

WINDOW ON MANNA

Summer 2019



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Founders Corner

Dear Friends,

We have exciting news here at MANNA. Much is happening! First, please mark your calendars, this year's Friends of Manna Reception is Thursday, November 7th at the Darcy Hotel at 1515 Rhode Island Ave NW. More information will follow in the coming months. We are hoping this year's Friends of Manna will be our best.

Secondly, we are excited to announce the completion of two of our homeownership properties this year: Knights Ridge and Pohlman Towns, named for Bob Pohlman. The Knights Ridge project, completed this spring, created six new homeownership opportunities in Ward 8. These two-bedroom one-bathroom units are fully renovated and include a washer and dryer. The Pohlman Towns Project, completed on August 1st, created six new homeownership opportunities in Ward 1. These brand-new construction, three-level, three-bedroom, two and a half bathroom town homes include a washer and dryer and four of them are restricted to families making up to 80% of the Median Family Income (MFI).

Third, please look out for the Ground Breaking of our new project. This project is at 2200 Hunter PI SE in Ward 8. This is new construction which will create twelve new homes for new homeowners. Watch for the date to be announced soon.

Blessings and prayers to you and yours,

Rev. Jim Dickerson
Founder, President, & CEO



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In memory of our dear friend, Alice Rivlin

By Laura Rodriguez

Sadly, on May 14, 2019, Alice M. Rivlin, an advocate, MANNA supporter, and friend, passed away. Alice was an accomplished civil servant with more than 40 years of experience in the U.S. State Department under President Johnson, President Clinton, and President Obama. She was also affiliated with the Brookings Institute, a public policy organization, as a writer and director for several stints till her death.

Alice became involved with MANNA after meeting MANNA's CEO and founder, Rev. Jim Dickerson, while she was Chair of the Financial Control Board amidst the District's fiscal crisis. During this time, Alice's leadership and the efforts of nonprofits, like MANNA, who stepped up to provide for lacking government services, helped save DC from financial ruin. Through their work together, Alice and Rev. Jim Dickerson struck a friendship that would last a lifetime. Alice has been a MANNA supporter and donor for more than 20 years.

Alice acquired a B.A. from Bryn Mawr College and an MA and PhD in economics from Harvard University. Notable positions that Alice held throughout her career include founding Director of the Congressional Budget Office (1975-1983), national President of the American Economic Association (1986), Director of the White House Office of Management and Budget (1994-1996), and Vice Chair of the Federal Reserve (1996-1999). Alice has received numerous honors for her life's work including the MacArthur Foundation Prize, or the "genius grant," in 1983 and the Paul A. Volcker Lifetime Achievement Award for Economic Policy in 2008.

A trailblazer in her own right, Alice was able to navigate as a woman in a man's political world with her extensive knowledge and integrity. Though she held plenty of national positions, Alice was especially passionate about local issues and she worked and supported causes that helped improve the quality of life for low-income communities in DC. MANNA recognized Alice as the Honorary Chairperson for the 8th annual Friends of Manna Reception in 2003. This was the most successful Friends of Manna Reception at the time, with 300 guests in attendance that raised more than \$105,000 to support MANNA's community revitalization work.

"Alice was a role model for me and for others. She exuded life and positivity and was never afraid to express her views," said Rev. Jim Dickerson. "Her passing is a great loss, and while we are deeply saddened, we are better for her. Her legacy lives on in us."

21st Annual MANNA 5K Race for Affordable Housing

Runners, walkers, and spectators came from around the DC metropolitan area for MANNA's 21st Annual 5K Race for Affordable Housing on June 15th at the C&O Canal in Georgetown.

Over 130 people crossed the finish line for affordable housing in the District.

- Brian Steck was the men's winner with a time of 18:42
- Maria Ladd was the women's winner with a time of 22:10

DC Road Runners managed the 5K, Margie Farrar-Simpson led the stretching and warmups, and Michael Mebrahtu of I'MKEWL DIGITAL MARKETING was the MC. Race sponsors included:

- Gold: TW Perry, Washington Property Company
- Silver: Community Partnership for the Prevention of Homelessness
- Bronze: Kenneth Fuller, Galliher & Huguely, D. Michael Bennett, Alan Kirschenbaum, Christie Blanchard

Our sponsors helped us raise \$11,330 towards affordable housing programs in Washington DC!





Meet MANNA Homeowner Karen Delcid

Karen Delcid first came to MANNA in 2018 and became a homeowner on June 17, 2019, one year after she started looking for a home. She is a native Washingtonian with a one-year old daughter.

“I decided to become a homeowner, mainly for my daughter,” said Karen. “I wanted to provide her a home where one day it can be hers. A home where she wouldn’t be restricted in being a kid, where she can run around, play, and not be told she’s making too much noise.” Once Karen became more serious about homeownership, the biggest change she made in her life was learning how to save. Additionally, she was often frustrated when looking for the right home and getting contracts denied on houses. “MANNA helped me through it and was supportive throughout the entire process,” she said. “I originally heard about MANNA through my father, who also purchased through them. He was really proud of me and said that this is one of the best investments I could have made.”

Karen received \$20,000 in down payment assistance through the NeighborhoodLIFT program in collaboration with Wells Fargo, NeighborWorks America, and Community Housing Partners towards her home.

“I’ve never lived alone and now it’s just my daughter and me in a home,” said Karen. “It’s an incredible feeling that my home is mine.” As a homeowner, Karen is excited to decorate the house however she wants and to have the security of a place to live for her daughter.

New Faces of MANNA

Raquel Montenegro



Raquel Montenegro has been hired as MANNA’s new Project Development Officer. Originally from Brazil, Montenegro attended Montgomery College and American University after her family immigrated to Bethesda, where she studied urban economics and political science. As the Project Development Officer, Montenegro is responsible for taking projects from determining viability, to determining feasibility, to the development approval process, to construction, and to completion. Prior to starting as MANNA’s Project Development Officer, Montenegro worked as a real estate specialist for various realtors, contractors, building associations, law firms, and construction companies.

“I’ve been familiar with MANNA since it was founded,” said Montenegro. “I’ve worked on affordable housing issues and challenges that an affordable housing provider would have in terms of making economics work. I’d like to see how affordable housing can be done successfully and learn about how the magic works.”

Sheila Naya



In March 2019, Sheila Naya was hired as the MANNA Development and Acquisitions Associate through the AmeriCorps VISTA program. As the Development and Acquisitions Associate, Naya is responsible for researching and applying for grants, managing MANNA’s young professionals’ group, maintaining donor lists and their profiles, researching potential properties, for acquisitions, maintaining property data, and providing an end-of-year evaluation that will be used to maintain and improve the programs established for the future. Before starting as MANNA’s Development and Acquisitions Associate, she worked with Students Helping Honduras, Montgomery Village Care and Rehabilitation, the Gaithersburg Washington Grove Volunteer Fire Department, and nine years of hospitality experience. She has a B.A. in Political Science and International Studies from Salisbury University. Naya was born in Nairobi, Kenya and has been in Montgomery County since her family immigrated to the United States in 2010.

Naya joined the AmeriCorps VISTA program to continue her mission to help people in her community and selected MANNA as her job site to fully understand the affordable housing shortages in DC and neighboring counties. She hopes with the knowledge gained, she will be able to apply the economic development tools she learns at MANNA in the international sector.

NeighborhoodLIFT

MANNA, Inc. was a proud participant of the NeighborhoodLIFT program in collaboration with Wells Fargo, NeighborWorks America, and Community Housing Partners, which helps set individuals and families on the right path to homeownership.



A Fresh Perspective on Housing and the Event (NeighborhoodLIFT)

By Connor Wulf

My experience at the LIFT event as a Corporate Development Intern for MANNA was a unique one. The event was on my third week working for MANNA, which was a huge jump compared to what prior interns had. I was fortunate enough to see affordable housing and how it works first-hand. I was also able to see the type of people MANNA assists and how they can assist them.

During the event, I was able to speak with potential homebuyers who at the time had stressful and worried looks on their faces. I gave them advice on what to do next, how to sign up for our homebuyer education course, and after I spoke with them, I could see their facial expressions turn to a more reassured and happier look.

Many people who attended NeighborhoodLIFT signed up for our Homebuyer Education which provides credit counseling, financial literacy training, debt-reduction training, and prepares clients for first time homeownership. One of the students of the course stated, "Today I've learned so much more than I have learned from other homebuyer workshops I've attended."



Looking back on the experience, I can definitely say I know a lot more about the housing market and who MANNA serves. Seeing all the walk-ins and people who struggled to find a contract on a home made me realize just how crucial affordable housing is and why so many people need it.



Launch Event

The NeighborhoodLIFT event took place February 22nd-23rd at the Washington Hilton on Connecticut Ave. NW. This year was a very successful year, with an increase in funds from \$6 million to \$7.1 million, creating 270 homeowners through down payment assistance and homebuyer education. This really helped homeownership grow in the months following NeighborhoodLIFT.

LIFT was administered by MANNA, Inc. and Community Housing Partners which are associates of NeighborWorks America for Washington, D.C. and Prince George's County, Maryland.

Participating homebuyers could obtain mortgage financing from any participating lender. MANNA Inc. and Community Housing Partners administered the grants, determined grant eligibility, and provided homebuyer and financial education. Approved homebuyers had 60 days to finalize a contract to purchase a home in DC or Prince George's County.

Event Outcomes

- A total of 514 customers attended (243 appointments and 271 walk-ins).
- Income for borrowers could not exceed \$117,200 for a family of four in Washington, D.C. and Prince George's County, MD.
- The maximum income for a family of 5-8 could not exceed \$126,600 (for a family of five) and \$154,750 (for a family of eight).
- A total of 60 grants were given to teachers, military and first responders
- A total of 174 customers attended the credit and homeownership educational sessions which were held throughout the day.



Brothers Place Volunteer Days

On Thursday, May 16th, a group of twelve volunteers from Fannie Mae helped beautify MANNA's homeownership property at 3366 Brothers Place SE as part of Fannie Mae's "Seven Days to Serve."

Volunteers planted grass, created a stepping stone path, cleared out existing bricks, pulled weeds, created garden beds, removed poison ivy, planted trees, and planted flowers.

On Tuesday, June 4th, a group of seven volunteers from PCC Construction Group helped MANNA complete construction on the back of MANNA's 3366 Brothers PI SE building. Thanks to the PCC Construction Group volunteers, rain screens were installed to cover bars on the back of the building and back railings were put in at ground level.



MANNA creates homeownership in Ward 1

MANNA Announces Completion of Project that Transformed Vacant Property into Affordable Homeownership Opportunities in Ward 1



On August 1st, 2019, MANNA announced the completion of four family-sized affordable townhomes at 8th & T St NW in the Shaw neighborhood of Ward 1. The 8th & T St townhomes have three bedrooms and 2.5 bathrooms each, measuring 1,300 to 1,500 square feet. MANNA acquired the vacant lot from the DC Department of Housing and Community Development (DHCD)

and financed the construction from the Housing Production Trust Fund and bank financing. The property is designed for first-time homebuyers earning between \$58,500-\$93,760 (50 and 80% of Median Family Income) and remain affordable for 15 years.

"If we are going to achieve our goal of creating 36,000 new homes by 2025, we must find new ways to build and preserve affordable housing in every corner of our city," said Mayor Bowser. "The investments we're making through our Vacant to Vibrant program are turning unproductive sites - whether they are vacant, blighted, or just empty - into housing for DC residents."

"MANNA has been on the front lines of affordable housing creation in the District for decades and they have brought the life-changing experience of home ownership to so many of my Ward 1 constituents," said Ward 1 Councilmember Brianna K. Nadeau. "This is exactly the kind of neighborhood that needs more affordable housing. It's a place where real estate values have skyrocketed and it sits at the center of public transit and services that new residents need. Today is an exciting day for all of us who are working hard to bring more affordable housing in the District."

MANNA's Housing Fair and Town Hall

On Saturday, May 11th, MANNA hosted its annual Housing Fair & Town Hall in Deanwood at Ron Brown High School.



The program featured 30 resource tables and three workshops on a variety of subjects and a Homeownership Town Hall led by MANNA's Housing Advocacy Team (HAT). Over 250 aspiring homeowners attended the fair and 50 participated in the Town Hall. The Town Hall was led by MANNA's Advocacy and Outreach Coordinator Stephanie Tulowetzke and featured MANNA's Reverend Jim Dickerson, MANNA Homebuyer Lizmarie Carter, and the Department of Housing and Community Development (DHCD)'s Polly Donaldson.



Thank you to our Housing Fair Vendors!

- Bank of America
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- Capital Bank
- City First Homes
- CNHED
- DC Department of Energy and Environment (DOEE)
- DC Department of Insurance, Securities, and Banking (DISB)
- DC Office of Human Rights
- DCHFA
- DHCD
- E&G Group
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- Greater Washington Urban League
- Habitat DC
- HomeFree-USA
- Housing Counseling Services
- HSBC Bank USA
- HUD
- Keller Williams Preferred Properties
- Lydia's House
- MANNA
- MANNA - Spanish
- Parlay Real Estate
- PNC Bank
- Primary Residential Mortgage
- State Department Federal Credit Union
- University Legal Services

Thank you to our Housing Fair Workshop Leaders

- DC Budget and Why it Matters to You
Stephanie Tulowetzke, MANNA
- Available Dowsistance Programs
Jessica Argueta, MANNA
- Home Inspection and Repair
Carl Harris, Fanatic Inspection Services



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**LEAVE A LEGACY...
IT'S SIMPLE AND
EASY TO DO.**



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 to 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) to MANNA, Inc, a nonprofit in the District of Columbia, whose offices are located at 6856 Eastern Avenue NW #100 in the City of Washington to be used for its general and charitable purposes.

Consult with your real estate planning advisor, financial advisor, or attorney.
For more information, call MANNA's donor relations office: 202-534-1044.

