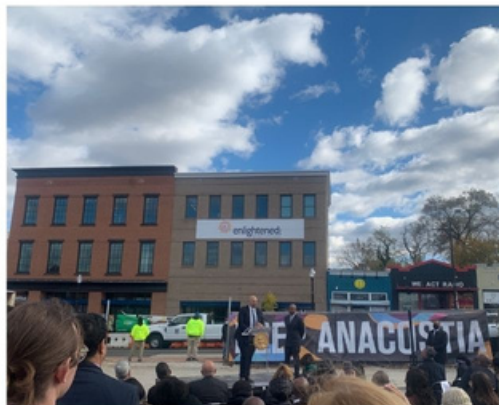


LSC DC

2021 Highlights



2021 At a Glance

\$18.5 million invested

795 affordable homes
preserved and developed

63,542 Square Feet
of commercial, retail & community space

Totals Since 1982

\$499 million invested

14,176 affordable homes
preserved and developed

3.7 million Square Feet
of commercial, retail & community space



Photo credit: DC Safe

Sustaining Vulnerable Neighbors Through a Global Pandemic

• *Thrive East of the River*

Families know best. They know what they need, how to survive, and how to thrive. Cash offers dignity, especially in times of crisis. When COVID-19 spread into the District in 2020, LISC joined four Ward 8 partners to launch a groundbreaking cash assistance program called THRIVE East of the River: [Bread for the City](#), [11th Street Bridge Park](#), [Far Southeast Family Strengthening Collaborative \(FSFSC\)](#), and [Martha's Table](#). Together, THRIVE provides vulnerable families in Ward 8 with healthy fresh foods and dry goods, and with money that they decide how to spend. THRIVE boosts long-term economic mobility with ongoing counseling and support. LISC supported THRIVE with capacity grants, and facilitated introductions to key funders, and integrating strategic design upfront so this experiment would have a much broader impact.

450 families enrolled and THRIVE distributed over **\$2 million** directly to local families, provided fresh foods and even delivered groceries to residents, which has been especially important for elderly residents who are most vulnerable to the pandemic. Using Section 4 dollars from the US Department of Housing and Urban Development (HUD), LISC also facilitated the initial launch, and thereafter, helped ensure the partners had the capacity they needed to meet the moment.

Two years later, THRIVE continues to support many families in Ward 8 with the resources they need. There is no program like this in the country and THRIVE is the strongest example of a successful private emergency cash assistance program. The successes and lessons learned of the THRIVE initiative have been captured by [The Urban Institute](#), laying a blue print for others to follow.

• *DC SAFE: SAFE Space*

Domestic violence is an epidemic, exacerbated by the pandemic. DC SAFE is the only 24/7 crisis intervention agency for domestic violence in the District of Columbia. When they intervene, they save lives, preserve families, reduce violence, and address a major cause of family homelessness. In 2021, in the midst of this growing crisis, DC SAFE broke ground on a new facility that will allow them to expand services- a project LISC has supported for years.



Once completed, SAFE Space will be equipped with 30 apartment-style units ranging from studios to three bedrooms, thus tripling their capacity - allowing them to come alongside more families than ever before. LISC supported this project through a HUD Section 4 grant for staff capacity, a Rubinger Fellowship, and seed financing to kick start development.

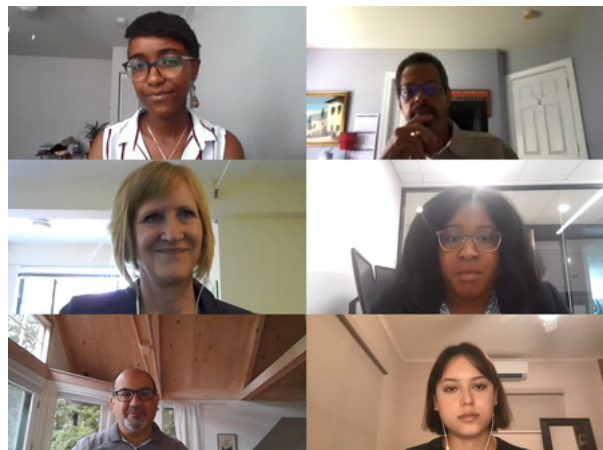
SAFE Space goes beyond building a structure; it is a matter of safety, equity and justice. The majority of DC SAFE's clients are Black women living in Wards 7 & 8. Black women experience violence at a [higher rate](#) than any other racial group, making DC Safe an even more crucial pathway to safety and stability for families

Sustaining Small Business

• Oramenta Newsome Community Development Fellowship

When COVID-19 first arrived, few imagined the road to recovery would be long and winding. Small businesses form the backbone of local communities, and like a person, a community can't stand tall without a backbone. In the summer of 2021, seven aspiring and mid-career professionals formed the second cohort of the Oramenta Newsome Community Development Fellowship.

Fellows brought a wide range of skills, experiences in community engagement, and a passion for small businesses. Each fellow worked closely with one nonprofit partner to address challenges small businesses are facing and to create opportunities for a more equitable recovery as the region navigated the uncertainty of COVID-19. LISC [captured](#) a closer look at each fellow's work.



The fellows also collaborated analyzing the DC business ecosystem. Together, they developed a [paper](#) offering three policy recommendations to better support small business owners in DC, particularly entrepreneurs of color, in an equitable recovery. The fellows' findings underlined how crucial on-the-ground community-based organizations. They recommended using them as the hub to help bridge resources with small businesses. "The field needs people like you to come in and generate new energy. This opportunity, through Oramenta's leadership and inspiration, has been an important thing for LISC DC" said Mike Tierney, former LISC National Executive.

Seeding Projects for an Equitable Future

• *Reunion Square*

The Reunion Square development, spearheaded by Four Points LLC, is set to transform the heart of Historic Anacostia, replacing eight acres of surface parking into a complex of offices, commercial space, arts, and affordable and market rate housing. After years of planning, the project broke ground in the summer of 2021.

More than **1,500** office, retail and hospitality jobs will be added, as well as 1.5 million square feet of development consisting of **481** multi-family apartments including market rate, affordable and senior housing. Anacostia has been a target for disinvestment over many decades, leaving residents with little to no variety of retail options. Reunion Square offers a turning point.



LISC was an early investor as Four Points navigated the design, financing and zoning process. The first phase of Reunion Square will bring the DC Department of Health into the community most impacted by the pandemic. The Reunion Square investment is also central to LISC's Elevating Equity Initiative, devoted to fostering inclusive development in the neighborhoods surrounding the future 11th Street Bridge Park. As DC nonprofits and developers work to undo years of disinvestment impacting Black residents in Ward 7 & 8, Reunion Square brings a swath of job opportunities, equitable housing and renewed cultural vitality and economic energy to Ward 8.

• *Valley Place, Friendship House Transitional Housing*

Bruce Finland's MED Developers has been a long-term affordable housing partner. In 2021, MED completed renovations of a long-vacant apartment complex in the shadow of Anacostia's Frederick Douglass historic homestead. The Valley Place project was started and finished entirely during the pandemic, when decent housing was needed for the most vulnerable. LISC provided a \$4M acquisition and construction loan to support this project's development.



The Valley Place project is a rare find; the community itself, and the councilmember, endorsed the shelter concept, and welcomed the space. Sadly, neighborhoods often fight against family shelters, so DHS was especially eager to see it placed in service as soon as possible. Today, it's open and [Friendship Place](#) is providing housing and services in 20 sparkling, furnished units. The building included 2- and 3-bedroom units to accommodate families. This is a key first step in ending chronic homelessness in the nation's capital and empowering families.

Seeding Projects for an Equitable Future

- *The Well at Oxon Run*

For community development, a ground breaking is a rite of passage. But that terminology feels destructive when we see the ground as Mother Earth. It's no wonder that [DC Greens](#), an organization committed to wellness, instead hosted a “ground opening” ceremony for The Well at Oxon Run, located in Ward 8's Oxon Run Park. The 2021 ceremony honored the earth by planting seeds, and paying homage to the lineages of DC residents, many of whom have lived nearby for decades.



The Well at Oxon Run is an urban farm and community wellness center being crafted in a space that has been underutilized and undervalued. The one-acre site will be home to seasonal crop production, a pick-your-own flower garden, a farm stand, an orchard with chickens, a greenhouse, and a large youth garden with an outdoor classroom. A large open-air pavilion called The Porch will be perfect for concerts, theater, dance performances and gatherings. The Well is set to open in the Spring of 2022, right in time for summer.

The Well will create a green space where residents have been historically cut off from access to fresh foods, recreation and community spaces. The Well will also sell produce to local restaurants and grocers, provide free food directly to neighbors, and host events. Jaren Lockridge, The Well Director expressed, “with this project, we’re trying to not only make the community stronger for the larger whole, but also trying to make the community stronger for our own families... it’s about community healing.”

The Well is a partnership spearheaded by [DC Greens](#), in close collaboration with [The DC Department of Parks and Recreation](#), [The Green Scheme](#), [Soul of the City](#) and the [Friends of Oxon Run](#).



Building Inclusive Projects for an Equitable Community

• HOPE Cooperative

In 2022, the tenants of the HOPE Cooperative moved into their brand new apartments located in the heart of Columbia Heights. From poor management to tenant-ownership, the path to this point has been a long and winding road for the longtime residents of 1445 Spring Road NW. However, thanks to the guidance provided by Michael Milliner and his development team at Redevelopment Housing Advisors, as well as financing provided by LISC, the residents formed the HOPE Cooperative. They worked hard to plant roots, claim ownership and keep their homes affordable in Columbia Heights, one of the most popular neighborhoods in DC.

When the building was put up for sale in 2013, it threatened to displace 12 households, and dismantle an international community of neighbors. As Tony Ma, an immigrant from Vietnam who has been a resident for 17 years, put it, “we live like family here. We help each other.” The residents originally formed a tenants’ association in 2008 with assistance from the [Latino Economic Development Center \(LEDC\)](#), a long-time partner of LISC. [Their journey began](#) when LEDC helped them advocate against the building’s property owner for his failure to maintain the building. In 2013, residents exercised their TOPA rights and formed The HOPE Cooperative to take title of their building.



After years of negotiation and renovation, the residents expressed immense gratitude and excitement about the final steps of this work. They are now owners of their building, with brand new flooring, washer and dryers, amenities and their community is still as strong as it was over 10 years ago. “Once we move back in, we’ll be able to paint the walls and hang up art work” Christina Pineda shared. “As renters, we couldn’t do that. And it’s the little things that create the feeling of home”.



Building For Years To Come

• *MLK Gateway*

MLK Gateway is a new building, with deep roots in community vision. It is part of a [two-phase project](#) transforming the landscape in historic Anacostia. These two phases bracket the key commercial corridors as people cross into Ward 8: Martin Luther King Jr. Avenue SE and Good Hope Road SE. This project is a partnership between [The Menkiti Group](#), a Black-owned developer; Enlightened, a Black-owned technology firm; and DMPED, with initial seed funding provided by LISC DC. This project was first imagined by resident and nonprofit leaders over twenty years ago, because they knew that in order to be an inclusive District of Columbia, a vacant lot could not be the first vision of Ward 8.



The first phase was completed in 2021, comprising 20,000 square feet of office space above 14,600 square feet of community-facing retail. Enlightened Inc., a Black-owned technology firm, will base 150 employees at MLK Gateway, bolstering the Historic Anacostia downtown area into what is becoming an arts and tech hub for the city and region. Phase II, located directly across the street, broke ground in 2022, and will add retail on the ground level and office space above to create a dynamic small business cluster.

• *Anna Cooper House*

So Other's Might Eat (SOME) has owned Anna Cooper House, just off of trendy Logan Circle, since 1989, but it has never looked better than at the 2021 reopening. It is named in honor of Anna Julia Cooper--a Black writer, teacher and activist who championed education for African Americans and women from the late 1800s to mid-1900s. The 48-unit building has been home to vulnerable residents at risk of homelessness. SOME has offered both supportive housing and a range of services to break the cycle of poverty. They work to expand residents' educational opportunities, increase economic security, and improve access to health and wellness resources.

A new resident described how he lived on the streets in 2020, trapped in substance abuse dependency. He shared that SOME's team, saved his life. This and other testimonies further solidify how crucial these services are in supporting and empowering vulnerable residents

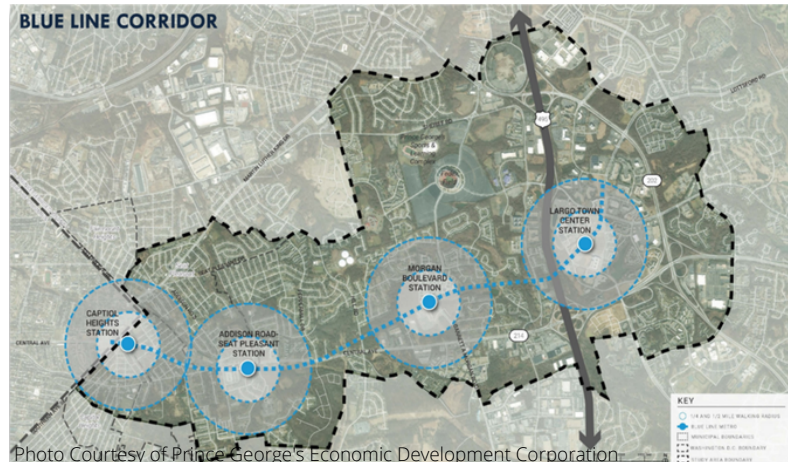
In addition to support from LISC, our affiliate the [National Equity Fund](#) continued a decades-long commitment to SOME's supportive housing work by investing \$10.2M, combined with funds from Chase, DHCD, and DCHFA.



Exploring and Expanding LISC's Footprint

• *Prince George's County*

In 2017, LISC first began envisioning what it would look like to establish a more regional presence. Our work is designed to support the initiative of local partners and residents. With the District's increased displacement pressures and many longtime LISC partners exploring work in suburban Maryland and Virginia, the DC office expanded its vision for impact. While COVID-19 delayed this expansion initially, through a national partnership with Kaiser Permanente, LISC is employing its community-rooted economic development planning framework in Prince George's County's Blue Line/Central Avenue Corridor.



In October 2021, LISC convened a task force, encompassing local nonprofit and community leaders, county representatives, corporate and foundation staff to guide the creation of an inclusive economic development agenda for the corridor. The agenda will be released in 2022 and cover multiple disciplines including: small business support, workforce development, physical environment, and arts and culture. The agenda will serve as a blueprint for LISC's engagement and investment in the corridor and Prince George's County as a whole going forward.



Exploring and Expanding LISC's Footprint

• *Preserving Affordable Housing in DC and Beyond*

“Look at where we are now.” Jennifer Sumler, President of the 410 Cedar Tenants Association was standing in front of the apartment building she’s called home for decades, a historic property in Takoma, DC. Unlike so many long-time African American residents, Sumler and her neighbors weren’t displaced. After years of struggle, they finally have a long-term stake in their community thanks to affordable housing work, programs and policies.

It is the goal of LISC DC to ensure that the people who built their neighborhoods, stayed during the lean years, and cultivated DC culture remain to benefit from the growing local economy. An equitable community requires a variety of tools including the DHCD [Housing Preservation](#) Fund. Producing new housing is crucial, but preserving existing affordable housing is just as important to ensure residents can stay in place for decades.



The Housing Preservation Fund offers flexible acquisition and predevelopment financing to preserve existing affordable housing so residents can exercise their TOPA rights to acquire their building, or to find a partner who can help them do so.

Since becoming a fund manager in 2018, LISC DC has mobilized these resources to empower residents from Adams Morgan in Ward 1, to Cathedral Heights in Ward 3, to Fairlawn in Ward 8. LISC has deployed **\$46M** to preserve **758** units of affordable housing, working closely with families, tenants associations, nonprofit partners and affordable housing developers each step of the way.

410 Cedar Street St NW was the **first** project to use DHCD’s Housing Preservation dollars. The building was poorly managed when a storm ripped the roof off, exposing the historic property to harsh elements and the property manager never completed the repairs. The tenants exercised their TOPA rights by working with Wesley Housing and Joseph Development to take back control

Five years later, the building has been fully renovated, with a new roof and LISC-financed solar panels that will help counter climate change. At the center of this investment is a neighbor and a leader who gave LISC the opportunity to partner in her vision. As Jennifer Sumler shared, “although the process can be arduous, we made it through. We made it to the other side. We embraced the challenge and look at where we are now.”



About LISC

With 40 years in the nation's capital, LISC DC works to make the District and the region a more inclusive, equitable, and prosperous place for all. Our strategy is rooted in the belief that neighborhood leaders and organizations best understand the assets and needs of their communities. Together, we cultivate a range of projects and initiatives to address poverty, disinvestment, and the structural and historic impacts of racism to build a more resilient community of opportunity.

What We Do

In order to create a more equitable, inclusive, and sustainable District of Columbia, we support our communities in three main ways:



We provide financial and human capital to build the capacity of our partners and improve neighborhoods



We use our resources to invest in affordable housing and neighborhood assets to improve social, economic, and physical health



We amplify the voices of disenfranchised communities and advocate with them for policy solutions and resources.

Thank You to Our Funders

Adiyah Ali

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Capital One

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David Bowers

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