are excited to invite you to the **Grand Re-Opening** of our most recent completed projects. We are just completing the renovation of two apartment buildings in the Brightwood neighborhood of Northwest DC. This event will be on **November 30th** at 11:00 am at 1370 Fort Stevens Drive NW. **The two projects preserved 62 affordable rental units** that would have otherwise become gentrified, displacing many low and moderate-income households. One of the projects was the apartment building at 734 Longfellow Street NW. The other are the apartments at 1370 Fort Stevens Drive NW. These two properties are unrelated; however, the tenants of both sites formed a tenant association to exercise their Tenants Opportunity to Purchase Act [TOPA] rights. TOPA is a law in the District of Columbia which allows tenants to purchase their apartment building from landlords who are selling their properties. In this case, each tenant association took the opportunity to own their building and to select MANNA as their developer to rehab and manage their property. MANNA was able to use LITHC funding [Low Income Housing Tax Credit] to attract investors and to generate a significant part of the rehab costs for both projects. The construction was done by our own Manna construction and design staff. Join us November 17th as we celebrate the initiative of these tenants and the completion of the renovation of these 62 units.

Third, please look out for the **Ground Breaking** of our new project. This project is at 8 & T St NW in the Shaw neighborhood. This corner is a vacant lot which was awarded to MANNA to develop in a competitive RFP process by the DC Department of Housing and Community Development. This is new construction which will create 8 homes for new homeowners. Watch for the date to be announced in the near future.

Blessings and prayers to you and yours,

Rev. Jim Dickerson  
Founder, President & CEO



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## Window on MANNA

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Contributing Editor  
  
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# BRIGHTWOOD PROJECT

- Fort Stevens is classified as a historic building therefore historic requirements have been met for construction
- There is a total of 62 renovated units
- Each unit has had completely updated kitchens with new appliances
- Each unit has had completely updated and re-done bathrooms
- All units have been designed with 'green features' as part of the 'green community'
- All units will have energy efficient lighting and refrigerators
- All units have EIFS – Exterior insulated finished system (insulation for cold/hot air)
- All units have replaced insulated glass windows
- Electrical system in the entire building has been updated
- PTAC units instead of centralized boiler (control hot/cold in each room - individually metered systems now possible at Longfellow)



Fort Stevens Before



Fort Stevens After

# MANNA NEW 2018 HOMEOWNERSHIP PROJECT



MANNA, Inc. is kicking off its next homeownership project. Located at 8th and T Streets NW, this vacant lot will be a new construction project featuring six new homes.

MANNA was awarded this project in a competitive RFP process administered the DC Government through the Division of Property Acquisition and Disposition – a division within the DC Department of Housing and Community Development. The DHCD Director, Polly Donaldson, will be the keynote speaker at the October 6th groundbreaking.

Located in the historic Westminster neighborhood just south of the U Street corridor, the building components of the 8th & T project will compliment and incorporate the historic fabric of the surrounding residences. The historic Howard Theatre is just blocks away. The U Street corridor is known for bustling blocks of restaurants, clubs, stores and residences. This area was the heart of African American culture in the District and frequented by Duke Ellington and others who made their mark in entertainment, business, sports and literature.

The new MANNA homes are a variation of the conventional 2 dwelling flat. Instead of stacked, they are side by side with each home consisting of 3 floors, all of which are handicap friendly, and one of the 6 fully handicap accessible. Six new homes are to be built and sold: two at market rate and four at affordable housing rates designated for low and moderate households based on HUD definitions for the District of Columbia. In the District it is not uncommon for families to spend forty or even fifty percent of the household income on housing – frequently renting with no lasting savings gained by the expense. MANNA's Founder & CEO, Rev. Jim Dickerson said, "The pressure of finding affordable homeownership opportunities are dwindling in DC and residents are struggling to afford rental prices within the District. This new influx of affordable homeownership units will be a much-needed breadth of fresh air for households living in DC beneath the median income." Rev. Dickerson went on to say that he was grateful that the Department of Housing and Community Development included the vacant lot at 8 & T in its plan to provide affordable housing opportunities in the Nation's Capital.



The homes are designed with 3 Bedrooms and 2.5 baths. Four homes provide 1365 square feet of living space and the remaining two, 2140 square feet each. The two homes facing T street homes are slated to be sold at market rate and will also include a habitable basement.

**At this property:**

1. Construction will begin with framework and compliant with DC regulations for quality housing.
2. Homes will include kitchen, bath(s), and finishes compliant with the Energy Star program.
3. Floors consist of upgraded luxury vinyl tiles in living areas and ceramics in the bath areas or upgraded materials as options.
4. Each condo unit will be equipped with an individual Energy Star rated HVAC system.
5. The use and mixture of modern siding and masonry materials provide durable, long-lasting construction and yet an aesthetically pleasing design.
6. The Electrical systems will include Energy Star rated fixtures and appliances and security systems.
7. Plumbing infrastructure will be individually served and metered to allow home owner monitoring.
8. Fire Protection systems will be installed throughout each home.

MANNA has worked with a green community consultant to comply with the District's Storm-water Management guidelines treating and detaining storm water. The project scheduled to begin in October 2017 is to be completed by December 2018.

The 8th & T project provides much needed affordable housing. The 8th & T housing project will also provide an extremely rare opportunity to lower and moderate-income households, as housing in said neighborhood are virtually never offered at affordable housing prices. New market rate homeowners in the area are known to have a stepping stone towards creating additional equity for their families. The designation of four homes for low and moderate-income households will provide an opportunity for economic stability for households frequently left aside in the District's "hot" real estate market. MANNA homeowners have traditionally remained in their homes for years. The economic stability brought by homeownership has frequently allowed families to provide an education to children and grandchildren, meet the increasing expenses of medical care and treatment and plan for retirement.





## MEET MANNA HOMEOWNER JAMES PRICE

James Price is a gracious and friendly man with many children, grandchildren, and even some great-grandchildren. It has been close to two years since James first experienced the life of a homeowner in the summer of 2015. While he is happy to be the owner of a home and a place for his family to visit, he is most happy with the comfort and stability that it brings to his life.

James was formerly homeless for 6 years, before moving into an apartment complex. He came to Manna, however, when his apartment building caught on fire and he was forced to move, living temporarily in different motel rooms in and around the DC area. During this difficult transition period, James constantly had to deal with implement weather and irregular bus schedules when traveling to his various doctor appointments. Life back on the streets was hard the second time around, and intermittently sleeping in hotels for shelter made it no easier.

Luckily, James met someone who referred him to Manna to help him stabilize. When he went to Manna for housing assistance, he found unquestioning commitment throughout the entire process, and with minimal stress, successfully transitioned to his new permanent home. According to James, the most helpful part of his experience with Manna was the help he received with paperwork and taxes – it was taken completely into the responsibility of Manna’s staff to relieve James from the stress and frustration.

The relief that James felt when he was finally handed the keys to his new condo was a like an enormous weight being lifted off his shoulders, a weight that he had lived with for so long that he didn’t noticed until it was gone. Today, James is the only member of his large family that owns a home. He is content and thankful for his home, which often becomes a place for his grandchildren to play during the day. The future of his home is uncertain – maybe he’ll pass it on to one of his children or grandchildren, or perhaps he’ll sell it and use the money to travel.

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## MANNA BOARD OF DIRECTORS WELCOMES NEW MEMBER



Danielle Burs has been elected to the Board of Directors of MANNA, Inc. Burs has a B.A. in English and Government and International Relations from Clark University and a J.D. from American University, Washington College of Law. She is currently an associate at the law firm of Goldblatt Martin Pozen LLP and has been working in community development in Washington, D.C. for the last ten years. Burs was a legal intern in MANNA’s project development team in 2009 and returned to MANNA in 2010 as a J.D. Distinguished Fellow. Her work experience also includes jobs at the Washington College of Law Community and Economic Development Clinic, Coalition for Nonprofit Housing and Economic Development (CNHED), and Councilmember Brianne K. Nadeau’s office.

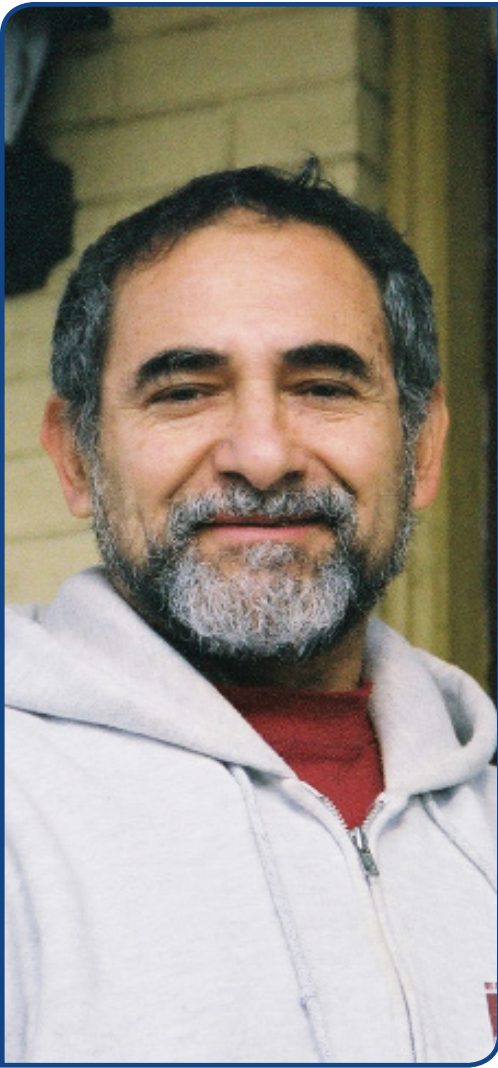
Burs is looking forward to being able to use her legal expertise to answer questions that MANNA is facing in terms of structure and new types of development. She also hopes to contribute to MANNA from her experience in multi-family rental and tax credits. “There are huge changes in the affordable housing industry and being able to guide MANNA through these changes while keeping the organization true to its mission would be very satisfying. I’m really happy to be able to go back to an organization that has done so much for me and others,” Burs said.



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## NEW FACES AT MANNA: ALEX HERZOG, CORPORATE DEVELOPMENT ASSOCIATE

As MANNA’s new Corporate Development Associate, Alex Herzog brings her experience in community development to help the organization acquire donors, implement communication strategies, and organize fundraising events. Before starting at MANNA, Herzog assisted in event coordination, fundraising, and campaign strategy for The Advance Group, a political consulting firm in New York. In addition, Herzog has worked for Hillary Clinton’s campaign, the Czech Pirate Party in Prague City Hall, and Lyme Research Alliance. She has a BA in Political Science with a minor in Gender, Race, and Nation from the University of Michigan (Class of 2017). Herzog is a New York native and now resides in the District of Columbia.



## **THE MANNA DREAM IS THE AMERICAN DREAM: AN INTERVIEW WITH HECTOR GALVEZ**

Today, Hector Galvez is a proud homeowner and MANNA employee overseeing the construction of homes that will change lives. However, he was not always this successful. In 1983, Galvez sought a land of opportunity and decided to immigrate to America. When Galvez first arrived in the United States, he worked a minimum wage job at a car dealership in Connecticut. Still very new to this country, Galvez had a wife and six-month-old but no place to call his own. Recognizing that this was not the American Dream he had hoped for, Galvez returned to Washington D.C. and began working construction at MANNA. Through his MANNA job, he learned of a property ready for move-in and was able to buy a home for the first time.

Years later, Galvez returned to MANNA because he missed being involved in the company's mission. At the time, the only position open at MANNA was for a carpenter and Galvez was not an experienced carpenter. MANNA was reluctant to hire Galvez as a carpenter at first, but he begged management to "let him try." Six months later, he moved up to a position in property management.

Galvez believes that one of the most important missions of MANNA is to get in touch with MANNA buyers. Galvez maintains relationships with his clients and sees how buying a home can really change lives. Through the property management department at MANNA, Galvez is involved in all aspects of the homebuying process. The property management department is unique because they are there before houses are built and they are there to put a key in the hand of a homeowner. Galvez says, "I work with so many different types of people across the District of Columbia, but in the end, they all want the same thing: the American Dream. The MANNA Dream is the American Dream."



## **NEW MANNA ASSET MANAGER: BILL WINSTON APPOINTED AS ASSET MANAGER**

On August 18, 2017, CEO Reverend Jim Dickerson announced the appointment of MANNA's chief performance officer Bill Winston as Asset Manager. In announcing the appointment, Reverend Jim said, "As Asset Manager, Bill will be responsible for communicating MANNA's goals and objectives for our rental properties both in terms of mission and business profitability. He will report to me and to MANNA's Board of Directors, on a monthly basis, concerning the portfolio's performance. His past work at MANNA in establishing performance metrics for staff and organizational goals has been beneficial. Bill is a true asset to MANNA. A staff team of accounting director Eddie Naming'ona, project development Rozanne Look, property management director Ken Simpson, CEO Rev Jim Dickerson and deputy executive director Sarah Scruggs will be headed and coordinated by Bill." Rev Jim noted that Bill's graduate degree in Business management and administration is another indication of his qualifications for this role. In addition to the new responsibilities, Bill will continue to serve as MANNA's chief performance officer and director of corporate development.



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Leave a legacy...  
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Including MANNA, Inc. in your Will is an act of generosity, beyond measure. By doing so, you are helping to improve distressed neighborhoods and are creating places people can call home. Membership in the Legacy Program is open to those who wish to make a lasting gift to support MANNA's mission of rebuilding neighborhoods and preserving diversity through affordable housing in Washington, DC.

The wording can be simple: **I give, devise and bequeath the sum of \_\_\_\_\_ dollars (or the residue of my estate, or \_\_\_% of my estate) to MANNA, Inc.,** a nonprofit corporation in the District of Columbia, whose offices are located at 828 Evarts Street NE in the City of Washington to be used for its general and charitable purposes.

Consult with your estate planning advisor, financial advisor or attorney. For more information, call MANNA's Donor Relations Office.

*This announcement is for informational purposes and does not constitute legal advice.*

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