

33RD ANNUAL HAND HONORS

In This Together



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

That's why we created the Amazon Housing Equity Fund, committing \$2 billion+ to create and preserve affordable housing across our hometown communities.



Let's Solve This.

Virginia's Best Future is
Powered by *Home*

City. Town. Village. Neighborhood. We're here to partner with communities – making investments in housing that opens doors to a future of unlimited possibilities.

Let's work together to make Virginia an even greater and more affordable place to live, work and do business. Visit us at [VirginiaHousing.com](https://www.VirginiaHousing.com).



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AGENDA



6:00PM



Doors Open



7:00PM - 7:30PM



Housing Achievement Awards



Children's Essay Contest Winner



GenerationHAND Scholarship Awards



7:30PM - 9:00PM



Connect with colleagues and partners over live music, culinary delights, and good times!

PRESIDENT & EXECUTIVE DIRECTOR LETTER

HAND Members,

It is our pleasure to welcome you to the 33rd Annual HAND Honors! We are excited to see each of you today, hear from our award winners, and recognize the work that your organizations are doing to create thriving communities.

This year's theme is In This Together, because we know the affordable housing crisis facing our region is not a problem any one of us can solve alone. Together, we can build equitable homes that are affordable to our neighbors. Together, we can lead with housing first and collaborate on thoughtful, engaging resident services. Together, we can commit to racial equity and hold one another accountable. Together, we can make sure we have a lasting impact on the communities we serve, creating spaces where residents not only live, but thrive.

For 33 years, HAND has provided a platform for real estate and community development professionals who share a common goal of increasing opportunity through the vehicle of affordable housing. Our diverse collective of members - Accountants, Advocates, Architects, Construction Firms, Engineers, Faith Institutions, Financiers, Government Agencies, Green Building, Homeless Services, Housing Counselors, Insurance, Investors, Law Firms, Lenders, Philanthropy, Property Managers, Real Estate Developers, Resident Services, Tech, Utility Companies, Universities and Students - represent the ecosystem of partners whose collaboration is critical to creating more equitable outcomes in our communities. Although we've come a long way since our beginning days, we stay true to the original mission of building our members' capacity with a dynamic and innovative calendar derived directly from members' needs. Today we are proud to report that we host 70+ training and convenings throughout the year, serving 2,500+ individuals. THANK YOU for supporting this programming - whether you attended a session, worked with the HAND Team on planning or lent your time as a speaker.

We extend a huge HAND thank you to all of our underwriters, sponsors, and each of you who purchased a ticket package, an ad, or supported this event in some way. Each and every contribution allows us to continue convening, educating and advocating our membership base in the spirit of our mission. We would also like to thank the Board of Directors and the HAND Team for their dedication to this work all-year round. We also appreciate all of the consultants and vendors who support our day-to-day operations behind the scenes - it truly takes a village to do all that we do!

In closing, we truly hope that you enjoy tonight's festivities. As we plan our upcoming programs and activities, we look forward to staying connected with you - whether that's through our latest e-blast, an Affinity Group or convening around industry trends. As always, please feel free to use the HAND Team as a resource - we are committed to working with you to advance our region's progress. Thank you for joining us at HAND Honors!



Sarah Constant
President, HAND



Courtney Battle
Executive Director, HAND

BOARD OF DIRECTORS



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Mission First
Housing Group



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Emily Cadik
Director
Affordable Housing
Tax Credit Coalition



Maria Day-Marshall
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Colvin Institute of
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Gregory Hare
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Monique Johnson
Director
Virginia Housing



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STAFF



Courtney Battle
Executive Director



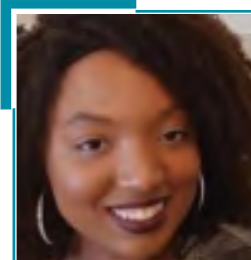
Heather Raspberry
Executive Director Emeritus



Taylor Phillips
Public Policy Director



Susan Ortiz
Program Director



Trianna Overton
Program Associate



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.

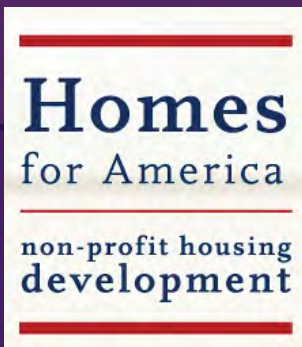
Housing Association of Nonprofit Developers, it's an honor to recognize your commitment and service to the community.

wellsfargo.com/impact



Developer of the Year

Homes for America



2023 was a year of high impact at Homes for America in all aspects of our work. As we proudly celebrate 30 years of producing and preserving quality affordable housing and serving roughly 7,500 residents with housing and services, we are pleased to be recognized as HAND's Developer of the Year.

HFA completed construction of 233 new homes in 2023 in two properties in partnership with local housing authorities. Homes for Oxon Hill provides 163 beautiful new units serving seniors with a range of incomes. This community was developed by HFA with the Housing Authority of Prince George's County. The second new community that HFA completed in 2023 was Ellicott Gardens 2, developed in partnership with the Howard County Housing Commission. The property serves a range of families from the Baltimore Regional Housing Partnership to families with incomes up to 80% AMI. HFA also completed a major recapitalization of Gateway Village, 156 apartments in 18 buildings for seniors in Salisbury.

Our 2023 accomplishments also included efforts large and small to address resident needs across our entire portfolio of 67 communities in the mid-Atlantic region. Last year, we partnered with several health and wellness agencies to provide onsite physical and mental health services, as well as service providers to address food insecurity and nutritional needs, eviction prevention, digital inclusion, summer camp programming and numerous social and recreational activities.

HFA continued our commitment to energy efficiency and climate resiliency in 2023 – raising funds for energy efficiency improvements at two of our Maryland communities. We implemented water saving strategies at several properties. We were also pleased to be awarded a HUD GRRP Elements grant in the first round.



Best Small Affordable Housing Project

17 Mississippi Apartments



Legacy.

Legacy Real Estate Development and The NHP Foundation (NHPF) are the 2024 Housing Achievement Award winners in the "Best Small Affordable Housing Project" category for their **17 Mississippi Apartments** project. This recognition celebrates the standout contribution to affordable housing within the DC, Maryland, and Virginia region, specifically highlighting projects with 100 units or less that have made a meaningful impact.

Why 17 Mississippi Apartments Stands Out:

- **A Commitment to Affordability:** With all 41 units aimed at 50% AMI, 17 Mississippi Apartments prioritizes affordability, providing high-quality homes for artists, families, and individuals transitioning from homelessness.
- **Cultivating Community:** The inclusion of a 1,000 sq. ft. artist studio and community room underscores the project's commitment to fostering a vibrant community space.
- **Focus on Sustainability:** Further enhancing its appeal are its sustainability certifications, including Enterprise Green Community and DOE's Zero Energy Ready Homes.



Best Large Affordable Housing Project

The Westerly



Innovative financing is a core element of this new, mixed-income community in the rapidly developing Southwest D.C. neighborhood. Located less than one block from the Waterfront Metro station and three blocks from The Wharf, The Westerly has 449 apartments, with 30% of those dedicated to affordable homes.

The market-rate homes help subsidize the deeply affordable homes and enable Affordable Homes & Communities (AHC) to provide onsite resident services funded by property operations. The Westerly also helps achieve the city's affordable housing goals for this neighborhood.

This development was a joint venture of Hoffman & Associates, AHC, CityPartners, and Paramount. The team combined market-rate equity with equity generated by the sale of 4% and 9% federal and state Low-Income Housing Tax Credits (LIHTCs), a ground lease from the district, and a payment-in-lieu-of-taxes on the affordable units. To access the LIHTC while retaining access to market equity, the project is legally divided into three separately owned and financed entities: one for the market-rate units, one for the 9% tax credits, and one for the 4% tax credits.

The 136 affordable homes include studios, one-bedroom and two-bedroom apartments. Half (68) are available to household incomes at 30% AMI, and half (68) at 50% AMI. The ground lease with D.C. governs the affordability, which extends for 99 years. The affordable homes are interspersed throughout the building, with market and affordable homes side-by-side on every floor.

The 12-story Westerly is adjacent to a grocery store, restaurants, retail, government offices, bus routes, and a Metro station. It has 29,000 square feet of ground-floor, neighborhood-serving retail space.

Property amenities include a penthouse club room and roof-top pool; community room & TV lounge; patio and grilling area; outdoor fire pit; computer room and library; fitness center; and coworking and meeting spaces.



Virginia Peters Nonprofit Friend

Fernando Lemos Co-Founder & Former Executive Director



Fernando Lemos is the co-founder and former Executive Director of Mi Casa, Inc. Originally from Paraguay, Lemos is a long-time resident of Washington, DC with extensive experience working with the Latino and African American communities. He is trained in architectural design, housing and community economic development, small business management, and home inspection. Appointed by several city mayors, Fernando served for many years as Commissioner of the District of Columbia Housing Authority. Additionally, he is a past board member of Cornerstone, and a past Community Advisory Board member at the Federal Home Loan Bank of Atlanta. Lemos currently serves on the boards of the Latino Economic Development Corporation and the National Association of Latino Community Asset Builders.

Fernando's commitment to housing as a human right led him to co-found Mi Casa with his colleague David Wiley in 1992. Utilizing tools like TOPA, scattered sites and home purchasing opportunities for limited income residents, Mi Casa created and preserved housing in every ward in the city. Under Fernando's charge, with the commitment of a dedicated team, Mi Casa created more than 3,000 units of affordable housing throughout the city, developed nearly 30% of the District's limited equity cooperatives, and created the Genesis Intergenerational Community, the first program of its kind that provides multigenerational supports for single mothers exiting foster care and seniors living on fixed incomes.

Fernando's championing of Mi Casa's commitment to community engagement and resident-centered development earned the organization recognition in the affordable housing arena such as a multi-million-dollar Neighborhood Stabilization Program award in 2010, the 2014 HAND Award for Best Large Affordable Housing Project (along with Neighborhood Development Company) and the Nonprofit of the Year Award by the Washington Business Journal in 2016.

Fernando is married to BB Otero and is the proud father of Rebecca, Carlos and Gabriel.



Emerging Leader

Lee Goldstein
Director, National Housing Initiatives



HAND is absolutely thrilled to award **Lee Goldstein** a 2024 Housing Achievement Award in the "Emerging Leader" category! This recognition celebrates an individual under the age of 40 who has an exemplary dedication to and notable achievements in the mission of preserving and/or developing affordable housing in their respective field.

Why Lee Stands Out:

- **Innovative Leadership in Complex Projects:** Lee has demonstrated leadership and innovation in managing significant projects, such as "The Oaks" in Dallas, Texas, the largest single housing project in Volunteers of America (VOA)'s history, and a groundbreaking mixed-use development in Southwest DC.
- **Strategic Vision and Policy Leadership:** Lee's strategic involvement in shaping and steering public policy initiatives reflects his visionary leadership in the affordable housing sector. As the steward of VOA's the RAD for PRAC strategies and the creator of the "Innovative Dwellings" initiative, he has showcased an exceptional ability to tackle complex housing issues with innovative solutions.
- **Cross-Sector Experience:** Lee's extensive experience spanning the public, private, and nonprofit sectors has equipped him with a unique perspective that enriches his approach to affordable housing.

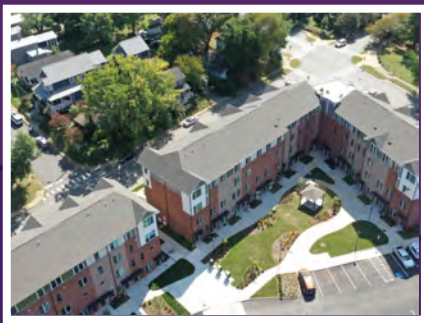
Lee's accomplishments showcase his ability to lead large-scale developments but also his commitment to creating deeply affordable housing units. His leadership in these areas not only benefits VOA, but also sets a precedent for the entire industry on how strategic policy engagement and innovation can address critical housing needs.

We invite you to join us at the 33rd Annual HAND Honors, where we'll celebrate Lee's contributions alongside this year's other awe-inspiring award winners. It's an opportunity not only to recognize the strides we've made together in affordable housing but also to connect with industry leaders and partners committed to forging a brighter future for our communities.



Racial Equity in Action

Kindlewood | National Housing Trust & Piedmont Housing Alliance



Built in the late 1970s as a 150-unit 100% Section 8 property on a 12-acre superblock, Garrett Square Apartments symbolizes the era of urban renewal. The apartments were named for the street on which they were built, which was part of the former home of Alexander Garrett. An associate of Thomas Jefferson, Garrett enslaved more than 50 African Americans on his estate, known only by their first names in census records.

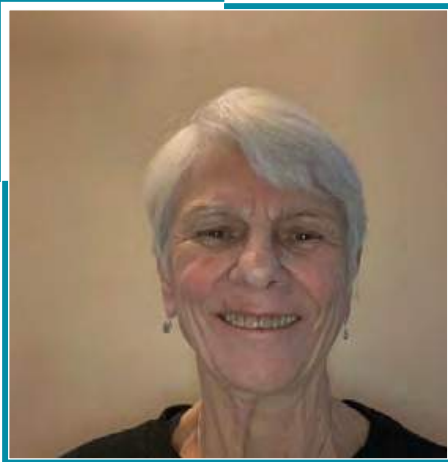
In 2002, Piedmont Housing Alliance and National Housing Trust purchased and renovated the property, and the residents renamed it Friendship Court Apartments. With a unit mix consisting of 2-, 3- and 4-bedroom townhouse-style units, Friendship Court has provided hundreds of families with safe and decent affordable housing. However, the community remained economically and physically isolated from the rest of the city for decades.



Given its proximity to the burgeoning Downtown Mall, PHA and NHTC recognized the potential for wholesale redevelopment of the site. They also recognized that robust, authentic resident engagement was the only way to keep residents' interests at the center of rebuilding their neighborhood.

In 2017, PHA and NHT began a resident-led process to redesign and rebuild the neighborhood for the 425 residents who called Friendship Court home, 85% of whom are non-white, with the majority being Black residents. Throughout, the process has been led by an elected resident Redevelopment Advisory Committee. Members of the committee are paid for their time and provide lived-experience expertise to co-design their community redevelopment, including selecting the architect, designing the site layout, defining the unit mix, and prioritizing the development of a new Community Resource Center, a preschool, a public park, and a community farm. The project is a testament to the power of resident participation, demonstrating that those most impacted by housing disparities must be central to crafting solutions.

HOUSING ACHIEVEMENT AWARD JUDGES



Nancy Rase

Nancy Rase Consulting
Services, LLC



Michael Schuerer

Cornerstones Housing
Corporation



Claudia Wilson Randall

Community Development
Network of Maryland

Generation HAND Scholarship Award



Delaney Blaize

Graduate of Don Bosco Cristo Rey High School
Attending North Carolina A&T University

Scholarship Judges



William Ferrell

Bank of America



Bob Margolis

TM Associates



**Quinn Pregliasco
-Geisler**

The Community Builders

Children's Essay Contest Winner



Audriana Gamble

Housing Up

Runners Up

Laryn Abdulkadir

Affordable Homes &
Communities

Maryori Dariela Mayorga Funez

Montgomery Housing
Partnership



From community banking to community building

At JPMorgan Chase, we are committed to our communities and work with a diverse group of partners to provide innovative solutions that foster community development, address affordable housing needs and drive inclusive economic growth.

We are proud to participate in these efforts and support HAND.

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jpmorganchase.com/impact

HAND YEAR IN REVIEW

With a footprint spanning Baltimore, Washington and Richmond, HAND is the leading nonprofit membership collective leveraging the power of its cross-sector network to support the development and preservation of affordable housing in the Capital Region. Representing the ecosystem of partners who collaborate in bringing equitable communities to fruition, HAND works to disrupt the systems that perpetuate inequity in the communities we serve. We do this by embedding racial equity into our operations, practices, and programming, and activating our membership through policy forums and advocacy designed to drive impact for Black and brown communities residing at the sharpest intersections of inequity.

Over the last year, HAND has been able to hold more than 70 trainings and events for its members, thanks largely in part to a hybrid of in-person and virtual settings. HAND remains committed to fostering partnerships that are critical to the creation and preservation of affordable housing. We will continue to balance our training in the way that allows us to bring members the best, most intentional and effective tools for capacity building.

By the Numbers

30+

JURISDICTIONS
REPRESENTED
IN HANDS
FOOTPRINT

2,500+

INDIVIDUALS
TRAINED
ANNUALLY

75

TRAININGS,
CONVENINGS &
ACTIVATIONS

24

MENTOR/
MENTEE
MATCHES

20+

INDUSTRY
SECTORS
SERVED

200+

COMMITTED
VOLUNTEERS

COUNTLESS
MEMBERS &
SPONSORS
WHO WE
COULDN'T
OPERATE
WITHOUT!

GenerationHAND

HAND has always been dedicated to convening and educating current industry professionals, but we have doubled down on our commitment to lifting up the next generation. Through our mentorship program and the GenerationHAND scholarship program, HAND is helping prepare the affordable housing and community development leaders of tomorrow. We had 24 pairs of mentors/mentees participate in this year's mentor program, and we are excited to present the 2nd Annual GenerationHAND Scholarship recipient during tonight's program.

Training & Capacity Building

Sharing ideas and best practices is essential to the work we do. Throughout the year, HAND hosts several training programs and series to build members' capacity to address and advocate for policies that will help increase the affordable housing supply throughout the region. HAND serves more than 450 individual and organizational members, covering 26 jurisdictions.

Affinity Groups

HAND affinity groups are small, peer-to-peer groups that focus on different industry sectors. We host quarterly meetings for members to exchange ideas, share best practices, or troubleshoot problems with other industry professionals. Current groups include Resident Services, Asset Management, Environmental Justice, and GenerationHAND.

Housing Indicator Tool

HAND launched the Housing Indicator Tool (HIT) 4.0 in March 2024. HAND is dedicated to taking bold steps to build public and private will, and to catalyze action that addresses housing affordability in our region. This year's tool included data from almost 30 jurisdictions, including data from three Richmond jurisdictions for the first time.

Launched in March 2021, this first of its kind platform provides the most up-to-date information on housing production across the region, a comparison with established local housing targets, and a high-level evaluation on the effectiveness of local programs and policies intended to bolster affordable housing production. Released on an annual basis, the tool provides in-depth jurisdictional data that is critical in making the case to decision makers and community stakeholders for affordable housing production. Most importantly, the tool is grounded in racial equity.

Throughout the year, HAND also hosts a number of activations highlighting jurisdictions and industry leaders across the region who are making powerful strides to address our region's housing needs. These events build on the data and policies that can be found on the platform, while inspiring others in the ecosystem with innovative strategies and insights that can drive housing production. The tool includes a series of calls-to-action, so you and your organization can start turning advocacy into action!

If you would like to set up a demonstration of the HIT for you or your team, please contact Taylor Phillips, Public Policy Director, HAND at tphillips@handhousing.org

More HAND Highlights

Health & Retirement Benefits Packages

HAND is pleased to partner with The Center for Nonprofit Advancement, VitalHealth, and Nonstop Wellness to support HAND members committed to diversity, equity, and inclusion with an opportunity to reevaluate their employee benefits package. Through VitalHealth, HAND members can provide their employees access to health care coverage and retirement benefits at the best possible value.

HAND's Career Center

Available to all of our members seeking to further their career or bring fresh energy to their organization.

Salary & Benefits Survey

Offered on a biennial basis, the survey is a benefit available to HAND's nonprofit members, providing critical data and information to ensure organizations are competitive in the provision of salaries and benefits offered to their employees. Additionally, the survey is a useful tool for supporting 990 compliance and providing comparative data for a variety of strategic planning purposes.

HAND Communications

From the News & Notes e-blast to HAND's social media platforms and blog, there are a number of ways that we stay connected to YOU! Interested in staying abreast of HAND updates, industry news and more? Subscribe [here](#).



Through collaboration and innovation, HAND members are working collectively to create equitable communities across the Capital Region of Baltimore, Washington and Richmond.

BECOME A MEMBER TODAY
handhousing.org/membership-at-a-glance/

ADVANCING SOCIOECONOMIC
OPPORTUNITY, INSPIRED BY
OUR PARTNER IN IMPACT:
HOUSING ASSOCIATION OF
NONPROFIT DEVELOPERS
(H.A.N.D)



IMPACT
INITIATIVE

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



Create a brighter future

Fulfilling your mission takes a partner with decades of industry expertise in the complexities the not-for-profit community faces. With forward-thinking insights, tailored solutions and local teams, we'll help you make a difference.

What would you like the power to do?®

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Celebrating Community!

APAH congratulates the 2024 HAND Honorees, whose impact changes lives and resonates throughout the region. As we celebrate 35 years, we are resolved to ensure all our neighbors in need can access quality, safe, affordable housing they truly deserve. We recently adopted a new strategic plan, and we will share some exciting changes later this year, but we are proud to share APAH's first vision statement: **Everyone deserves a place to call home—a foundation to live their dreams.**

Together with each of you in the HAND community, we will deliver more critical affordable housing and resident services to neighbors in need throughout the region. We hope you will join us for Celebrate Home! Thursday, October 17th as we honor our 35 years with all of you, and ground ourselves confidently in the path ahead.



THANK YOU TO OUR 2023-2024 SPONSORS

HAND extends our profound gratitude to our sponsors for their invaluable contributions and unwavering support of the organization. Their generous contributions sustain our operations, strengthening an industry that develops equitable and thriving communities for individuals and families of all income levels.

Interested in sponsoring HAND? Email Courtney at cbattle@handhousing.org.

HAND Honors Underwriters



HAND Honors Sponsors

HONORS

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D.C. Department of Housing & Community Development

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Affordable Homes & Communities

Arlington County Housing Division

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WinnDevelopment

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DC Housing Finance Agency

PLATINUM

Arlington Partnership for Affordable Housing

Bozzuto

CohnReznick LLP

Kaiser Permanente

Momentum Capital/Capital Impact Partners

National Housing Trust

Reno & Cavanaugh PLLC

TRIBUTE

Affordable Homes & Communities

Colvin Institute of Real Estate Development,

University of Maryland

Community Solutions

Fairfax County Department of Housing and Community Development

Gilbane Development Company

Housing Alexandria

Klein Hornig LLP

Maryland Department of Housing and Community Development

Mission First Housing Group

Nixon Peabody

Preservation of Affordable Housing

Prince George's County Department of Housing and Community Development

The NHP Foundation

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HELPING HANDS

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John D. Spencer

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Miner Feinstein Architects
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VCDC

JBDA is proud to work with some of the industry's best.

Congratulations to **HAND Housing Achievement Award** winners (and our friends):

Piedmont Housing Alliance
National Housing Trust
Homes for America
Affordable Homes & Communities
The NHP Foundation
Legacy Real Estate Development
Fernando Lemos
Lee Goldstein



BUILDING A BETTER FUTURE FOR SENIORS... FOR ALL.



The Robeson at Spring Flats, Washington, DC
Affordable/Mixed Income Rental Community

Byron House, Potomac, MD
Assisted Living



Victory Housing 2024: Celebrating 45 years providing affordable housing and assisted living in Maryland and DC.

Victory Housing CARES

We lead with Compassion.
We are Accountable for our work.
We Respect everyone.
We Excel in our results.
We Sustain our mission.

victoryhousing.org



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 33rd Annual HAND Honors.

Victor Agusta, Jr., Executive Vice President, BWE
David Bowers, Vice President & Market Leader, Mid-Atlantic
Janine Lind, President, Enterprise Community Development
Philip Porter, Sr. Vice President and Head of Acquisitions, Housing Credit Investments



enterprisecommunity.org | bwe.com



In Memoriam Beverly Hanlin

On behalf of the HAND team, we want to share our deepest condolences to Beverly's family and friends.

Beverly meant a great deal to the HAND team; she was both a valued member and a friend to all of us here. She was instrumental in helping HAND bring quality content to members, especially those who have participated in the Asset Management Affinity Group. Beverly's willingness to collaborate, her light and her laughter will be missed for many years to come.



In Memoriam Marilyn Melkonian

Earlier this year, we lost Marilyn Melkonian, founder of National Housing Trust. NHT has always been a great partner to and supporter of HAND, thanks largely in part to Marilyn's leadership. Her kindness, loyalty, and passion for this work will truly be missed by all. HAND sends our condolences to Marilyn's family and friends.

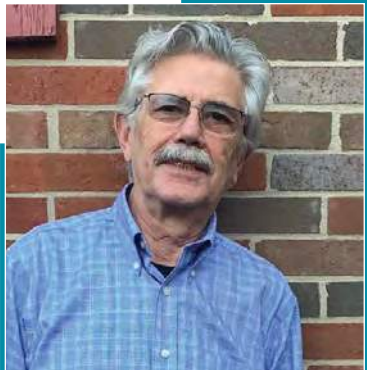
RETIREMENT ANNOUNCEMENTS

Congratulations!



Maryann Dillon

Former Executive Director
Housing Initiative Partnership



Fernando Lemos

Co-Founder & Former Executive Director
Mi Casa



Michael J. Scheurer

Former Executive Vice President
Cornerstones Housing Corporation

A strong community makes all the difference.

A community that's united is a community that's moving forward. That's why we're proud to support the organizations and people who are committed to making our community an even better, stronger place to call home.

Nicolette Harris

nicolette.harris@pnc.com

www.pnc.com



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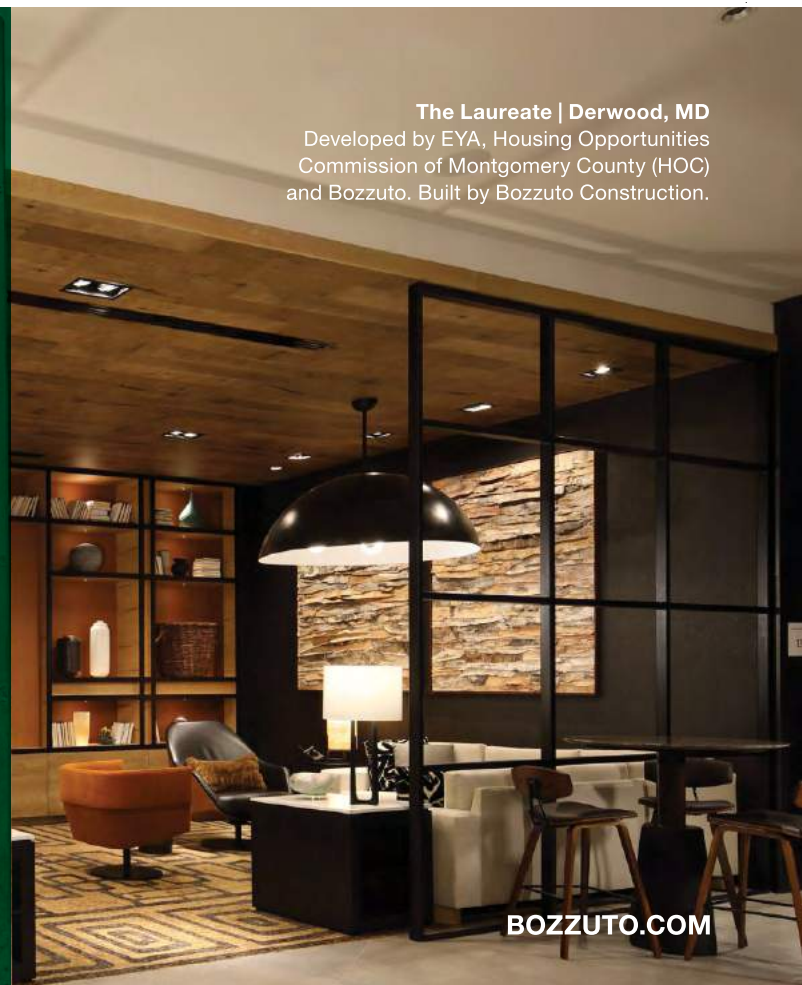
Providing Housing for All

Bozzuto is passionate about creating communities that residents take pride in calling home. We actively support organizations like HAND that share our commitment to making a positive impact on the lives of others.



The Laureate | Derwood, MD

Developed by EYA, Housing Opportunities Commission of Montgomery County (HOC) and Bozzuto. Built by Bozzuto Construction.



BOZZUTO.COM



DC Housing Finance Agency was established on March 3, 1979 to stimulate and expand homeownership and rental housing opportunities in Washington, D.C.

Celebrating 45 years of service to the District.

@DCHFA



Celebrating those at the forefront

We are proud to support the **33rd HAND Honors**, Housing Achievement **Annual** Awardees and the Generation HAND Scholarship recipients.

The Partners of CohnReznick

Member of  **Nexia**



 | VOA
125+
Years Strong

Volunteers
of America®



VOA is proud to congratulate
Lee Goldstein for his
Emerging Leader Award.

VOA is one of the largest nonprofit developers of affordable housing in the country, helping 1.5 million people in over 400 communities in 46 states, D.C., and Puerto Rico. Thank you Lee for your hard work and dedication to our mission!

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We look forward to seeing you at the Annual HAND Honors event.

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