



# 2018 Highlights

Honoring Oramenta Newsome's Legacy



2018 Highlights

\$29.6 million invested

700

affordable homes

451 thousand square feet

of commercial, retail & community space

Totals since 1982

\$377 million invested

11,780

affordable homes

2 million square feet

of commercial, retail & community space

Working with private and public sector partners, LISC seeks to forge communities of opportunity—great places to live, work, do business, visit and raise families.

*In the midst of loss, legacy can illuminate a path forward. 2018 marked the passing of our longtime and beloved Executive Director, Oramenta Newsome, and the embrace of those who knew her sustained us all, and she would not have allowed us to pause our work. Her legacy was a challenge to us and our partners to pursue equity and have impact. These 2018 highlights reflect Oramenta's values and guidance, which we will cherish in the years to come.* – Ramon Jacobson



All photos by LISC unless otherwise noted. Clockwise from right: members of the 22 Atlantic Tenants Association; The Sanctuaries' Summit; Arts Activist Graduation; LISC staff and friends volunteering with Martha's Table; Kevon King of the Village Cafe, a LISC Kiva grantee. All headline quotes are from Oramenta Newsome.



*"We are at our best when we help others do their best."*



Everyone who knew her has a moving story of who Oramenta was, what she did or said, and how it helped them to create the Washington, DC she envisioned – an inclusive, community-driven, and equitable place where residents of all incomes live and thrive. These stories, told to us on stage or as an aside, written in cards and emails and in newspapers, form the fabric of a legacy which we sought to uphold in 2018 and beyond.

During her nearly 25-year tenure as Executive Director, Oramenta paid special attention to those that serve the most vulnerable among us. **Open Arms Housing**, a local nonprofit that provides supportive housing to women who are experiencing homelessness and face mental health challenges, was supported by LISC's early grant and creative lending investments. Last fall, Open Arms posthumously honored her role in supporting the organization in its formative days.

Oramenta was also posthumously awarded the President's Award from the **Far Southeast Family Strengthening Collaborative**, as well as the Community Impact Award from the **District of Columbia Building Industry Association**. Other organizations, **So Others Might Eat**, **Bright Beginnings**, and **Jubilee Housing**, have also honored Oramenta by naming program spaces in her honor.

Mayor Bowser, during last year's memorial celebration, announced **The Oramenta Newsome Predevelopment Loan Assistance Fund** – a new \$2 million fund to help nonprofits with predevelopment costs. The fund is befitting, as Oramenta advocated tirelessly for nonprofit housing resources in DC. She knew that these organizations delivered daily on their pledge to serve Washingtonians in need of stable, safe, and affordable homes.





*"If we are known for anything in this city, I hope it is as a good partner. Our watchword at LISC is collaboration; it is part of who we are. The way we see it, the work of lifting struggling neighborhoods out of poverty is a lot like a bucket brigade — no one person can claim all the credit, yet each plays a vital part in a life-changing outcome."*

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A trusted collaborator, convener, and partner: that remains at our core as we develop new strategies, advocate for policy change and public funding, and help remove barriers and improve systems for low-income Washingtonians. DC LISC helps lead the **DC Healthy Housing Collaborative**, a new multi-sector coalition seeking to address poor housing conditions that aggravate asthma and perpetuate inequities in other health outcomes. The Collaborative emerged out of discussions between a stakeholder group of healthcare, legal, advocacy, service providers, governmental agencies, and nonprofit organizations committed to improving healthy housing.

In 2018, the Collaborative began convening on a monthly basis to strategize around policies and programs that facilitate housing improvements and to enhance coordination, and launched an initial pilot demonstration project, offering home remediation services to families with children suffering from asthma and related health conditions. Through regular convening, the Collaborative is uncovering new ways to integrate resources to address this complex problem.



From its inception, LISC's **Elevating Equity Initiative**, a \$50 million commitment to fostering equity, inclusiveness, and an improved quality of life in neighborhoods surrounding the future **11th Street Bridge Park**, has been a collaborative effort. To date, we have invested over \$42 million into these neighborhoods, ranging from operating support for our local partners, to







Photo: Becky Harlan

housing investments large and small, and commercial projects using grants, loans and tax credit equity.

Simultaneously, we have been convening the **Elevating Equity Nonprofit Cohort**, a network of organizations dedicated to serving and empowering lower-income DC residents living in the neighborhoods surrounding the future 11th Street Bridge Park. We are committed to working together to create equitable and just outcomes for long-term residents and newcomers alike.

As a founding member of the **Rhode Island Avenue NE Main Street Business Improvement District** (BID) Steering Committee, LISC is working with neighborhood leaders to ensure that the key corridor reflects resident and small business tenant priorities and includes stakeholders of all backgrounds. Our role in the BID stems from five years of partnering with the **Rhode Island Avenue NE Main Street** (RIAMS) – providing capacity building grants and technical assistance – in its efforts to grow local businesses along the commercial corridor. In partnership with RIAMS and other stakeholders, LISC is working toward a targeted community engagement process to help inform the BID's mission, bylaws, and operations plan.

We also commissioned a consultant to produce a report that examines the site and scope of the proposed BID, and includes research on BID formation and operational best practices.



Photo: Becky Harlan



Photo: Ayanah George



Photo: Ayanah George



Photo: bcWORKSHOP





LISC is supporting **CNHED's DC Anchor Partnership** (DCAP), a collaborative of local anchor institutions (Georgetown University, George Washington University, Children's National Health System, Sibley Memorial Hospital, and BridgePoint Health) committed to inclusive economic development and improving their economic impact by leveraging their procurement from minority-owned businesses.

These five inaugural educational and medical anchor institutions are working together to reduce racial inequities and advance inclusive prosperity – creating jobs, income, and wealth for lower-income residents of color in Washington, DC.

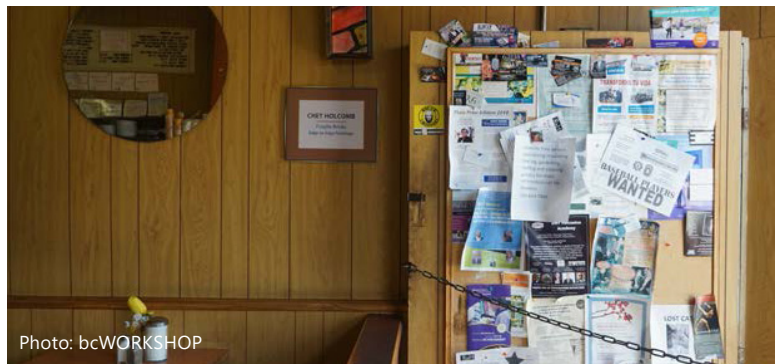


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Photo: Jordan Dyniewsky



*"In this city, we're going to have a place for those who make up the fabric of this city, make it work; who have lives here, who have history here."*

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At LISC, we believe that we can help create a city where all residents can thrive and where co-located social and housing services can have wide ranging impact at the neighborhood level. This belief is at the core two of our largest investments to date. Both projects utilized all of LISC's financial resources to bring about transformational change in Wards 7 and 8.

It is appropriate that the ribbon cutting for LISC's largest ever investment in a single project was held in a room named after Oramenta Newsome. **So Others Might Eat** (SOME) has been one of LISC's key partners for over a decade, and we joined forces with them during the early stages of the **Conway Center**'s development. Early on, both LISC and SOME were considering the idea of co-locating affordable housing with health and social services.

The Conway Center opened in 2018, and combines comprehensive health care, intensive job training, and supportive housing under one roof. LISC and its affiliates invested more than \$30 million in the 200+ units of housing and services.

**The Commons at Stanton Square** is a collaborative project between the **Horning Family Fund**, **Horning Brothers**, and two long-time LISC partners, **Martha's Table** and **Community of Hope**. The Commons provides early childhood education, food and nutrition programs, parental supports, emotional wellness, and out of school programs to children in Ward 8's Hillside neighborhood, which is within the Elevating Equity target area.

15 years ago, LISC invested in **Bread for the City** as the organization broadened its focus from Shaw to a new site in Southeast DC. As the community's needs grew and changed, LISC supported their current expansion to a new, larger, 30,000 square foot center. Bread for the City will expand all of its existing programs to be able to serve more clients and integrate technology, a wellness center, a primary health care clinic, and more. At this location, clients will be able to access dental services, preventative care, medications, and behavioral health care.





Building equity begins with the most vulnerable populations, which include young children. **Bright Beginnings** operates the only child and family development center in DC that is dedicated solely to the needs of children and their parents who are experiencing homelessness. LISC's early investment and support helped Bright Beginnings add capacity to be able to serve an additional 100 children, and provide their families comprehensive educational, therapeutic, and social services.





*"We are fiercely proud to be part of a mission that began with affordable housing all those years ago and has expanded to include every aspect of what makes a community the sort of place where families can thrive."*

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Oramenta never veered away from LISC's core goal: preserving, producing and protecting affordable housing. As the disparity between household income and housing costs increases, affordable housing is even more essential. In 2018, we celebrated a number of our investments in affordable housing with several of our partners.

With LISC's largest predevelopment investment anywhere in the nation, the **Anacostia Economic Development Center** and **Flaherty & Collins** broke ground on a \$100 million investment to repurpose former hospital dormitories at the historic St. Elizabeths campus into 250 units of new affordable housing in Congress Heights. **Housing Up** redeveloped 12 apartments in Petworth for families who have experienced homelessness, and LISC invested, ranging from design and construction financing to permanent financing. LISC also supported 100% affordable housing for veterans experiencing homelessness with **HELP USA at Walter Reed**.

Smaller investments are also an integral piece of our work. In 2018, LISC invested in **Deaf-REACH**, enabling them to make critical repairs to an apartment building that they operate for residents who are deaf, hard of hearing, and/or have behavioral or mental health issues. This is a small loan with a big impact; Deaf-REACH is renovating the buildings to improve the health and safety conditions of those living in the buildings, and ensuring that the organization has a

sustainable future.

The preservation of affordable housing is critical to neighborhood prosperity. **Community Preservation and Development Corporation** (CPDC), a premier real estate developer, ensured that 59 families were not displaced with the arrival of new developments and amenities in Brightwood. In 2015, CPDC purchased Fort Stevens Place Apartments and turned to LISC for predevelopment financing. As the apartments were being renovated throughout 2018, tenants were temporarily housed in another nearby apartment building owned by CPDC, so that they had access to all their neighborhood offers. When residents returned, they came home to modernized building systems and other improvements.

*"When you find out someone is buying your apartment building, there is an apprehensiveness. We knew that this was our chance to have control." - Tenant Assn. Member*

Thanks to the District's **Department of Housing and Community Development** (DHCD) \$5 million award in 2018, we are able to work more flexibly with tenant associations and developers, expanding and deepening our impact in preserving affordable housing across the city. As the city's Preservation Fund Manager, we quickly deployed our funds to help three tenant associations purchase their buildings, keeping rents affordable for 85 families.





## LISC on the Move and Making Moves

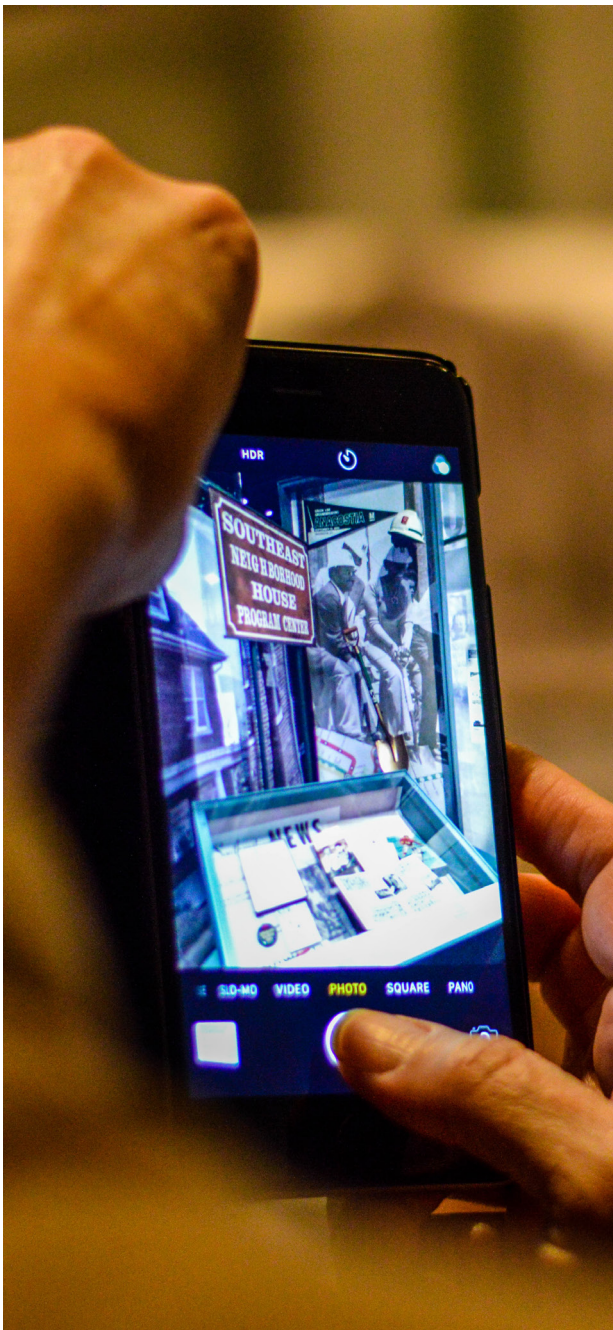


Natalia Otero, Executive Director of one of DC LISC's partner organizations, **DC Survivors and Advocates for Empowerment** (DC SAFE), won a coveted Rubinger Community Fellowship award named in honor of LISC's former President and CEO, Michael Rubinger. Natalia has spent her career advocating for victims of domestic violence. As a Rubinger Fellow, Natalia is researching the relationship between trauma and fiscal health and developing a tool to assess needs, overcome barriers, and connect survivors to services. LISC is also supporting DC SAFE as they develop a new building that will house emergency shelter for survivors and DC SAFE's headquarters.

Last year, the DC LISC team made two notable excursions – visits to the **Smithsonian Anacostia Community Museum** (ACM) with our Local Advisory Committee and to the *Evicted* exhibit at the **National Building Museum**.







***A Right to the City*** at the ACM is a powerful encapsulation of resistance, resilience, and participation as it “explores more than five decades of neighborhood change in the nation’s capital as well as the rich history of organizing and civic engagement that accompanied it.” Several of our nonprofit partners and key neighborhoods are featured, and the exhibit’s Community Phone Booth has a recording of Oramenta Newsome discussing community development. Few people know more about Washington than our Local Advisory Committee, but even they learned new lessons and gained insight on our city, thanks to a guided tour led by the exhibit’s lead curator, Dr. Samir Meghelli.

As an organization working throughout the entire United States, we recognize the importance of the message author Matthew Desmond wrote about in ***Evicted. The National Building Museum*** translated this from text to a compelling gallery exhibit featuring interactive diagrams and spaces, and we were honored to attend the opening reception. There, we heard remarks from Desmond, Attorney General Karl Racine, and DC Council Chairman Phil Mendelson.

LISC, in memory of Oramenta Newsome, is a proud supporter of this exhibition.





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