

COALITION FOR NONPROFIT  
HOUSING & ECONOMIC DEVELOPMENT



# IMPACT REPORT 2022

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## Board Chair Message

The political environment, markets, needs of residents, and values of the District of Columbia have changed so much in the last three years that platforming what's needed for progress has become increasingly difficult and variable. Nonetheless, CNHED has continued to shift, adjust, and rise to the challenge—developing and launching innovative solutions in spaces where it hasn't previously engaged.

Throughout 2022, the dedication and passion of CNHED's members, partners and staff has elevated the organization like never before. We are attacking community economic development issues from new angles, working with allies in different sectors to find high-impact solutions that are not only far-reaching, but also sustainable and long-term.

As CNHED continues to emerge from the pandemic and chart a path forward, one thing is clear—it is vital that the organization continues to leverage its connections and



partnerships to help guide the way toward economic equity and addresses prosperity for the District.

### Phil Hecht

President and CEO, Housing Up  
CNHED Board Chair

## President's Message

From 'Recovering' to 'Recovered'

Over the years, I've written many of these addresses, but I'll say that this is the first I'm at a loss for words. Thanks to the dedication and hard work of the CNHED staff and Board, our organization is winning across the board—making leaps toward achieving our mission and making a significant impact on the ground.

For the past two years, CNHED has been deeply focused on COVID recovery, and not just from an organizational standpoint, but in all areas, ranging from personnel and mental health to the sustainability of the community economic development field. Two years that almost felt as if we were stalled, frozen by the pandemic, persevering toward the day that we could shift from "recovering" to "recovered."

Although the impacts of COVID continue to permeate through the District—disproportionately affecting under-resourced neighborhoods and communities—after the successful year of growth CNHED has seen, I can confidently say that we finally made that shift. Throughout 2022, we launched several new initiatives in addition to growing current programs and solutions. We stepped back into one of our long-time strengths, in-person convening and



capacity building, and hosted our first ever District-wide conference. Lastly, but certainly not least, we grew our staff, adding several exceptional team leads and program personnel enabling us to expand our work and impact.

Needless to say, our work does not end here. "Recovered" is one way to describe the organization, but what we've really built over the last year is the foundation for deeper, more innovative and impactful work that addresses some of the most pervasive community economic development issues in new ways. The foundation is built and the precedent is set—2023, we're ready!

### Stephen Glaude

President and CEO

# 2022: Year in Review

## Company Profile

The Coalition for Nonprofit Housing and Economic Development (CNHED) is a dynamic nonprofit that advances community economic development solutions that address the inequity of Black, Indigenous, People of Color (BIPOC) Communities in the District of Columbia. Our holistic systems change approach encompasses community-informed budget and policy advocacy, data-driven thought leadership, and needs-based program initiatives in the areas of Housing and Homelessness,

Workforce Development, Small and Minority-Owned Business Ecosystem Building, and Community Engagement. Since its inception in 2000, CNHED has grown from 55 memberships to nearly 170 today. CNHED's strength is in its convening power, highly successful advocacy, robust communications, information sharing, and equipping its members with tools and resources for their work.

**MISSION**

CNHED advances community economic development solutions that address the inequity of under-resourced communities in the District of Columbia.

**VISION**

A District of Columbia that is racially, economically, and socially just.

## Board of Directors

### Officers



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President and CEO, Housing Up



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- Susanne Slater
- Leslie Steen
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- Juan Pablo Vacatello
- O.T. Wells
- Veronica Wright

# Executive Summary

As 2022 comes to a close, we reflect on a robust year for CNHED, full of impact and expansion.

We deepened our advocacy work to influence policies that serve residents and communities by profoundly increasing investments in affordable housing, workforce development, homelessness prevention, and small business programs.

We strengthened our commitment to community engagement and uplifted the voices of those with lived experiences as well as those who have been historically excluded from decision-making conversations.

We launched new and expanded existing high-impact initiatives that work to directly solve some of the field's most pervasive issues. We were recognized by Georgetown University not only for our partnership on the DC Community Anchor Partnership (DCAP) but also for exceptional advocacy for affordable housing and economic development in DC.

We began new traditions, such as hosting the DC Equitable Communities Conference, CNHED's first conference in organizational history.

Last, but certainly not least, we welcomed and worked alongside many new members, partners, and stakeholders to strengthen political will, design new strategies, and improve services for those most in need.



**Advocate**

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*Educate and engage stakeholders around community development issues and solutions*



### Budget Engagements and Wins

For the Fiscal Year 2023 Budget, CNHED helped achieve increases in key community economic development programs, including \$444 million for the Housing Production Trust Fund, the linchpin to creating and preserving affordable housing in DC, and \$7.1 million for Great Streets, the District's commercial revitalization initiative to transform emerging corridors into livable, walkable, and shoppable neighborhood retail experiences.

In summary, our advocacy and policy efforts lead to the District investing millions of dollars in additional local funding for affordable housing and economic development programs that work. In addition to \$444 million for the Housing Production Trust Fund, we secured \$153.3 million for other affordable housing programs, \$30.2 million for programs assisting small businesses, and \$6.6 million for workforce development programs and support.



CNHED's advocacy and policy efforts lead to the District investing millions in additional local funding for key affordable housing programs.

#### Housing Production Trust Fund & other affordable housing programs

**↑ \$597.3m**

For the Fiscal Year 2023 Budget, CNHED helped achieve increases in programs that assist small businesses throughout the District.

#### Programs assisting small businesses

**↑ \$30.2m**

For the Fiscal Year 2023 Budget, CNHED helped achieve increases in key community economic development programs.

#### Workforce Development programs and Support

**↑ \$6.6m**

### Budget Gains FY2022 – FY2023

Key Community Economic Development Programs	FY22	FY23
Housing Production Trust Fund (HPTF)	\$250M	\$444M
Home Purchase Assistance Program (HPAP)	\$18.8M	\$20.9M
Employer Assisted Housing Program (EAHP)	\$5M	\$6M
Neighborhood Based Activities Program <sup>4</sup>	\$7.8M	\$13.3M
Emergency Rental Assistance Program (ERAP)	\$15M	\$43M
Minority Supplier Assistance	\$200K	\$1.1M



 **Advocacy Events**

This May, CNHED hosted the Housing & Economic Justice for All Rally at Asbury United Methodist Church with over 200 registrants. Participants discussed tools and resources to provide affordable housing to District of Columbia residents in the face of a changing job market. Special guests included Mayor Muriel Bowser and Councilmember At-Large Phil Mendelson, who both spoke on their commitment to increasing wages, training, and economic opportunity for under-resourced residents as the District continues to recover from the pandemic. Mayor Bowser announced an approved \$5 million+ in investments for affordable housing projects for FY 2023. CNHED Resident Leaders and allies spoke on how a safe, affordable home not only advances economic justice, but benefits the District's communities as a whole.



 **Digital Equity Now!**

CNHED decided to broaden the Digital Equity Now! task group beyond the Workforce Development Working Group to include others concerned about this issue. The working group's primary focus in 2022 was advancing the Internet Equity Amendment Act of 2021 and advocating for increased investments in closing the digital divide. In Summer of 2022, CNHED and the Digital Equity Now! Campaign was accepted into the Morgan Stanley Equitable Communities Fellowship, a program administered by NCRC. As a benefit, CNHED was able to hire a Fellow focused part-time on digital equity research and advocacy through Spring 2023.



 **Community Voices Working Group**

In September, CNHED launched its newest advocacy and community engagement initiative: the Community Voices Working Group!

The Community Voices Working Group (CVWG) provides a space for low-to-moderate-income (LMI) Black, Indigenous, and People of Color (BIPOC) who have lived experience to obtain tools, training, and resources that will assist them in conveying their perspectives and achieving their policy and advocacy goals. The CVWG works in partnership with CNHED's other working groups in developing solutions, and budget recommendations, and tackling other issues facing the community development field. The knowledge, opinions, and perspectives of CVWG members are of equal weight to the other working groups.

The CVWG is a 10-month program and serves as a vital liaison between CNHED, our members, and the residents most impacted by the District's budget and policy choices surrounding affordable housing and community economic development. As trusted advocates within their communities, CVWG members will cultivate, motivate, and engage their neighbors to take action on issues that impact them the most.

CNHED takes pride in our partnership with residents and community leaders and is committed to directly integrating their voices into our organizational and policy decision-making process.





Advocate

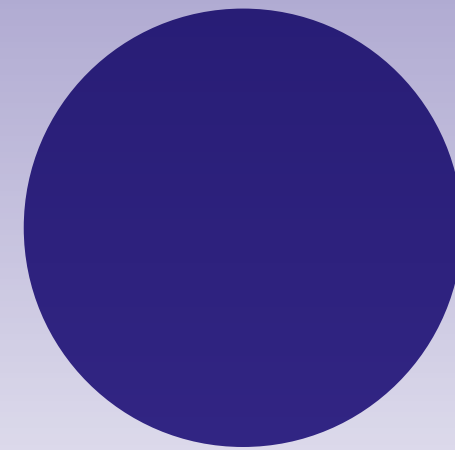
**Convene**

Equip

Innovate

Sustain

*Bring together diverse groups  
to learn, communicate and  
collaborate*





## Working Groups

The Coalition for Nonprofit Housing and Economic Development member organizations work to ensure that under-resourced communities have housing and economic opportunities in neighborhoods throughout the District of Columbia in a variety of ways. Our seven unique working groups play an essential role in providing a collaborative space for nonprofits, mission-driven for-profits, advocates, residents, and government officials to discuss and develop policy solutions regarding economic development issues. Below, we've highlighted some of our working groups' significant accomplishments in 2022.

### Ownership Housing Working Group (OHWG)

The OHWG continued to focus on improving the functioning of the Home Purchase Assistance Program (HPAP). The OHWG also continues to discuss expanding its advocacy efforts to include full-, shared-, and limited-equity homeownership models to explore their roles in the District's Continuum of Housing. Members of the OHWG also are engaged in gathering data on District funding awards to affordable ownership housing developments over the past several years.

### Tenant Purchase Working Group (TPWG)

The TPWG continued its data gathering and analysis activities around Tenant Opportunity to Purchase Act (TOPA) buildings and Limited Equity Cooperatives (LECs) with the intent of using the data for advocacy and outreach purposes. The TPWG continued to advocate for revising the First Right Purchase Program (FRPP) acquisition process. A subgroup of the TPWG remained actively engaged with several bills that were introduced to reform the District's rent control laws.

### Supportive Housing Working Group (SHWG)

The SHWG continued to focus on the Department of Human Services (DHS) and the Interagency Council on Homelessness' (ICH) work on standardizing the Human Care Agreement's services and rates. Members of the SHWG remained engaged with DHS and the ICH Medicaid Working Group regarding negotiations to set Permanent Supportive Housing services costs and reimbursement rates.

A subgroup of the SHWG and the Rental Housing Working Group (RHWG) have initiated regular meetings with the DC Housing Authority (DCHA) staff overseeing Local Rent Supplement Program (LRSP) administration with the goal of improving services. These meetings have continued through the leadership transition at DCHA and are an increasingly helpful line of communication between housing providers and DCHA.

### Small Business Support Working Group

In the spring, the Small Business Support Working Group provided feedback on the Business and Entrepreneurship Support to Thrive (BEST) Amendment Act of 2022, which focuses on reducing fees and streamlining the business licensing process. Additionally, the Small Business Support Working Group has identified that vacant and blighted properties are drastically impacting the vitality of commercial corridors, and have started conversations with the Department of Small and Local Business Development (DSLBD) to review and tighten loopholes in the District's vacancy regulatory policies.

## Small Business: The Heart of DC

May 2022 marked the sixth year of organizing CNHED's Heart of DC celebration as part of the US Small Business Administration's National Small Business Week (NSBW). This year's celebration was a result of our longstanding partnerships with small business support organizations and District agencies and resulted in over 20 events District-wide. We're proud to share a few highlights from the month-long celebration.

### ELEVATE Inaugural Annual Meeting and Reception

In partnership with the George Washington University School of Business, CNHED kicked off DC Small Business Month with ELEVATE's inaugural Annual Meeting, bringing together Cohorts I and II to celebrate and commemorate the program's first anniversary.

### Spotlight on Small Business Innovation

CNHED welcomed Madia Brown, Founder and CEO of Brandire, and ELEVATE alumni, to showcase Brandire's new innovative tool, Brandme. Brandme is an AI-powered brand development platform that is tailor-made for start-ups and existing businesses.



### Small-Medium Business Growth Fund Briefing

In partnership with the Office of the Deputy Mayor for Planning & Economic Development (DMPED), CNHED hosted an informational session about the agency's new initiative, the Small Medium Business Growth Fund. This \$5.4 million investment works to retain and expand district-based small businesses by supporting large-scale capital improvements, large equipment purchasing, and technological advancements within retail, professional services, industrial-based businesses and manufacturing industries.



### DCAP Institutional Procurement Series

CNHED's DC Community Anchor Partnership (DCAP) hosted three virtual webinars for local small and diverse businesses.



### Small Business: Heart of DC Haiku Contest

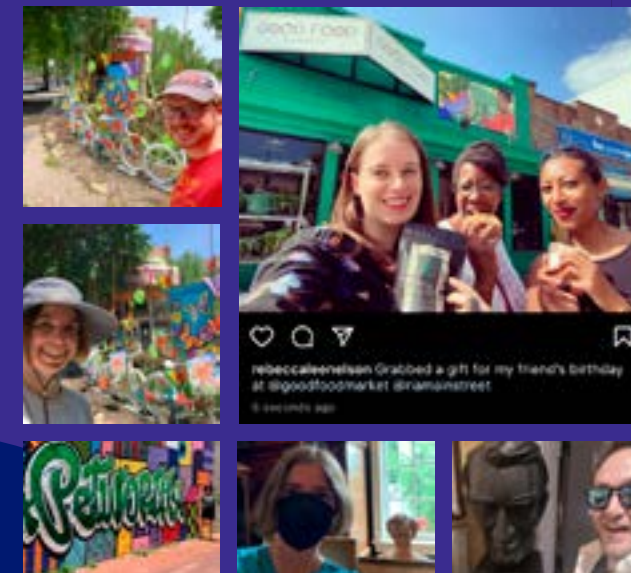
CNHED asked residents to write a Haiku dedicated to their favorite small business in the District. The prompt asked entrants to describe what they love about the District's local and small businesses, or why they shop local and small. Winners received cash prizes and were spotlighted at the end of the month!



• KEEPING DC STRONG •

### Heart of DC Scavenger Hunt

CNHED invited the community to take part in a District-wide Small Business: The Heart of DC Scavenger Hunt. Residents participated in the two-week hunt centered around Main Streets in all eight wards and included fun missions such as taking a picture in front of a local small business, finding a neighborhood landmark, and patronizing a coffee shop.





## Equitable Communities Conference



This October, in celebration of Community Development Week, CNHED hosted its first-ever District-wide conference around the topic of community engagement.

For the past several years, local organizations, government entities, advocacy groups, and philanthropists have made deliberate steps toward increasing community voice and perspective in their policies and programming. CNHED's Equitable Communities Conference focused on uplifting effective approaches to engaging communities as well as bringing allies and organizations together to workshop new models for integrating community perspectives and voices.



Equitable Communities 2022 was a marked success, with:

<b>200+</b> Attendees	<b>44</b> Speakers and panelists
<b>9</b> Breakout sessions	<b>10+</b> Hours of programming



CNHED was honored to welcome Barbara Talley, a motivational speaker, poet, and professional trainer, as the opening keynote for Equitable Communities 2022. Her keynote: *When You Change the Way You Look at Things, the Things You Look at Change*, offered a powerful message to attendees, challenging them to acknowledge old and outdated leadership paradigms, and discard them in favor of new, more effective

metrics that are less hierarchical and servant-leadership oriented, and more heart-centered and inclusive.

Barbara reminded attendees that new attitudes, perspectives, and perceptions are vital for engaging. Recognizing, appreciating, and harnessing the individual power of all community members and forging them into a more unifying and collective whole paves the way for equitable solutions and stronger, more vibrant communities.



CNHED looks forward to hosting its Equitable Communities Conference again during Community Development Week 2023!



Thank you to our generous sponsors for Equitable Communities 2022.



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*Provide members with the support, knowledge, and tools needed for success*

### VISTA Strong Communities

CNHED's VISTA Strong Communities program (VSC) is a capacity-building partnership between CNHED and the AmeriCorps VISTA national service program. VISTA members are people from all walks of life who commit to serve as volunteers for a full year with the end goal of finding long-term solutions to poverty. CNHED identifies organizational members with high capacity building needs and then recruits VISTA members to volunteer full-time at these organizations, thereby expanding how CNHED and its members address the needs of under-resourced residents in Washington, DC.

This year, CNHED launched our first VSC Summer Associate Program, which welcomed eight VISTA Members to serve at CNHED for a nine-week period

during the summer. The Summer Associates worked in a research capacity supporting CNHED's Tenant Opportunity to Purchase Act (TOPA) Study.

CNHED's VSC program celebrated the launch of its fifth cohort this summer and welcomed six new VISTA member volunteers between July and August. The VSC Program continues to be one of CNHED's most popular member-exclusive offerings and we plan to continue the expansion of the program as membership grows and organizations request capacity building support.



### ELEVATE

Launched in 2020, CNHED's Executive Leadership Education Venture Advancing Talented Entrepreneurs (ELEVATE) Program provides best-in-class training to minority-owned small businesses (MBEs) located in DC. Through ELEVATE, MBEs work to acquire new skills that allow them to manage their business, products, and services more effectively and efficiently, as well as increase revenue and employment.

ELEVATE is the only minority executive education program in DC that is backed by a university partner. The 3-month ELEVATE curriculum, developed by the George Washington University School of Business (GWSB) Center for Entrepreneurial Excellence, is led by GWSB faculty members.

This Spring, ELEVATE celebrated its one-year anniversary with an inaugural Annual Meeting. The Annual Meeting brought together graduates of both Cohort I and II to discuss the program's impact and how it can continue to grow.

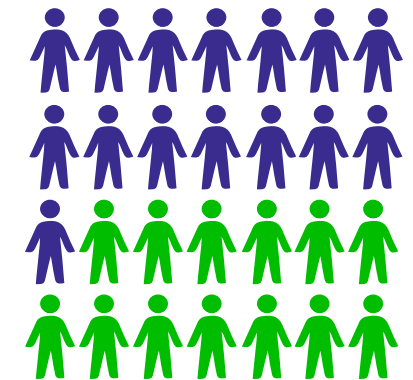
ELEVATE Cohort III will begin in Spring 2023, and plans are underway to develop an ELEVATE Alumni network by next Fall.



#### Cohort Data

■ Cohort I ■ Cohort II

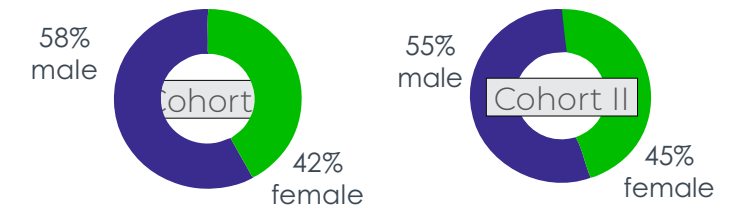
#### Total Enrollment



#### Graduation Rate



#### Gender Stats by Cohort



#### INDUSTRY REPRESENTATION COHORT I

- Business & Facility Services
- Catering
- Construction & Development
- Communications & Marketing
- Education
- Health
- Security

#### INDUSTRY REPRESENTATION COHORT II

- Real Estate & Construction
- Facility Services
- Transportation
- Education
- Healthcare
- Professional Services

**Surprise and Delight Pop-Ups**



For the second year in a row, CNHED is partnering with Wells Fargo and WHUR (Howard University Radio) to create “Surprise and Delight” pop-ups at diverse small business locations across DC. These pop-ups will follow a “Pay It Forward” model where CNHED pays for clients’ goods or services, with the only ask being for people to continue to support small businesses and pay forward hope and kindness to someone else in the community.

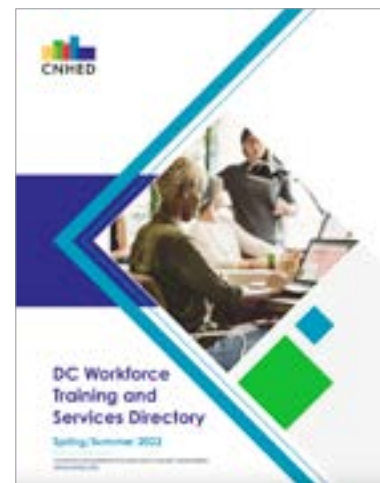
The Surprise and Delight pop-ups are made possible thanks to the generosity of Wells Fargo and its Bank of Doing Campaign.



**Workforce Development Training and Service Directory**

Long before the pandemic, CNHED recognized the need for a coordinated effort to highlight the plethora of training opportunities and programs available to DC residents pursuing in-demand skills for today’s entry- and intermediate-level jobs. Throughout 2021, CNHED collaborated with local nonprofit community-based workforce groups on an ambitious endeavor to compile and publish its first edition DC Workforce Training and Services Directory. Thanks to the joint efforts of our partners, and the generous support of the Truist Financial Corporation, we released our DC Workforce Training and Services Directory in the summer of 2021.

The directory is a comprehensive resource on 38 organizations’ current workforce development training programs and services. Structured by industry, the directory includes sections dedicated to Business & Information Technology (IT), Construction, Healthcare, Hospitality, Law & Security, and Other. Workforce development and social service providers are encouraged to use the directory as a resource when referring clients to occupational programming in the District. We hope that any District resident wishing to acquire professional credentials, pursue new skills, or expand existing skills will use this directory and find it helpful.



**DC Rebuild Bond Program Technical Assistance**

Through the support of the Wells Fargo Foundation, throughout 2023, CNHED will provide technical financial assistance to 100 small business owners interested in participating in the DC Rebuild Bond Program—a partnership between DC Mayor Muriel Bowser, the Deputy Mayor’s Office of Planning and Economic Development (DMPED), and SMBX, the financial marketplace that connects qualified small business owners with everyday investors.

The DC Rebuild Bond Program is driving \$5 million in investment into the District’s small businesses by giving residents the opportunity to invest in them. All DC businesses are eligible, with a special emphasis on businesses in Wards 5, 7, and 8—neighborhoods that have historically experienced economic discrimination.

Many business owners are interested in the program but need technical assistance to organize their finances and professionalize their bookkeeping before they can raise capital. Those small businesses will be identified by SMBX and referred to CNHED for that assistance.

CNHED’s goal is to increase the number and type of small businesses from those areas eligible to raise capital through the DC Rebuild Bond Program on the SMBX marketplace. Once CNHED helps the businesses, they will be eligible to begin their capital raise campaigns on SMBX.

“What we’ve seen is that traditional lending sources have gaps—from CDFIs, to Banks, to Community Lending—and some small businesses are falling through those gaps. This program provides a tier of financing that is desperately needed for the sustainability of the District’s small businesses ecosystem and local entrepreneurs.”

**Stephen Glaude**  
CNHED President and CEO  
CNHED

“Mayor Bowser is committed to advancing equity, creating intergenerational wealth, and promoting pathways to the middle class by supporting small businesses and keeping more dollars local. Programs like these make DC a national leader with the highest percentage of Black-owned businesses in the country. I’m confident the Coalition for Nonprofit Housing and Economic Development has the talent and expertise to prepare these entrepreneurs for the next steps in their financial futures.”

**Deputy Mayor John Falcicchio**

“To create a more inclusive economy, we need to recognize that many small business owners benefit from greater access to guidance on how to secure capital. CNHED is a proven expert in helping small businesses reach their growth potential, and the DC Rebuild Bond program is poised to make a difference for many entrepreneurs.”

**Jenny Flores**  
Head of small business growth philanthropy  
Wells Fargo

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**Innovate**  
Sustain

*Develop and promote new solutions to community development issues in the District*



## CNHED Capacity Building Institute

CNHED has successfully kept its organization relevant and focused on its core mission of creating thriving communities that are racially, economically, and socially just for all residents. We have been successful keeping our members informed on the District's housing policy, financial ecosystem, diversity and inclusion principles, and human rights issues through our monthly meetings and special sessions.

Our year began with a Small Business Tax Prep session led by Office Compliance, which shared the best procedures for small businesses to use when preparing their year-end taxes. In honor of Black History Month, which CNHED has renamed Black Futures Month, we hosted a fireside chat with local emerging young black leaders who shared their experiences in the industries in which they are leaders. We also brought back in-person meetings in March for our Budget Briefings for both affordable housing and economic development, where we were joined by a variety of District Agencies.

We were joined by District agencies DMPED, DHCD, and DHS. The Budget Briefings were our first in-person events post-pandemic and we had a fantastic turnout. We also continued our tradition of honoring women during International Women's Month by hosting an all-female panel discussion on how to lead in male-dominated professions. The segment was titled "Break the Bias."

For Small Business Month, DCAP hosted a series of capacity building webinars for the District's small and minority-owned businesses.

CNHED's monthly meetings remain successful and prove to be an effective tool for keeping our members informed.



## DC Community Anchor Partnership

The DC Community Anchor Partnership (DCAP) is a high-impact initiative co-convened by CNHED and the DC Office of the Deputy Mayor for Planning and Economic Development.

Financed by the Mayor, Council of the District of Columbia, JP Morgan Chase, and Wells Fargo, DCAP works with local "anchor institutions" (placed-based entities including hospitals, universities and, utility companies), who are using their procurement power to better support the growth of local, DC-based minority-owned business enterprises (MBEs).

In 2022, the number of participating institutions increased from ten to eleven.

### Hospitals



### Universities



### Utilities



### DCAP Highlights

#### 11 Anchor Institutions

The number of participating institutions increased from ten (10) to eleven (11).

#### \$186M Spending in 2022

DCAP recorded \$186M in spending with local, minority-owned companies by its anchor institutions.

#### \$5.7M Baseline Spend

Since the initiative launched in 2017, the initiative recorded a baseline spend of \$5.7M with MBEs.

#### \$247M Cumulative Spend

DCAP's cumulative spend with local MBEs in 2022.



### Georgetown University Supplier Diversity Program

In January, Georgetown University announced the launch of their first-ever Supplier Diversity Program, which DCAP helped to design. The program includes the following goals:

1. Spend a minimum of **20%** of the university's total supplier budget on diverse suppliers
2. Contribute at least **\$8M** of local supplier spend to DC-based diverse suppliers
3. Ensure that at least **10%** of the university's active suppliers are diverse, with a focus on construction, supplies, professional services and repair and maintenance

### Success Story

Victor Holt is the President & CEO of V-Tech Solutions, Inc. and a native of Washington, DC. For 20+ years he's led the DC-based health, technology and professional services company. After graduating from ELEVATE, Victor joined DCAP's network of DC MBE suppliers. Through DCAP, Victor and V-Tech Solutions, Inc. successfully won a \$415K contract to provide COVID Antigen Test Kits to Georgetown University and Georgetown Hospital with more opportunities to come.



### Highlight: DCAP Referrals and Awards

**7** Businesses awarded Master Services Agreements (MSAs)

DCAP referred five architecture and two general contracting MBEs to Children's National Hospital for a total of seven DCAP businesses awarded Master Services Agreements (MSAs).

### MBE Resource Page

Thanks to the support of the National League of Cities, procurement opportunities, and helpful MBE resources are now easily accessible on CNHED's website. The new DCAP MBE Resource Repository includes toolkits, pre-recorded trainings, and other helpful links, serving as a one-stop-shop where MBEs can find the resources they need to help support their business and bid competitively.





### Landlord Partnership Fund

The District of Columbia Landlord Partnership Fund (LPF), created by CNHED, Downtown DC BID, and the DC Department of Human Services, incentivizes landlords to lease to families or individuals who are exiting homelessness and have rental assistance through specific Department of Human Services (DHS) and The Community Partnership (TCP) funded programs. By offering compensation to landlords if excess damage and unpaid rent are incurred, the Fund is designed to create a strong relationship with landlords who

otherwise might not lease to individuals and families exiting homelessness.

As of November 1, 2021, LPF eligibility has expanded to include two additional programs: The Coordinated Assistance and Resources for Encampment Pilot (CARE) and the Emergency Housing Vouchers program (EHV).

Since its initiation in January 2018, the DC Landlord Partnership Fund (LPF) has collected 2,914 registrants (2,762 online and 152 manual).

As of December 12, 2022, the LPF has:

Helped **776** unique landlords and **2,429** unique address units.

Acquired **\$402k** total funds  
**\$208,279.46** – remains after payment claims, administrative expenses, and bank fees.

Paid **53** claims totaling **\$133,665.59**  
**\$55,988.16** – rental arrears  
**\$77,677.43** – damages



### Connecting Capital and Community

Earlier this year, CNHED partnered with the Center for Community Investment (CCI) to launch the Connecting Capital and Community (3C) initiative, a three-year, multi-sector initiative supported by JP Morgan Chase to advance equitable housing results for low-to-moderate-income (LMI) Black, Indigenous, and People of Color (BIPOC), families and individuals and to strengthen the local housing ecosystem in Washington, D.C.

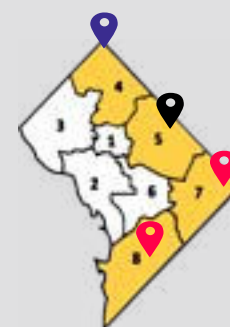
CNHED's 3C Initiative leverages existing relationships to inform the priorities and build new resources to address the racial wealth gap and mitigate displacement pressures through a focused strategy around housing affordability. This is achieved by increasing the supply of safe, affordable housing to meet demand through high-volume, small-scale (<50 units) development-focused pipeline strategies. CNHED's approach consists of the following:

#### Properties of 2-4 units

Enable longtime low- and moderate-income residents to purchase 2–4-unit buildings and to build wealth as resident owners will reduce racial wealth disparities.

#### Properties of 5-49 units

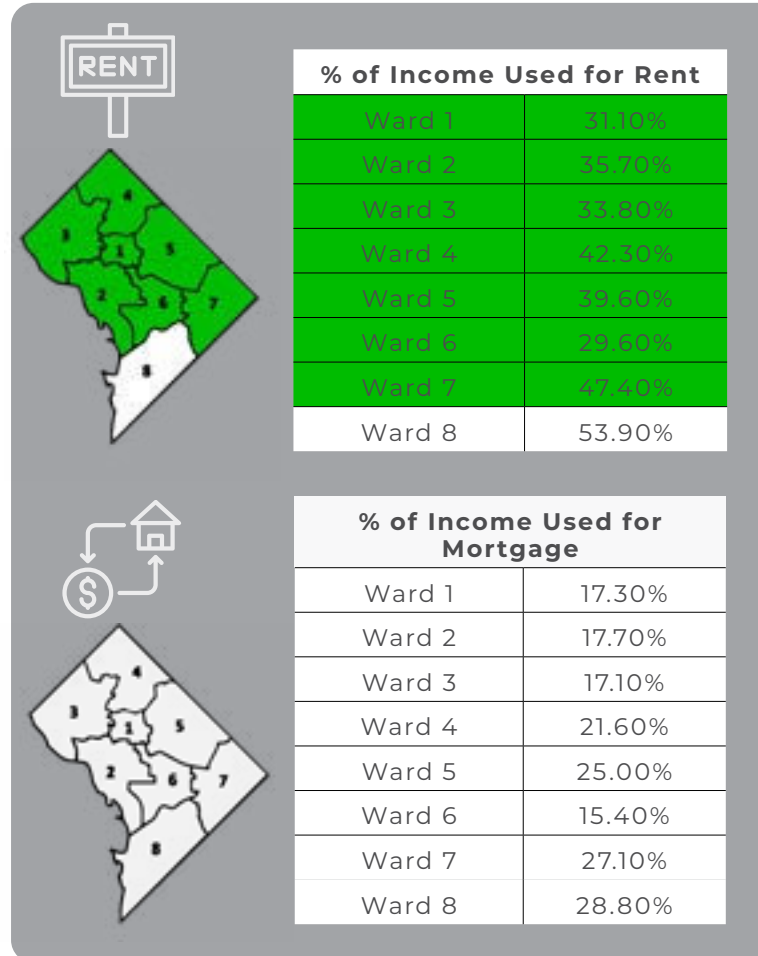
Support developers focused on affordable housing preservation.



- Line of Sight and Results:** areas with the largest BIPOC populations in the city
- Experienced the greatest loss of Black residents in the District over the last decade
- Lost 10% of its BIPOC population over the last decade
- Most underinvested wards in the city

Over the past year, the 3C team has worked to develop strategies aimed at achieving their Shared Priority:

**Increase equitable participation of Low-Moderate Income (LMI) Black Indigenous People of Color (BIPOC) residents in the affordable housing ecosystem to curtail displacement while increasing the assets of BIPOC LMI residents.**



Housing costs are the greatest expense to most LMI BIPOC households. Maintaining or increasing affordability in <50-unit multifamily rental properties will help to mitigate gentrification and displacement pressures for these households and their communities by increasing their ability to afford to stay in their current units and communities.

Advocate  
Convene  
Equip  
Innovate  
**Sustain**

*Strengthen the resiliency and effectiveness of public policy, community programs, and other innovative solutions*

Research

**Tenant Opportunity to Purchase Act (TOPA) Research Study**

In the FY22 Budget Support Act, CNHED received \$250,000 in funding to produce a study of the impacts of the District of Columbia's Tenant Opportunity to Purchase Act (TOPA). The study will contain three main components.

**1**  
**Component One:** The study will include a legislative, regulatory, legal, and policy history of TOPA and its antecedents 1975-2021.

**2**  
**Component Two:** The study will include the creation of a database of all 5+ unit properties for which TOPA notices were filed from 2006-2019.

**3**  
**Component Three:** The study will include an analysis of the TOPA outcomes detailed in the database and recommendations for how the District can improve the ability of Tenant Organizations to successfully exercise their TOPA rights and achieve the TOPA-related goals of the Rental Conversion and Sales Act.

**Job Developers Study**

In Spring 2022, CNHED solicited input from local community-based workforce development training organizations.

The goals of this study were two-fold. We wanted to:

1. Understand the key challenges these organizations faced in establishing and building connections with employers;
2. identify ways to streamline collaboration efforts between these two groups.

To dig deeper into the nuances, barriers, and context of this issue, CNHED engaged workforce development organizations (hereinafter referred to as "job developers") that are active throughout our network and monthly working group meetings. Many of these organizations and their programs can be found in CNHED's Workforce Training and Services Guide, published in December 2021.



**Howard University Center of Excellence in Housing and Urban Research and Policy**

CNHED collaborated with a team at Howard University and other regional universities in a successful application to create a Historically Black Colleges and Universities (HBCU) Research Center of Excellence funded by the US Department of Housing and Urban Development: the Howard University Center of Excellence in Housing and Urban Research and Policy (CHURP).

For its initial CHURP project, CNHED will build upon its Minneapolis opportunity to purchase study and District TOPA study to perform a study of opportunity to purchase outcomes for existing programs in the United States. This study will gather outcomes data by property for each jurisdiction during the period of operation for which data is available. This study will analyze outcomes in the context of the unique structure and goals of each program and the supports offered by each government for them.

The study also will analyze several new opportunities to purchase programs that are in development in states and cities across the nation to understand how these jurisdictions are adapting existing programs for the needs and contexts of their communities. This study will compare structures and outcomes across existing opportunity to purchase programs with structures of those in development to produce lessons learned and best practices to consider when creating or altering an opportunity to purchase program.

## Small Business Ecosystem Building

CNHED distinguishes itself by harnessing the differences across our diverse membership, allies, and partners to create a collaboration that results in innovative solutions for some of the District's most pervasive community economic development issues. In 2022, thanks to a major investment from **the Truist Charitable Fund at The Winston-Salem Foundation**, we have deepened our focus on developing and supporting the small business ecosystem not only in the District but in other Truist markets as well.

Beginning in 2023, CNHED will engage stakeholders and partners in other Truist markets nationwide to help establish locally-based community quarterbacks, similar to CNHED, that will provide technical assistance, information, and resources to small businesses on a variety of subjects.

CNHED holds vast experience and a proven track record in functioning as a community quarterback -- collaborating with the local network of small business support organizations and streamlining small business resources and information -- especially for those in underresourced communities. Throughout the past year, we have worked to strengthen our Small Business Ecosystem Model in preparation to partner with other jurisdictions as they work to build similar coalitions that connect, train, coach, and curate all things essential to small business creation, allowing business communities to grow in underresourced areas.



## Partnerships

### DC Preservation Network

CNHED and Urban-Greater DC (a project of the Urban Institute) continue to meet monthly with federal and local government officials, development professionals, technical and legal service providers, and tenant advocates. As part of the DC Preservation Network, CNHED remains current on the status of all subsidized properties in the District and works with others in the network to develop strategies to preserve affordability for those at risk.

### Rental Housing Strike Force

CNHED coordinated members' participation and positions for the Mayor's Saving DC's Rental Housing Market Strike Force. The Strike Force was a high-level, cross-sector collaborative appointed by Mayor Muriel Bowser. The Force included elected officials, District Agency representatives, market-rate and affordable housing developers, community-based organizations, and other field representatives. CNHED's housing-related working groups contributed to our proposals to: strengthen rent control and the Tenant Opportunity to Purchase Act (TOPA), increase funding for affordable housing development, especially for small properties; and to shape the administration and distribution of federal emergency rental assistance funds.

### Small Business Anti-Displacement Network

As a result of our work surrounding affordable commercial corridors, the Small Business Anti-Displacement Network (SBAN) invited CNHED to become a network member. Launched in April, SBAN is a national network of small business owners, nonprofits, technical assistance providers, policymakers, scholars, and staff from government agencies who work to combat the conditions that make small businesses in gentrifying neighborhoods vulnerable to displacement.

### ELEVATE Regional Professional Development Series

CNHED serves on the Steering Committee of the U.S. Small Business Administration's (SBA) Elevate Regional Professional Development Series. Born out of a desire to better understand the landscape of small business providers, the Regional Development Series focuses on shared learning and collaboration to provide more efficient and substantial resources to support the small business community in the Washington Metropolitan area.

## Boards and Advisory Roles

CNHED staff is proud to represent the organization on several boards and advisory committees nationwide. As leaders and innovators in the community economic development space, it is our commitment to share our expertise, experience, and solutions with peers and allies. Below is a list of boards and committees where CNHED staff has served throughout 2022:

### Boards of Directors

National Alliance of Community Economic Development Associations (NACEDA)  
*Board Chair*

National Community Reinvestment Coalition (NCRC)  
*Board Member*

National Caucus for the Black Aged (NCBA)  
*Housing Committee Board Member*

DC Black Chamber of Commerce  
*Board Member*

Right Beginnings  
*Board Member*

Anacostia Coordinating Council  
*Board Member*

### Advisory Boards

Truist Bank  
*Community Benefits Agreement Advisory Board Member*

Truist Bank  
*CRA Advisory Board Member*

Morgan Stanley/E-Trade Bank  
*Community Benefits Advisory Board Member*

TD Bank  
*Community Benefits Advisory Board Member*

PNC/BVA Bank  
*Community Benefits Advisory Board Member*

HSBC Bank  
*Community Benefits Advisory Board Member*

MMT Bank  
*Community Benefits Advisory Board Member*

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# Looking Ahead

With such an impressive year of growth and impact, forecasting the next 365 days can be intimidating.

CNHED has continued to raise the bar each year through our advocacy, initiatives, capacity building, and research—2023 will be no exception.

We aim to continue organizational growth, pushing ourselves into innovative partnerships and solutions, while also staying true to our legacy of advocacy, public policy, and research work.

We aim to grow our relationships into new sectors, partner with new allies, and work to cultivate new community economic development champions.

See you next year!

# 2023





# THANK YOU!

The Coalition for Nonprofit Housing and Economic Development (CNHED) acknowledges the many funders and supporters who contribute to the work we do. CNHED expresses utmost gratitude to the following corporations, government entities, institutions, and business entities.

## **MAJOR CORPORATE & PHILANTHROPIC**

Citi Foundation  
 JP Morgan Chase  
 TD Charitable Foundation  
 The Truist Charitable Fund at The Winston-Salem Foundation  
 Wells Fargo Foundation

## **GOVERNMENT**

Council of the District of Columbia  
 Office of the Deputy Mayor for Planning & Economic Development (DMPED)  
 DC Department of Housing & Community Development (DHCD)  
 DC Department of Small & Local Business Development (DSLBD)  
 DC Housing Authority (DCHA)  
 DC Housing Finance Agency (DCFA)  
 DC Office of Planning (DCOP)  
 Corporation for National & Community Service (CNCS)

## **FINANCIAL INSTITUTIONS**

Capital One  
 HSBC  
 M&T Bank  
 Morgan Stanley  
 PNC Bank

## **LEGACY**

Morris & Goldwin Cafritz Foundation  
 Eugene & Agnes Meyer Foundation  
 Naomi & Nehemiah Cohen Foundation  
 Greater Washington Community Foundation

## **CORPORATE/COMMUNITY PARTNERS**

Capital Impact Partners  
 Hamel Builders Inc.  
 JBG Smith Properties  
 Klein Hornig, LLP  
 Local Initiatives Support Corporations (LISC)  
 National Community Reinvestment Coalition (NCRC)  
 The National League of Cities Institute (NLCI)  
 William C. Smith & Co.

## **DC COMMUNITY ANCHOR PARTNERSHIP PARTNERS**

Adventist HealthCare  
 BridgePoint Health System  
 Children's National Health System  
 DC Water  
 Georgetown University  
 George Washington University Hospital  
 Latino Economic Development Center (LEDC)  
 St. Elizabeths Hospital  
 Pepco  
 Sibley/Hopkins Health System  
 University of the District of Columbia  
 Washington Area Community Fund (Wacif)

## **DC COMMUNITY ANCHOR PARTNERSHIP PRIME CONTRACTORS**

McKissack & McKissack  
 MCN Build  
 Wilmot Sanz

## **INSTITUTIONAL PARTNERS**

Georgetown University School of Business  
 Howard University

## **PRO BONO SERVICES**

Nixon Peabody  
 Booz Allen Hamilton



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