



35 YEARS OF MAKING HOMES

Annual Meeting & Housing Expo
May 13, 2026 | 9:00AM - 3:00PM
Omni Shoreham Hotel





We believe everyone should have access to housing they can afford.

That's why we created Amazon's housing fund, committing \$3.6 billion to create and preserve affordable housing across our hometown communities.



TABLE OF CONTENTS

Welcome: Conference Agenda & Map	05
President & Executive Director Letter	07
Board of Directors & Staff	09
Conference Theme	11
Plenary Agenda & Speakers	15
Luncheon Agenda	21
Housing Achievement Awards	22
Housing& Year in Review	31
Sponsors	45



Creating vibrant communities

When we come together to build stronger communities, we give our time, energy, and ideas to help influence positive change. And as we watch progress take root, we grow as well.

Housing&, it's an honor to recognize your commitment and service to the community.

wellsfargo.com/impact

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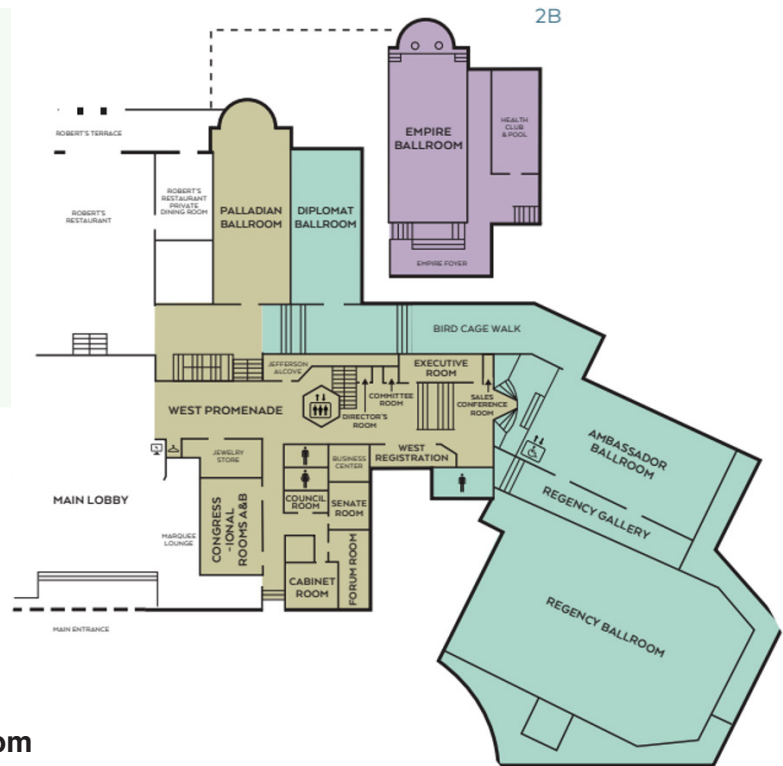
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**WELLS
FARGO**

Welcome to the 35th Annual Meeting & Housing Expo!

We're pleased to have you join us for today's conference. This year's theme, 35 Years of Making HOMES, invites us to explore our collective impact.

Today's agenda is sure to be thought-provoking, policy-driven and celebratory.



9:00AM – 3:00PM

Registration - Check in here first!

9:00AM – 3:00PM | Ambassador Ballroom

Housing Expo

9:30AM – 12:00 PM | Palladian Ballroom

Plenary | Progress Made, Momentum Required: Aligning Data, Capital & Policy for Housing Impact.

Join us as we unveil the latest updates to our Housing Indicator Tool, enhancing our shared vision for affordable housing production, preservation and collective impact throughout the Capital Region. Hear from cross-sector leaders as we unite to amplify our impacts, shape policies, and ignite investments for a thriving community for all.

12:30 PM – 2:00 PM | Regency Ballroom

Awards Luncheon Featuring:

Presentation of the Housing Achievement Awards, Generation& Scholarship and the Children's Essay Contest

A man and a woman are standing on a porch with white columns and railings. The man is holding a large yellow folder and they are both looking at it with interest. The woman is smiling. The background shows a light blue building with white trim.

Make Community Happen

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Through our business and philanthropic efforts, we're helping to increase access to stable, affordable housing and homeownership opportunities. This work helps build stronger communities where families can create lasting generational wealth in Greater Washington, D.C.

JPMorganChase
jpmorganchase.com/dc

PRESIDENT & EXECUTIVE LETTER

Housing& Members,

We're excited to welcome you to the 35th Annual Meeting and Housing Expo. As we gather today, we're looking forward to a day filled with reflection, collaboration, inspiration, and joy.

First and foremost, we'd like to acknowledge the challenges that have taken place in our sector since our last gathering. Volatility from the federal government has presented numerous difficulties for members of the affordable housing space. Federal workers have lost jobs en masse, posing an especially unique challenge for our particular region. Immigration raids throughout the country and our region have terrorized communities and torn apart families – and have impacted the economy and employment market. Affordable housing grants have been frozen or eliminated entirely, complicating efforts to build housing throughout our region. Tariffs have increased the cost of building materials and caused supply chain shocks, negatively impacting construction and development companies. This work has been hard. It will continue to be hard. But this work is incredibly meaningful to the communities we serve.

This year's theme, **35 Years of Making HOMES**, reflects on the monumental impact each of you has had on affordable housing in our region and builds momentum for the future. Housing& has always been motivated by our key belief – that affordable housing is foundational to dignity, opportunity and community well-being – and we're focused on the values that make that attainable for everyone in our region.

In this year's gathering, you'll have the opportunity to attend a policy-driven plenary session featuring the latest data in the Housing Indicator Tool (HIT), providing insight into the Capital Region's unique housing needs and opportunities. This presentation will be followed by a cross-sector dialogue with perspectives representing government, housing development, healthcare, finance, philanthropy, and community-based organizations, examining the real forces shaping housing production: land use reform, permitting timelines, capital flows, healthcare partnerships, and broader regional economic trends. At the Awards Luncheon, we'll present the Housing Achievement Awards and recognize the extraordinary impact that individuals and organizations have had on our field. We'll also announce the Generation& Scholarship and Children's Essay Contest winners to celebrate our emerging young leaders and set them up for success moving forward. And last but not least, you'll have an opportunity to cultivate relationships and showcase your organization at the Housing Expo running throughout the day.

As Housing& celebrates its 35th year, we want to thank you immensely for your participation, your membership, and your contributions. To our underwriters, to our members, to each attendee – thank you, dearly. To the Housing& Staff and our Board of Directors – we sincerely appreciate your efforts in keeping Housing& running. Events like these would not be possible without each of you.

We'd love for you to stay engaged with Housing& through our upcoming events, email communications and social media. If you aren't a member yet, we're excited to connect with you and discuss how we can make HOMES together.

We're looking forward to an incredible day of reflection on 35 Years of Making HOMES with each of you.

In Partnership,



Courtney Battle

Executive Director, Housing&



Brett Macleod

Executive Director, JPMorganChase



Let's Solve This.

Virginia Housing invests in the power of home by financing quality, affordable housing. Working with local governments, nonprofits, developers and REALTORS[®], we're revitalizing neighborhoods and solving critical housing needs.

We're passionate about our public-private partnerships, so let's get started.

Learn more at: [VirginiaHousing.com](https://www.VirginiaHousing.com)



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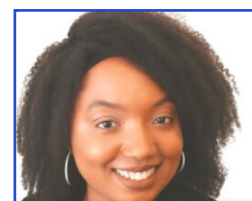
Patrick McAnaney
Director
Somerset Development Company



Courtney Battle
Executive Director



Thomas Garda
Program Manager



Trianna Overton
Operations Manager



**BUILDING THRIVING
COMMUNITIES, INSPIRED BY
OUR PARTNER IN IMPACT:
HOUSING&**

See how we're helping our communities
thrive at capitalone.com/about.

INTRODUCING THIS YEAR'S THEME — 35 YEARS OF MAKING HOMES

Housing& began its journey in 1991 as the Housing Association of Nonprofit Developers (HAND). The brainchild of John D. Spencer, HAND sought to bring together a passionate community of non-profit real estate developers with a commitment to addressing the Capital Region's affordable housing challenges. HAND was led by talented and capable leaders, from Founder John Spencer, to Jill Norcross, to Heather Raspberry and current Executive Director Courtney Battle.

In 2025, HAND rebranded as Housing&, a name that fully encompasses the scope of our work, and the unique communities we serve.

This year's theme, 35 Years of Making HOMES, centers the values that have driven us forward and builds momentum for an incredible future:



Housing as a Fundamental Right

Affordable housing is foundational to dignity, opportunity, and community well-being.

Without access to affordable housing, physical safety is threatened, self-worth declines, and opportunities are few and far between. Here at Housing&, we understand the importance of ensuring that each individual and each family has an affordable home to call their own — a place to rest, renew, and recharge the spirit.



Organizing around our Values

We center equity, accountability, and community voice in development decisions.

There's no "one-size-fits-all" approach to development decisions. That's why Housing& convenes a diverse member base uniquely in-tune with their communities. We know that the best way to meet the needs of different communities is to encourage them to participate in the work itself.



Mobilizing Policy and Capital

We advocate for the policies, resources, and reforms to deliver housing at scale.

Sheer will isn't enough to get affordable housing built. A multifaceted approach is necessary if we hope to achieve our goals. Housing& and its members advocate for legislative action, capital investment, and structural reforms to ensure we're able to build as much as possible.



Equitable Development

We equip the industry with the tools and partnerships to lead with mission and impact.

Our cross-sector approach ensures that affordable housing professionals are well-rounded and informed about the industry to maximize their overall impact in achieving their respective goals.



Strengthening Ties & Securing a Brighter Future

We celebrate progress, deepen relationships, and move forward — together.

A strong community can do brilliant things.

It takes dedication, hard work, and a smart and steady approach to help a community thrive. That's why PNC is proud to celebrate Housing& for all it does to help make our community brilliant.



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WOMEN OF COLOR IN
COMMUNITY DEVELOPMENT

WHERE WOMEN OF COLOR LEAD WHAT'S *Next.*

WCCD is where women of color in community development connect, lead, and grow. Through leadership programming, a trusted community, and career-building opportunities, members gain access to the relationships and opportunities shaping the field.



Leadership

Conversations with leaders shaping the field.



Community

A network that connects and supports.



Growth

Resources and opportunities to move your career forward.



SCAN TO JOIN

**POAH
MID-ATLANTIC**

Preservation of Affordable Housing commends Housing& for your work supporting housing providers in the Washington, D.C. metro region and congratulates the winners of the Housing& Housing Achievement Awards.

poah.org | barryfarmredevelopment.org

@POAHCommunities | barryfarmredev

Celebrating 35 Years of Housing&'s Impact

Housing& continues to play a vital role in convening leaders, building capacity, and driving progress in affordable housing. Hudson Housing Capital is honored to support their efforts to increase affordability and expand access to stable homes.

**HUDSON
HOUSING CAPITAL**

630 FIFTH AVENUE, 28TH FLOOR, NEW YORK, NY 10111 | 212.218.4488 | HUDSONHOUSING.COM



Inspiring and building better lives and communities

That's our purpose at Truist, and it's why we're proud to support the 35th Annual Meeting and Housing Expo and the meaningful work of Housing&.

Truist.com

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For more than 40 years, we've worked toward one mission: to make home and community places of pride, power and belonging.

Enterprise and BWE are proud to sponsor the 35th Annual Housing & Meeting and Housing Expo.

David Bowers

Vice President, Mid-Atlantic Market and Sr. Advisor, Faith-Based Development Initiative

Janine Lind

President, Enterprise Community Development

Philip Porter

Senior Vice President & Head of Acquisitions, Housing Credit Investments

Victor Agusta, Jr.

Executive Vice President, BWE



enterprisecommunity.org | bwe.com



FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Providing, Producing, and Preserving AFFORDABLE HOUSING



An affordable home is a foundation for success!



Empowering Communities, Building Futures.

www.fcrha.org



Fairfax County is committed to a policy of nondiscrimination in all county programs, services and activities.

PLENARY AGENDA

Progress Made, Momentum Required: Aligning Data, Capital & Policy for Housing Impact

May 13, 2026 | 9:30AM-12:00PM
Omni Shoreham Hotel - Palladian Ballroom

- *Welcome Remarks and Framing the Session*
 - **Courtney Battle**, Executive Director, Housing&
- *Sponsor Greetings*
 - **Ewunike Brady**, Head of Customer Growth Segments Fair Lending Strategy, Wells Fargo
- *Housing Indicator Tool 6.0 Presentation*
 - **Courtney Battle**, Executive Director, Housing&
 - **Leah Hendey**, Principal Research Associate, Urban Institute
- *Audience Questions & Answers*
 - **Stephanie Pierre-Louis**, Director, Capital One
- *Plenary Discussion: Aligning Data, Capital, and Policy for Housing Impact*
 - **Mansur Abdul-Malik**, Senior Vice President, Development, The NHP Foundation
 - **Dr. Nicole Cooper**, Chief External Affairs and Transformation Officer, United Way National Capital Area
 - **Bree Jones**, Founder & CEO, Parity Homes
 - **Jair Lynch**, President & CEO, Jair Lynch Real Estate Partners
 - **Brett Macleod**, Executive Director, JPMorganChase
 - **Councilmember Robert White**, District of Columbia Council
 - **Stacy Spann (Moderator)**, Founder and Principal, Archer Greenwood Companies
- *Audience Questions & Answers*
 - **Stephanie Pierre-Louis**, Director, Capital One
- *Adjourn*
 - **Stephanie Pierre-Louis**, Director, Capital One

PLENARY SPEAKERS



Mansur Abdul-Malik

Senior VP–Development

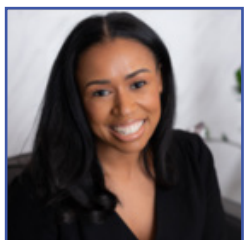
The NHP Foundation

Mansur Abdul-Malik joined NHPF in 2012. He is an integral member of the acquisition/development team, playing a lead role in the team’s multi-family affordable housing transactions. Abdul-Malik has been involved to date in \$114 million in development funding benefiting the NHPF portfolio. He has also participated in acquisitions adding over \$35 million in value to NHPF’s portfolio assets.

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With over five years of commercial real estate experience in the management of affordable and market-rate investments, he has an in-depth understanding of financial analysis and project management. He engages with project stakeholders, especially tenant groups, to oversee and lead development efforts. He is committed to working with project management teams to maintain and deliver within budgetary constraints.

Within the development community, he represents NHPF by volunteering, being a part of the ULI Washington Leadership Institute Program, and serving as a Generation HAND board member. He received a BS from the University of Baltimore and an MS from the University of Maryland.



Courtney Battle

Executive Director,

Housing&

Courtney Battle is the Executive Director for the Housing&. Courtney joined the organization in October 2016 as Membership Manager, and was promoted to Membership Director in July 2019. In July 2021, Courtney was promoted to Director of Strategic Partnerships & Membership. In this role she led a wide range of projects designed to scale Housing&’s reach across the region and increase the organization’s ability to build its members’ capacity.

Courtney brings a wealth of experience in journalism and communications to her work. Prior to joining Housing&, she served as an Account Manager for a local public affairs firm, and spent several years at CNN’s Washington, DC bureau as a News Assistant and Media Coordinator. She received her Bachelor’s degree from Howard University, where she majored in Journalism and minored in Afro-American Studies. She is originally from Southfield, Michigan, and has found a second home in Washington, DC.

PLENARY SPEAKERS



Ewunike Brady

Head of Customer Growth Segments
Fair Lending Strategy
Wells Fargo

As VP, Customer Growth Segments, Ewunike Brady partners across the business and with external stakeholders, advocacy groups, and industry trade associations to increase lending opportunities to underserved consumers across all income segments.

Ewunike has spent much of her 20-year mortgage career focused on secondary execution in a consultative role to increase liquidity in the secondary market in efforts to grow homeownership. Ewunike is also a certified Freddie Mac CreditSmart® Trainer and has been heavily involved in the mortgage industry, including time as a Maryland Mortgage Bankers and Brokers Association Board Member, Marketing Chair, and Future Leaders Co-chair. Ewunike earned a Bachelor of Science degree from The Ohio State University and Executive Leadership from UCLA Anderson School of Management.



Dr. Nicole Cooper

Chief External Affairs and Transformation Officer
United Way of the National Capital Area

Dr. Nicole M. Cooper serves as Chief External Affairs & Transformation Officer at the United Way of the National Capital Area, serving DC, Maryland and Virginia communities, leading public policy & advocacy, strategic community impact initiatives, transformation strategy and external relations. She previously served as Chief Strategy and Innovation

Officer & EVP at United Way Worldwide, Senior Vice President of Health Equity Strategic Partnerships at UnitedHealth Group, Head of Healthcare Policy at Lyft, and Vice President of Corporate Social Responsibility at UnitedHealthcare.

Prior to joining UnitedHealthcare, Dr. Cooper was an Obama administration political appointee, and part of the US Department of Health and Human Services team responsible for implementation of the Affordable Care Act.

Dr. Cooper holds a bachelor's degree from Spelman College, a master of public health (MPH) degree in Health Management & Policy from the University of Michigan, and a doctor of public health (DrPH) degree in Health Policy from Harvard University.



Leah Hende

Principal Research Associate
Urban Institute

Leah Hende is a principal research associate in the Housing and Communities Division at the Urban Institute, where her research focuses on policy to improve urban neighborhoods. She is experienced in transforming national and local administrative datasets to create neighborhood indicators and study neighborhood conditions. Since 2007, Hende has been involved in

Urban's work with the National Neighborhood Indicators Partnership (NNIP) and serves as its co-director.

In addition to research on neighborhoods across the country, Hende is a key member of the Urban–Greater DC team, an Urban program that seeks to inform policy debate and decisionmaking to address persistent inequalities and improve economic mobility and access to opportunity in the DC region. She has led several projects on the greater DC area, including a survey on residents' perceptions and attitudes and studies on foreclosure, affordable housing needs, and racial inequities. Hende holds a master of public policy degree from the McCourt School of Public Policy at Georgetown University.

PLENARY SPEAKERS



Bree Jones

Founder and CEO

Parity Homes

Bree Jones is the founder of Parity Homes, an innovative equitable development company based in West Baltimore. Parity creates upfront demand for affordable homeownership opportunities by opening up pathways for existing residents and social collectives to purchase formerly abandoned homes as a means of community-building and wealth-building. Her organization leverages storytelling and taps into social networks to make her majority Black homebuyer base financially prepared and invested in the social fabric of the neighborhood. Prior to launching Parity, she had a successful career in finance, alternative investments, capital raising, and predictive analytics.



Jair Lynch

President and CEO

Jair Lynch Real Estate Partners

As President and CEO of Jair Lynch Real Estate Partners, Mr. Lynch assumes primary responsibility for firm management and project coordination, with a commitment to developing a quality product and superior service. That commitment has produced distinctive urban mixed-use projects for investors and a distinguished list of public, private and non-profit clients.

Mr. Lynch has a BS in Civil Engineering and a BA in Urban Design from Stanford University. Mr. Lynch was also named a James L. Loeb Fellow at Harvard University's Graduate School of Design. Mr. Lynch currently serves on the boards of CubeSmart (NYSE: CUBE), Consigli Building Group, United States Olympic and Paralympic Endowment, and ICIC, as well as leadership positions at several member organizations such as Stanford Professionals in Real Estate, Harvard GSD Master in Real Estate Council, and the Federal City Council. Mr. Lynch previously served on the boards of the United States Olympic and Paralympic Committee, the Stanford Athletic Board, and the Sidwell Friends School.

PLENARY SPEAKERS



Brett Macleod
Executive Director
JPMorganChase

Brett Macleod is an Executive Director at JPMorgan Chase in the Community Development Banking group, where he finances affordable housing and urban revitalization real estate projects throughout the Mid- Atlantic. Prior to joining JPMC in April 2012, he was a Banker at Citigroup in the Citi Community Capital division. Brett has originated over \$1 billion of loans for a variety of of deal types, including affordable rental properties, for- sale housing projects, mixed-use real estate deals and large-scale urban retail centers. Brett currently serves as Board President for Housing&, a board member for Cinnaire (formerly known as Great Lakes Capital Fund) and National Housing Trust Community Development Fund and previously served as Treasurer for the DC Promise Neighborhood Initiative and Board Chair for Acorn Hill Waldorf Kindergarten and Nursery School. He holds two BA's from Williams College and earned an MBA, magna cum laude, from the F.W. Olin Graduate School of Business at Babson College with concentrations in Finance and Global Management.



Stephanie Pierre-Louis
Director
Capital One

Stephanie Pierre-Louis is Director and Community Finance Capital Officer at Capital One, bringing 20 years of experience advancing affordable housing and equitable community development. In her role, she leads efforts to deploy capital that expands access to housing and drives inclusive economic growth across the Mid-Atlantic and Southeast markets.

Previously, Stephanie served as Managing Director for the Mid-Atlantic region at National Equity Fund (NEF), and Senior Vice President within Bank of America's Community Development Banking Group. Her deep expertise and collaborative leadership style have positioned her as a trusted partner in advancing innovative, mission-aligned capital strategies.

Stephanie also serves as Board Chair for KIPP Massachusetts, a nonprofit public charter school network serving students in underserved communities, and as Treasurer for Housing&. She holds a B.S. in Business Administration from Boston University.

PLENARY SPEAKERS



Stacy Spann (Moderator)

Founder and Principal

Archer Greenwood Companies

Before launching Archer Greenwood, a full-service real estate advisory and development firm focused on full-spectrum housing, Stacy L. Spann was Head of Housing Access and Affordability Philanthropy for the Wells Fargo Foundation, managing roughly \$120 million in philanthropic capital across the U.S.

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With 25+ years in public and private sectors, his work centers on equity and pathways to economic opportunity. He previously served as President & CEO of Mid-City Financial, as well as as Executive Director of the Housing Opportunities Commission of Montgomery County. He serves on boards for the Asset Funders Network, D.C. Policy Center, and U.S. Africa Collaborative. He holds a B.A. from Morehouse College and an M.P.A. from Columbia University.



Councilmember Robert White

Housing Committee Chair

District of Columbia Council

A proud fifth generation Washingtonian, Robert C. White, Jr. is in his second term as At-Large Member of the Council of the District of Columbia. He chairs the Council's Committee on Housing.

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Robert began his career in public service as a law clerk in the Maryland District Court for Montgomery County. For five years, he worked in the United States Congress, serving as Legislative Counsel to the District's Congresswoman Eleanor Holmes Norton. In 2014, he was tapped by Attorney General Karl A. Racine to serve as the first Director of Community Outreach for the DC Office of the Attorney General. In 2016, Robert was elected as an at-large Councilmember with the highest number of votes in the history of DC's elected Council. He was re-elected in 2020 and has served as chair of the Council's Committee on Housing Since 2023. Robert is also an adjunct professor at Georgetown University Law Center.

LUNCHEON AGENDA

- *Housing& Anniversary Video*
- *Welcome*
 - **Jummy Olabanji**, Co-Anchor, News4 Today
 - **Courtney Battle**, Executive Director, Housing&
- *President Remarks*
 - **Brett Macleod**, President, Housing&
- *Housing Achievement Awards*
 - **Jummy Olabanji**, Co-Anchor, News4 Today
 - **Brett Macleod**, President, Housing&
- *The Children's Essay Contest*
 - **Jami Benson**, Operations Lead, Amazon Housing Equity Fund
 - **Jordan Tolen**, The Children's Essay Winner
- *The Generation& Scholarship Winner*
 - **Courtney Battle**, Executive Director, Housing&
 - **Wengel Debebe**, 2025 Generation& Scholar
 - **Chiagoziem Njoku**, 2026 Generation& Scholar
- *Door Prize Drawing and Adjournment*
 - **Jummy Olabanji**, Co-Anchor, News4 Today
 - **Courtney Battle**, Executive Director, Housing&



DEVELOPER OF THE YEAR SOMERSET DEVELOPMENT COMPANY



Somerset Development Company marked a milestone year in 2025, celebrating its 25th anniversary with the opening of two transformative developments: The Faircliff in Washington, DC and The Hammond in Baltimore.

The Faircliff, a 125-unit affordable community in Columbia Heights, replaces Somerset's former Faircliff Plaza East site. Developed alongside a neighboring market-rate project, the building exemplifies an innovative mixed-income model, leveraging cross-subsidy to support affordability. More than 80 percent of original residents returned following temporary relocation—a testament to Somerset's commitment to community continuity. The project also sets a high bar for sustainability and design, achieving Passive House and LEED Platinum certifications while enhancing walkability and connectivity along a major transit corridor.

In Baltimore's Johnston Square neighborhood, The Hammond delivers 109 mixed-income units alongside a new 9,400-square-foot branch of the Enoch Pratt Free Library. Developed in direct

response to community priorities, the project attracted new residents, activated public space, eliminated blight, and ensured no displacement. Built on a remediated brownfield site and meeting Zero Energy Ready Homes standards, The Hammond reflects both environmental leadership and deep community partnership.

Across its portfolio, Somerset integrates robust resident services—including workforce development, education, health, and housing stability—supported by on-site staff and embedded within property operations.

With the addition of The Faircliff and The Hammond, Somerset has now developed more than 2,200 homes valued at over \$400 million across Washington, DC and Baltimore. As it enters its next chapter, Somerset remains committed to revitalizing urban communities through innovative financing, thoughtful design, and resident-centered development—setting the standard for equitable, mixed-income housing.

BEST AFFORDABLE HOUSING PROJECT ALLIUM PLACE



Allium Place represents a bold and innovative response to Maryland’s shortage of deeply affordable, family-sized housing and accessible homeownership opportunities. Developed through a mission-driven partnership between AHC, Habitat for Humanity Metro Maryland, and Montgomery County, this 195-home mixed-income community transformed a six-acre county-owned site into one of the largest new affordable housing developments in the county’s history.

The community includes 168 affordable rental apartments and 27 homeownership opportunities, serving households earning between 30–70% of AMI, with more than half of rental units reserved for extremely and very low-income families. Notably, Allium Place delivers 85 three- and four-bedroom homes—an urgently needed and rarely available resource in Montgomery County. Designed as a true micro-neighborhood, the development features onsite childcare, a half-acre park, fitness and community spaces, and convenient access to transit and retail, creating an environment where families can thrive.

AHC’s Resident Services program provides onsite support focused on education, economic mobility, health and wellness, and community engagement, reinforcing long-term stability for residents.

Allium Place reflects an efficient and innovative development model, combining rental and homeownership units to share infrastructure, reduce per-unit costs, and support long-term operational sustainability. Delivered as a \$96 million development amid pandemic-era disruptions, the project leveraged a complex and creative financing structure, including LIHTC equity, Montgomery County Housing Initiative Fund support, public and private capital, and Habitat’s Development Escrow.

With its scale, design, and deep affordability, Allium Place sets a new standard for equitable, family-centered housing in the region—demonstrating what is possible when strong partnerships align around a shared vision for community impact.



RACIAL EQUITY IN ACTION PRESERVATION OF AFFORDABLE HOUSING



Preservation of Affordable Housing (POAH) is advancing the Barry Farm Redevelopment as a leading example of embedding racial equity into large-scale community revitalization in Southeast Washington, DC, under the leadership of Maia Shanklin-Roberts, Vice President of Real Estate Development.

Centered on restoring a historically Black community, POAH's work prioritizes equitable housing, economic opportunity, and cultural preservation in a city experiencing rapid displacement. The redevelopment ensures one-for-one replacement housing and a meaningful right-to-return for former residents—many with deep generational ties to Barry Farm. When complete, the project will deliver a mixed-income community of more than 1,000 homes, including deeply affordable units, workforce housing, and homeownership opportunities.

Key milestones underscore this commitment. The Asberry, a 108-unit fully affordable building with 77 replacement units, is now fully occupied. The Edmonson will add 139 affordable homes, including 50 replacement units, while Hillsdale Flats Phase I will deliver 90 fully affordable

units—including family-sized and artist housing—supported by \$98.5 million in financing.

POAH's approach is grounded in deep engagement with residents and trusted community stakeholders, ensuring development reflects local priorities. Equity is further advanced through intentional workforce and contracting strategies that expand opportunities for DC-based and minority-owned businesses and support local hiring across all phases of development.

Recognizing that community stability extends beyond housing, POAH treats programming as essential infrastructure—prioritizing the preservation of legacy institutions like the Goodman League, a cornerstone of cultural identity and youth development.

Through its work at Barry Farm, POAH is not only rebuilding housing, but helping to repair harm, restore opportunity, and set a standard for equitable, community-centered development.



THE & AWARD PG COUNTY DHCD



The **Prince George's County Department of Housing and Community Development (DHCD)** exemplifies the power of public leadership in advancing, preserving, and strengthening affordable housing across the County.

Through strategic investment, innovative policy, and cross-sector collaboration, DHCD has delivered measurable impact. Over the past five years, the department has committed more than \$43 million in County resources—leveraging additional federal and state funding to support the creation and preservation of more than 7,200 affordable homes. DHCD has also expanded access to homeownership, investing \$1.4 million to assist first-generation buyers and help families build long-term wealth and stability.

A signature achievement is the expansion of first-time homebuyer assistance, increasing support for moderate-income households to as much as \$50,000—enabling more families to transition

from renting to owning in a highly competitive market.

DHCD's leadership extends beyond production. As an active partner in the Purple Line Corridor Coalition, the department is aligning housing, transit, and economic development to ensure equitable growth. In 2025 alone, DHCD committed \$12.9 million to support the development of 501 affordable units, many located near transit.

Under the leadership of Jonathan R. Butler, DHCD has set a strong example of what it means to be a trusted public partner—leveraging resources, fostering collaboration, and delivering housing solutions that strengthen communities and expand opportunity.



EMERGING LEADER MARQUAN JACKSON



Marquan Jackson is a visionary, data-driven, and resident-centered leader who has transformed resident services at True Ground Housing Partners. Since joining in 2021 and rising to Vice President in 2023, he has led programs serving more than 6,000 residents across 23 communities in the Washington region.

Marquan designed a comprehensive service model grounded in housing stability, economic mobility, health and wellness, youth and family support, and community engagement—delivering measurable impact at scale. Under his leadership, True Ground earned CORES certification and launched innovative programs such as The People’s Pantry, Children’s Savings Accounts, and asset-building initiatives that expand long-term opportunity for residents.

His commitment to keeping people housed is reflected in outcomes: an eviction rate below 2% and more than \$8.6 million in rent relief secured for residents during the COVID-19 crisis. Marquan has also advanced data-informed practice, implementing new systems to track outcomes, elevate resident voice, and guide strategic decision-making.

Beyond his organization, Marquan contributes to regional leadership through service on multiple boards and advisory bodies, helping to shape policies and strategies that advance housing stability and equity.

Through innovation, accountability, and deep commitment to community, Marquan Jackson is setting a powerful standard for resident-centered impact in affordable housing.



GENERATION & SCHOLARSHIP RECIPIENT CHIAGOZIEM NJOKU



Chiagoziem Njoku embodies the promise and purpose of the Generation & Scholarship—a rising leader grounded in resilience, identity, and a deep commitment to community.

A student at McKinley Technology High School, Chiagoziem has distinguished herself as both a scholar and a leader. A member of the National Honor Society and captain of the varsity basketball team, she balances rigorous academics with athletics, leadership, and work experience—demonstrating discipline, accountability, and drive. She also serves as a Student Ambassador, where she represents her school community with pride and purpose.

Beyond the classroom, Chiagoziem’s journey reflects a powerful story of self-discovery and growth. As a first-generation Nigerian American, she has learned to embrace her full identity—reclaiming her name, her voice, and her confidence. That journey now fuels her ambition to pursue a career in kinesiology and become a physical therapist or athletic trainer, helping others heal, rebuild, and thrive.

Her commitment to service is equally profound. As a longtime participant in Community Club in Washington, DC, she has benefited from—and now embodies—the power of mentorship, community support, and opportunity.

Through her academic excellence, leadership, and unwavering sense of purpose, Chiagoziem represents the next generation of changemakers. She carries her name—and its meaning, “God has blessed me”—with pride, and is poised to make a lasting impact in her community and beyond.

This fall, Chiagoziem will attend Temple University, where she plans to study Exercise Science—combining her passion for athletics with a deeper understanding of the human body. She is particularly interested in the intersection of performance, recovery, and overall health, and is committed to using her education to help others heal, grow, and thrive.



CHILDREN'S ESSAY CONTEST WINNER
JORDAN TOLEN
COMMUNITIES TOGETHER



Housing&'s Children's Essay Contest celebrates the voices of young residents across our member communities, highlighting the impact of resident services programs that nurture learning, creativity, and self-expression. Each year, member organizations host local contests and elevate their winners to a regional review, creating a platform for youth to share their perspectives.

Jordan Tolen winner of this year's contest, offers a powerful and thoughtful reflection on the theme, *"What Does Injustice Look Like to Me?"*

Through her essay, Jordan demonstrates a remarkable awareness of both history and the present, connecting past injustices—such as slavery, segregation, and discriminatory laws—to challenges still faced by communities today. She thoughtfully explores how injustice continues to impact Black and Hispanic communities, from harmful stereotypes to the separation of families, while raising important questions about fairness, belonging, and opportunity.

Drawing from her own observations at school and

in the broader world, Jordan reflects on the ways injustice can divide communities—and calls for greater understanding, unity, and compassion. Her essay is both honest and courageous, challenging readers to consider not only how injustice shows up, but also how we might respond to it together.

Jordan's voice is a powerful reminder that young people are not only observing the world around them—they are thinking critically about it and envisioning a more just and inclusive future. Through her words, she embodies the spirit of this contest and the promise of the next generation of leaders.

Communities Together Inc. is a third-party nonprofit organization that offers community engagement to nearly thirty affordable family and senior housing communities in the Greater Washington and Baltimore area.

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HOUSING& YEAR IN REVIEW

Housing& is a regional catalyst for change where housing, health, and economic opportunity converge. Serving hundreds of members across 30+ jurisdictions in Greater Washington, Baltimore, and Richmond, Housing& brings together public, private, and nonprofit leaders to accelerate the production and preservation of affordable housing.

Through research, advocacy, training, and collaboration, Housing& advances housing solutions that strengthen communities and expand opportunity for all.

<p>500+ Members Served</p>	<p>THOUSANDS OF Individuals Trained</p>	<p>NEARLY 30 Industry Sectors Represented</p>
<p>125+ Advocacy Actions (Meetings, Testimonies, Briefings)</p>	<p>SPANNING 30+ Jurisdictions</p>	<p>30 Trainings, Convenings & Activations</p>
<p>40+ Mentor/Mentee Matches</p>	<p>200+ Committed Volunteers</p>	<p>5 Generation& Scholars</p>

Housing& is a cross-sector collective of changemakers advancing opportunity through affordable housing. In our first year under our new brand, we’ve reaffirmed what has always guided our work: housing is foundational—and its connection to education, health, and economic mobility is essential to helping individuals and families thrive.



This evolution sharpens our focus on three core roles—CONVENING, EDUCATING, and ACTIVATING—as we work alongside our members to address root causes of inequity and build more inclusive systems.

CONVENER

Housing& brings together leaders across the housing ecosystem through thoughtfully curated experiences—from the Annual Meeting & Housing Expo to seasonal mixers and targeted convenings. These moments foster meaningful connections, strengthen partnerships, and create the relationships necessary to advance thriving, inclusive communities.

EDUCATOR

Equipping leaders with knowledge and tools is central to our mission. Each year, Housing& delivers a robust portfolio of trainings and programs designed to build capacity and support effective policy and practice across the region.

With more than 500+ members across 30+ jurisdictions, Housing& trains over 4,000 practitioners annually. We are equally committed to cultivating the next generation of leaders through initiatives like our mentorship program and the Generation& Scholarship. This year, 40+ mentors and mentees participated—helping to strengthen the future of the affordable housing field.

ACTIVATOR

Housing& translates insight into action—mobilizing our members to advance policies and solutions that address housing affordability at scale.

With the release of the Housing Indicator Tool (HIT) 6.0, we continue to drive accountability, transparency, and progress across the region. Launched in 2021, this first-of-its-kind platform provides timely, comparable data on housing production, local targets, and policy effectiveness. Now spanning more than 30 jurisdictions, HIT equips decision-makers and stakeholders with the evidence needed to advance meaningful housing solutions. Grounded in racial equity, the tool not only informs—but inspires action through targeted activations, convenings, and calls to action that mobilize the broader housing ecosystem.

Beyond data, Housing& leads and supports issue-based advocacy and policy efforts in close partnership with our members. This year, alongside key partners including the District of Columbia Building Industry Association and the African American Real Estate Professionals, our collective advocacy helped shape and advance the RENTAL Act in Washington, D.C.—a comprehensive package of reforms designed to strengthen housing stability while supporting the long-term viability of affordable housing. The legislation includes critical updates to court procedures, targeted public safety eviction processes, and meaningful reforms to the Tenant Opportunity to Purchase Act, alongside provisions that support housing production and preservation.

Together, these efforts reflect Housing&'s role as an activator—bridging data, policy, and partnership to turn shared priorities into tangible outcomes for communities across the region.



Celebrating those at the forefront

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Marquan, congratulations on being named a 2026 Housing Achievement Awards “Emerging Leader”. Your team at True Ground and industry peers are proud to celebrate this well-earned recognition.



Marquan Jackson

Vice President,
Resident Services

The National Leader in Affordable Housing Finance Law



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The District of Columbia Housing Finance Agency (DCHFA) is a proud and continuous supporter of Housing&! The Agency was created to promote homeownership and rental opportunities in Washington, D.C. We are excited to invite you to our annual Homeownership Conference: Bridging the Gap.

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Through advocacy, education, research, and networking, we help members stay informed, connected, and engaged.

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As a leading law firm serving the affordable housing industry, we are proud to support **Housing &** and its commitment to advancing practical policies that strengthen accessible, thriving communities.

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DATA DRIVING HOUSING CONVERSATIONS



The Housing Indicator Tool helps align leaders across DC, Maryland, and Virginia around shared housing realities and regional trends.

By grounding conversations in data, the Tool supports more informed decision-making around housing affordability, production, preservation, and access across the region.

HIT.HousingAnd.org



CONGRATULATIONS ON YOUR RETIREMENT

Maria Day-Marshall, Esq. joined the University of Maryland's Real Estate Development Program in 2017, serving as Director until 2025, and currently directs the Colvin Institute of Real Estate Development. She led efforts in curriculum development, faculty management, student advising, and course scheduling. Before her full-time role, she was a Lecturer since 2008.



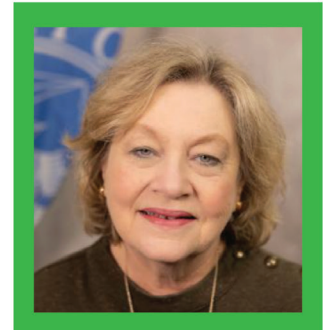
With over 30 years in municipal finance, Day-Marshall held roles in the District government, including Treasurer, managing \$6 billion in debt issuance. She consulted for the DC Water and Sewer Authority during its transition to an independent authority. In 1999, she joined Columbia Equity Financial Corp. as Senior Vice President, advising on bond transactions for various governmental entities.

She will be missed, and we wish her a happy retirement!



CONGRATULATIONS ON YOUR RETIREMENT

Helen McIlvaine joined the City in 2006 as Deputy Director of Housing and was appointed Director in 2015. During her tenure, she helped shape the City's long-term housing strategy, leading implementation of the Housing Master Plan and guiding community engagement for the Housing 2040 plan.



"Helen's dedication and leadership have made a lasting impact on Alexandria," said City Manager James F. Parajon. "We are grateful for her 20 years of service and wish her all the best in retirement."

Helen oversaw more than a dozen affordable housing development and preservation projects across the city, including the Sansé & Naja mixed-income community, which is expected to begin phased completion in 2026.

She will be missed, and we wish her a happy retirement!

For nearly 25 years, Kerrie has guided Cornerstones with a deep commitment to social justice, equity, and collaboration. Under her leadership, the organization has grown significantly in reach and impact—expanding access to affordable housing, supportive services, and community partnerships that empower individuals and families toward long-term stability.



"Kerrie has led Cornerstones with exceptional vision, heart, and courage," said Andy Lacher, Chair of the Cornerstones Board of Directors. "Her impact on this community is immeasurable, and her legacy will continue to shape our work for years to come. We are incredibly grateful for her leadership and the strong foundation she has built."

She will be missed, and we wish her a happy retirement!





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