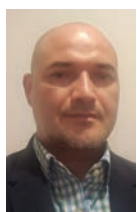


Capital Impact Partners is part of Momentus Capital. Find out more information at momentuscap.org

Our third cohort for the Washington Metropolitan area EDI Training Initiative focused on addressing multi-family, affordable housing in the metro area. The series covered the real estate development process, business management, all within the D.C. area development context. All program participants received intensive training through weekly information sessions, advice and support through one-on-one mentorship, and connections to capital.



Carlos Chevez grew up in Washington, D.C., graduated from Cardozo Senior High School, and attended Strayer University where he received a Bachelor's degree in Information Technology. Carlos has worked as a Staff Technologist for the past 25 years. He started investing in Real Estate in 2002 by purchasing his first commercial 3 Unit Mix-use property in the Columbia Heights neighborhood where he grew up. Throughout the years, Carlos mainly invested in single family fix and hold properties with some fix and flips which allowed him to build a multi-million-dollar portfolio. He is an experienced residential licensed General Contractor and operates under his company CMC Extreme Properties LLC. Carlos used the buy and hold strategy in the residential market which weathered the 2008 great recession and started to transition into commercial multifamily investments to purchase small apartment buildings with mixed market tenants and affordable housing.



Tremayne Cobb is a native of Camden, NJ. He attended college at Drexel University, majoring in Information Systems and Operations Management. Tremayne moved to Prince George's County, MD where he began to hone his skills in the financial and accounting arena. With over 20 years' experience overseeing financial systems supporting grants, payments, contracts, and property plant & equipment, Tremayne began his real estate experience renting out single family homes to low-income residents. TOC Enterprises, a DMV based company, was started in order to serve the disabled, voucher, and

low-income community. Tremayne is looking to grow a portfolio of residential and commercial property in DC, Maryland, Virginia, Camden, and Philadelphia. Through his constantly growing network of public & private partnerships, Tremayne is looking to create a pipeline of real estate development and acquisitions that will continue growing through the next generation.



Aisha Gantt is Senior Counsel at a large tech company where she is lead counsel for a large infrastructure team. In that role, she is responsible for global legal strategy and operational compliance in more than forty countries. Aisha first practiced law at Covington & Burling LLP, and later worked for Fried, Frank, Harris, Shriver & Jacobson LLP where her practice focused on technology transactions and mergers and acquisitions. Aisha also served as a federal law clerk in the Eastern District of Wisconsin. Prior to law school, Aisha was an engineer at Lockheed Martin Corporation where she participated in its leadership development program. During her tenure there, Aisha patented a technology that increased efficiency of liquid crystal displays. Aisha also co-founded GBP Group, LLC, a real estate private equity fund that makes investing more accessible to socioeconomically diverse investors. Aisha has a BS in Mechanical Engineering from Drexel University and JD from the Howard University.



Michael Gadsden, a native of Charleston, South Carolina has lived in Washington, DC since 2015. He obtained his bachelor's degree in Architecture and Construction Engineering from Florida A&M University. He started his career as an Engineer with Skanska USA, where he managed PK-12 and Higher Education construction projects.

Currently Michael serves as a Project Manager for Brailsford & Dunlavey, a planning and development advisory firm. He acts as an owner's representative for the DC Department of General Services Capital Construction Projects with a focus on PK-12 schools, and "quality of life" projects including community parks and recreation/athletic facilities. Throughout his career, Michael has been passionate about reducing the disparities surrounding the lack of affordable housing in local urban communities. Currently, he is in the process of establishing a real estate development and construction firm focused on enhancing local communities by designing and providing development for affordable, workforce, and mixed-income housing.



Candare Goodman is the founder and CEO of The Morgan Tyler Group, LLC (MTG) a Real Estate Development and Consulting firm in Rockville, MD founded in 2017. MTG has done consulting work for a small development company that specialized in mixed-use, residential, and commercial projects. MTG is now in the process of

competing for federal, state, and commercial projects, while receiving its WOSB, EDWOSB, MBE, DBE, 8(a) and SBE certifications. In 2011, Candare completed a Master's in Business Administration (MBA) degree and in 2020 she received a Master's in Real Estate Development (MRED) degree from the University of Maryland. Going forward, Candare plans to strengthen her commitment to sustainable, health and wellness-conscience, and technology-based investments. Candare's mission for MTG is to be committed to building housing and commercial communities that encourage health and wellness because everyone deserves a place to call home.



LeShanda (Shawn) Gibbs a native of Belhaven, North Carolina obtained his Bachelor of Science in Landscape Architecture from North Carolina Agricultural and Technical State University and his Master of Real Estate Development from the University of Maryland (College Park). Growing up with an interest in the

built environment, he relocated to the Washington, DC metro area, and is currently working in public service with the Government of the District of Columbia. He has over 17 years of experience in Project Management,

Site Planning, Development Consulting, Zoning and Landscape Architecture design. Along with his fiancé, Shawn aspires to establish their own Real Estate Development firm, with a focus on rehabilitation and holding of properties to improve neighborhoods and provide safe, clean, and affordable housing for communities in the greater Washington, DC region, upstate New York and North Carolina.



Ayesha M. Johnson is a native Washingtonian and Chief Executive Officer of A-Peace, LLC, a DC-based real estate development and management firm. With over 20 years' experience in providing affordable housing, Ayesha owns and self-manages a \$5M+ mixed-asset portfolio in multiple neighborhoods across DC. Her

next project, a newly constructed 9-unit building in the Anacostia community, is expected to be completed by fall 2022. Ayesha simultaneously served on the Prince George's County Fire and EMS Department as Equal Employment Opportunity Officer and concluded her career in 2020 as Supervising Lieutenant in the Facilities, Operations and Construction Division. She continues her service on the Landlord Advisory Group in DC, the Advisory Council for the Prince George's Community Collaborative Resolution Center and is affiliated with the Sustainable Communities Project®. Ayesha holds a BS in Management from the University of Maryland's Smith School of Business and maintains her EEO Investigator and mediator certifications.



Robyn Marbray is a native Marylander with over 10+ years of experience in housing and community development. As a seasoned real estate investor, Robyn has acquired, renovated and sold various single-family homes in Maryland and the District of Columbia. She has a strong passion for real estate development and is ready to

expand into multi-family and mixed-use development. Robyn earned a Bachelor of Business Administration in Accounting from Howard University. She is a certified public accountant licensed in Maryland, and a real estate broker licensed in Maryland and Washington, DC.



Ashley McMichael has 8 years of combined STEAM education and professional experience as an NIH research fellow. Ashley serves on the Board of Trustees for the Social Justice School. She was the first to found a Parent Action Committee within the Rocketship Schools network and received the “2020 Parent Organizing

Award”. Ashley has demonstrated a commitment and love for her community by creating support groups for mothers who have experienced trauma, advocating for crosswalks amongst many other things to create safe travel to school for students and families, and has served as a resource to help them navigate personal issues. She received the Black Female Student Founder Award - Women’s Business Enterprise Council. Additionally, she was selected for the Open Access Fellowship at Novogradac to obtain the community development certification laying groundwork to bring affordable housing solutions to Wards 7-8. Ashley is committed to disrupting the cultural hegemony, creating pathways to prosperity for communities of color.



Patricia Ofori is a real estate entrepreneur who uses physical spaces to foster community, creativity, and collaboration. Her boutique firm Ofori & Co. specializes in multi-unit development and single-family home renovations. As an agent, Patricia has sold over 200 houses—primarily in the Washington, D.C. metro area’s competitive

market. She’s personally bought, rehabbed and sold over a dozen properties. Her design philosophy is to honor a neighborhood’s aesthetic and heritage while curating contemporary and functional spaces. The Baltimore, Md.-based investor uses her wealth of real estate knowledge to host events that encourage camaraderie, sustainability, and homeownership.



Michael Oleru is a licensed real estate agent working for a local utility on infrastructure projects and land management. He has represented public, private, and not-for-profit entities on a variety of transactions, managed a single-family rental portfolio and developed an infill project in Prince George’s County.

Committed to serving and making a difference in the real estate community, Michael chairs a land use working group providing education and advocacy to faith-based communities in Montgomery County. He is a member of the Urban Land Institute’s NEXT program and serves on the board of the Greater Bowie Chamber of Commerce. A proud graduate of Laurel High School in Prince George’s County, Michael obtained a Bachelor of Arts in Economics and Criminal Justice from the University of Maryland, College Park, and a Master of Business Administration with a Marketing Management concentration from Johns Hopkins University.



Daughan Pitts a native of Philadelphia, Pennsylvania, moved to Washington DC to attend Howard University. After graduating with a degree in finance, she spent 4 years at Merrill Lynch providing quantitative analysis on hedge funds and other alternative investments. Acquiring several investment properties sparked a passion for real estate and led her to pursue an MBA at the Wharton School of the University of Pennsylvania. Upon graduation, she returned to Washington DC to begin a career in commercial real estate with JLL’s Public Institutions Group. After 11 years in that role, she transitioned to Hayat Brown’s P3|Infrastructure|Real Estate Advisory practice where she leverages her expertise in real estate and finance to provide a range of commercial real estate consulting services to higher education and public sector clients. In this role, she has served as a project manager for more than \$2.5B in development in the Washington DC region and across the country.



Dexter Price Jr is excited to be part of the EDI Program Cohort #3. Dexter Price Jr has been in Real Estate for 20 years. In his current role, Dexter is Montgomery County Coalition Homes Interim Director of Property Management. Dexter brings a wide range of property management experience, most recently managing the District of Columbia’s Continuum of Care Homeless Service System Initiative to increase the rate of housing placement and retention in housing programs, improve the landlord and client experience, and manage a multi-agency collaborative approach to existing homeless service system that improves the experience of all stakeholders. Dexter has operated his own property management firm along with a general construction firm to include being a certified minority business enterprise. Dexter holds a Masters Degree in Real Estate from Georgetown University, a Bachelors in Family Science from the University of Maryland, and he currently resides in Silver Spring Maryland with his wife and two sons.



Ronette “Ronnie” Slamin is the founder of Embolden Real Estate, a development and advisory firm located in Washington, D.C. Leveraging more than 9 years of real estate experience, she has a deep knowledge of mixed-income housing and transformative development. Ronnie has led the entitlement and various stages of the development process for more than 1,200 units in master-planned communities and multifamily buildings across multiple jurisdictions. Ronnie holds dual degrees – a Master of Science in Real Estate Development (MSRED) and a Master in City Planning (MCP) from MIT, as well as a B.S. in Business Administration from Boston College.



Rachael Strum is a Maryland born, Indiana raised real estate professional who currently resides in Gambrills, MD. She started her career in affordable housing over 15 years ago as an occupancy specialist and since then has held roles in property management, HUD quality control, as well as real estate investor and developer. She currently holds the role of Senior Loan Officer originating more than 50 million a year in residential loans and is passionate about helping her clients create and build wealth through homeownership. Rachael recently founded Strum Properties, LLC, a real estate investment and development company which will focus on affordable housing and mixed use developments. Strum Properties is committed to helping affordable housing clients realize their dreams of homeownership by providing affordable homeownership solutions in the DMV area.



Kendra Whitaker a native Washingtonian, began her career as a teacher for the hearing impaired in the Wake County, North Carolina and DC Public Schools. After four years of service, Kendra transitioned from public education to a successful career in the real estate industry as a Realtor serving DC, Maryland and Virginia. Over the past 12 years, Kendra has found joy in helping families, organizations and investment-savvy individuals turn dreams into reality [sic]. Following her passion for serving marginalized communities, Kendra expanded her reach and co-founded Grey Crown Investments, LLC in 2019 with her husband Jason. Grey Crown operates with a mission to spur small business and entrepreneurship, while simultaneously providing greater access to housing that individuals and families can afford. Kendra proudly bears the entrepreneur's spirit, and enjoys motivating and inspiring others (especially family and friends) to do the same.



Jessica Washington is a proud native Washingtonian and alumni of Benjamin Banneker High School. Jessica received her Bachelor's degree in Communications from the University of Maryland, College Park and her MBA from San Diego State University. In 2018, she began her career in CRE doing retail leasing in Northern New Jersey. In 2020, she began consulting with small developers in DC and Florida to help navigate the capital markets landscape which has shifted dramatically because of the pandemic. She is very passionate about maintaining affordability and improving the amenities available to underserved communities in DC, especially East of the River. Jessica is a graduate of the Project REAP program in NYC, and currently serves as an alumni market leader for the Northeast region. She also participated in Open Access, an intensive fellowship aiming to get minorities exposed to Community Development Finance with a focus on LIHTC, NMTC, and HTC deals.



Patrice Williams-Johnson was born and raised in Norfolk VA. She has lived in Gaithersburg MD since 1991, mom of a young adult. She holds a BS degree in Accounting (Hampton) and a MS degree in Leadership (WashU). Patrice is a real estate investor and entrepreneur with 15+ years of experience. She owns businesses/properties in VA, MD, MI and Africa and is looking to expand current businesses in MD. MI opened the door to become a community partner and investment in multi-family properties and land development. She oversees family properties in MD/DC. Patrice is a co-founder of Motown Glory Partners Community Development Corporation and is committed to improve neighborhoods, provide affordable housing, provide housing and financial counseling. She recently received her Housing Counseling certification. She is a licensed health/life insurance producer. Patrice has 30+ years of experience in financial management. Her hope is to focus on impacting communities in even greater ways.



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