

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

Affordable housing development firms – both nonprofit and for-profit – are a critical resource for strengthening the housing development ecosystem as a whole and expanding the supply of homes that are affordable.

To increase the supply of homes that are affordable and to support the sustained growth and financial independence of experienced development firms working in communities, Wells Fargo launched the Growing Housing Developers initiative. Through this program, experienced real estate developers will have access to training, industry connections and resources, and flexible capital to grow their capacity and expand their affordable housing production into the future.

Capital Impact Partners, Low Income Investment Fund, and Reinvestment Fund – three national Community Development Financial Institutions (CDFIs) – have partnered to implement this \$30 million initiative on behalf of Wells Fargo.

Supported By

WELLS
FARGO

Wells Fargo Growing Housing Developers Participant Biographies



Leonard Adams
[Quest Communities](#)

Leonard L. Adams, Jr., is the founder and CEO of Quest Community Development Organization, Inc.; a Georgia-based nonprofit organization. Leonard is a true visionary, taking this grassroots organization to an annual operating budget of \$7.3 million, with \$57 million in current assets and securing more than \$100 million in government grants, loans, and subsidy support for affordable housing under his leadership. He is also the owner and lead development consultant of Legacy Real-Estate Partners, LLC which holds a minority-owned business entity (MBE) designation.

As an entrepreneur, social entrepreneur, and consultant for more than 25 years, Leonard has experience in developing affordable and supportive housing communities in challenged neighborhoods in Atlanta.

He is a seasoned, results-oriented leader with a strong record of accomplishment.

Leonard gained his MBA from Kennesaw State University, a bachelor's degree from Knoxville College, and a HUD Community Housing Development Organizations certificate from the University of Illinois. Through his work and equitable housing models that serve homeless and low-income individuals, families, older persons and veterans living with a disability, Leonard embodies the Quest mantra of "Live Work Serve."

In addition to leading Quest Communities, Leonard also is the interim president of Knoxville College, an HBCU in East Tennessee. He also gives of his time serving on the Enterprise Community Partners Advisory Board and as an Enterprise Community Leadership Council (ECLC) member. He is a Leadership Atlanta alum for the class of 2016, a proud U.S. Army war veteran, and a member of the Omega Psi Phi fraternity.

Pipeline projects: Atlanta, Georgia



Daniel Alexander
[Domos Coliving](#)

Daniel is the Co-founder and Managing Director of Domos Coliving. Over the past decade of his career, Daniel has led the acquisition, design and development, management, and disposition of more than +\$300 million of workforce and affordable housing assets.

Before Domos, Daniel founded Real Estate Asset Partners (REAP) and AH Capital (AHC). Similar to Domos, AHC was a vertically-integrated real estate investment firm that invested in culturally diverse communities across the country. While serving as president and CEO he grew the company from a start-up of three employees to have an AUM of over 3000 units and 125+ employees during his tenure.

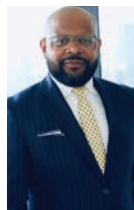
Thousands of families have benefited from Daniel's mission-focused approach to investing in diverse markets such as California, Georgia, and North Carolina, to name a few. Daniel holds a degree in Business and Managerial Economics from UCLA. Currently, Domos' pipeline of active developments consists of approximately 300 - 435 units across three projects, which can provide 200 units of workforce attainable housing.

Pipeline projects: Decatur, GA; Atlanta, GA; Clarkston, GA



Jonathan Anyumba
[Anyumba Construction & Development](#)

An immigrant from Kenya, Jonathan settled in his mother's hometown of Philadelphia when he moved to the United States in 1997. He enlisted in the Pennsylvania Army National Guard in 1998 and was honorably discharged after eight years of service. He spent 15 years in the financial service industry before he turned his full-time focus to real estate sales, development and construction. Starting Anyumba Contracting - now Anyumba Construction & Development - Jonathan continues to build his portfolio of rental housing in Philadelphia by concentrating his rehab and development projects in underserved and blighted neighborhoods with a focus on high quality construction at affordable prices. In 2018, Jonathan expanded the company to offer full construction services to a growing list of clients and has completed well over 100 projects in that time frame, ranging from single-room renovations to multifamily conversions.



James Armstrong III
[Builders of Hope Community Development Corporation](#)

James Armstrong III is the president and CEO of Builders of Hope Development Corporation, a leading nationally recognized community development corporation in Dallas that focuses on creating economic mobility through real estate. He has served as a certified urban community development expert since 2010 with expertise in nonprofit management, marketing, business development, and finance.

James' additional experience includes more than 10 years in the banking industry with the added knowledge of complex lending and financing. Within the span of his career, he has worked for some of the top Fortune 500 companies, including JPMorgan Chase and New York Life Securities and Investments.

His career experience was heavily used in his role as Dallas Mayor Mike Rawlings' housing advisor and appointee to the city of Dallas' Housing Finance Corporation as a city-wide representative. James serves on numerous community development-driven boards, such as the Texas Association of Community Development Corporations, bcWorkshop, and the Trinity Park Conservancy community development corporation. He is also a member of the advisory committee of Southern Methodist University's West Dallas STEM School.

James is a proud graduate of Baylor University's Hankamer School of Business with a bachelor's degree in Finance, and has completed post-graduate studies at Princeton Theological Seminary. In 2017, James was awarded Dallas Business Journal's 40 Under 40 award for his accomplishments in business. James' greatest achievement is serving as pastor of The Community Fellowship Church in West Dallas.

Pipeline projects: Dallas, TX



Juan Barahona
SMJ Development

Juan Barahona is a first-generation Salvadoran American born and raised in New Jersey. He attended public school in Fort Lee, NJ and then graduated from Cornell University with a bachelor's degree

in Government in 1998 and earned a master's degree in Public Administration in 2001.

He started his career at the NYC Department of Housing Preservation and Development in the Office of Development. He then transitioned to a development manager role at BFC Partners, where he spend more than a decade managing and executing nearly \$500 million in affordable and market rate projects throughout New York City.

Toward the end of his tenure at BFC, he created SMJ Development to leverage his expertise and relationships into becoming a next-generation affordable housing developer in NYC. Juan currently lives and works in Brooklyn. SMJ has a portfolio of more than 2,000 units in various stages of development in four of the five boroughs. SMJ is a nimble, tenacious firm that fully understands the nuances and intricacies of developing in the toughest market in the nation. Outside of SMJ, Juan actively volunteers his time with the board of directors of the Fifth Avenue Committee and Settlement Housing Fund in NYC as well as lending his development expertise to the Berkeley Carroll School.



Shaun Belle
CMC Development Group

Shaun has over 20 years of experience in the Real Estate Development and Property Management business as a Principal and CEO. Over the past 12 years, as Founding Principal of CMC Development Group he has led the development more than

300 residential units, including Tax Exempt Bond and Low-Income Housing Tax Credits financed, Supportive Veterans and Senior Housing, Luxury Rental and Condominium developments.

During his career, Shaun has been a leader in the development of state-of-the-art Green and Sustainable Design building techniques and has developed several Commercial, Public facilities and Adaptive Use developments. He is also a pioneer in the utilization of New Markets Tax Credit financing and an innovator in the redevelopment of dormant Church properties.

He is a Board Member of the Primary Care Development Corporation (National Capital Advisory Board), National Development Council (NDC) New Markets Tax Credit Advisory Board and several public and private organizations throughout the Metropolitan area.

Shaun holds a degree in Economics and Business Management from Howard University. He is a graduate of the Columbia University Institute for Non-Profit Management and has served as Alumni Speaker (1997 & 1998, 2007) and Program Advisor. Shaun has also completed the Harvard University Graduate School of Business Executive Education Program.

Pipeline projects: Bronx, NY; Manhattan, NY; Brooklyn, NY; Atlanta, GA; Eastpoint, GA.



Jason Brown
Dallas City Homes, Inc.

Jason Brown is the president of Dallas City Homes, Inc. (DCH), an impact nonprofit organization focused on preserving and creating affordable housing. In its 30-year history, DCH has acquired and

developed more than 2,400 rental units in the most distressed areas of Dallas and turned them into safe, vibrant communities. DCH has also participated in the development or renovation of more than 350 single-family homes.

Jason is a veteran in the real estate brokerage space. He is experienced in working with both public and private real estate investment trusts, family funds, developers, and municipalities. His entrepreneurial tenacity was the catalyst to closing more than \$150 million in commercial and residential transaction volume.

Jason has development experience with both city and state governments. He serves on the SoGood Cedars Municipal Management District, a state-appointed board to oversee public-allocated funds. Jason is also appointed to the city of Dallas' Grand Park South TIF District to guide public spending efforts around Fair Park.

Jason is active in the community. He has worked with the International Council of Shopping Centers and The Real Estate Council. He currently serves as finance chair for the Fair Park First Board of Directors, an organization responsible for the redevelopment of Fair Park.

Jason has been honored in D Magazine's 2020 Best Real Estate Agents and was featured in the Dallas Business Journal as a housing expert.

Pipeline projects: Dallas, TX.



Michaela Cancel
[Neighborhood Development Company](#)

Ms. Cancel is a seasoned Real Estate Developer and Project Management Professional with 15 years of experience developing a wide range of Commercial and Residential real estate including but

not limited to Public-Private partnerships and Market Rate & Affordable Developments.

Since starting with the firm in 2014 as a Development Manager, Michaela has since expanded her responsibilities to encompass all of NDC Operations, Accounting & Finance, Marketing, Human Resources, Asset management, as well as shared responsibility for the Portfolio management of all Company Developments. Prior to joining NDC, Michaela was with Newmark Grubb Knight Frank where she was responsible for the management of Design and Construction projects for Capital One Bank.

Michaela holds a BA from the University of West Florida as well as her Project Management Professional (PMP) certification from the Project Management Institute. Michaela is an active member of the Forbes Real Estate Council, PMI, ULI, DCBIA & CREW.

Pipeline projects: Washington, DC.



Laolu Davies-Yemitan
[Five Woods Realty](#)

Laolu Davies-Yemitan is principal of Five Woods Realty – a real estate development and consulting firm – where he focuses on implementing and executing strategies to facilitate affordable housing and

comprehensive community development to serve working class families. Over the last eight years, Laolu has been involved in the development of more than 700 affordable housing units constructed through the leveraging of federal housing tax credits to attract private investment. Furthermore, Laolu has been involved with several affordable development projects leveraging supplemental federal funding sources including HOME Investment Partnerships Program, Community Development Block Grants (CDBG), and CDBG-Disaster Recovery funds.

Laolu previously served in the public sector including working as a policy advisor to a Houston City Council member, and as legislative director for a member of the Texas House of Representatives. Laolu was also previously owner and managing principal of Ogun Art + Wine, a wine bar establishment in Houston, TX.

Laolu holds the prestigious Certified Commercial Investment Member (CCIM) designation, and is a member of various local and national organizations including Urban Land Institute-National Urban Revitalization Council, Houston Committee on Foreign Relations, Houston Housing Collaborative, and the Texas Lyceum.

Laolu obtained bachelor's and master's degrees in Business Administration (MBA) from the University of Houston-Downtown.

Pipeline projects: Houston, TX.



Joel Dixon
[Urban Oasis Development](#)

Joel Dixon is principal of Urban Oasis Development, a real estate development company focused on residential and commercial projects in Atlanta.

Joel has been involved in market rate and affordable housing development with strong community-based support while facilitating the growth of Urban Oasis and in-house construction partner Sims REG by mobilizing private and public-sector resources. He has also provided real estate and community advisory services to third-party commercial/residential projects totaling more than \$725 million.

As a graduate of the Urban Land Institute's Center for Leadership (CFL), Joel is an active ULI member, serving on ULI Atlanta's Creative Development Council. He is a graduate of Invest Atlanta's Community Builders 1.0 program and he serves as faculty member for Incremental Development Alliance, a not-for-profit alliance of practitioners who train small developers, helping citizens strengthen their own neighborhoods and helping city champions get the development their community wants.

Prior to launching Urban Oasis, Joel had more than 15 years of sales and business development experience in high technology and real estate, with deep ties to the burgeoning technology venture community in Atlanta.

He has a bachelor's degree in Symbolic Systems from Stanford University and a certificate in Mandarin Chinese from Beijing Language and Culture University.

Pipeline projects: Atlanta, GA.



Darion Dunn
[Atlantica Properties](#)

Darion Dunn, P.E., began his career as a real estate investor in 1998 while earning a bachelor's degree in Civil Engineering and a certificate in Economics at the Georgia Institute of Technology. He acquired and rehabilitated single-family and multifamily properties, utilizing his engineering and finance background to establish a system of effective construction management and cost controls. In 2010, Darion founded Atlantica Properties, a vertically integrated real estate investment and asset management company with a mission to empower individuals by establishing thriving, holistic communities.

In the corporate world, Darion worked for five years as a project manager for Harrington, George & Dunn, P.C., a civil engineering firm founded by his father. In 2005, Darion accepted a position as lead program manager for Croy Engineering, where he was responsible for managing transportation, infrastructure, and capital improvement projects that had a total budget of more than \$250 million. Darion also has served as the director of Capital Improvements and Planning for the Buckhead Community Improvement District, managing projects for one of the most dynamic regions in the southeastern United States.

Darion also sits on the boards of the Georgia Tech School of Civil and Environmental Engineering Advisory Board, Chattahoochee Technical College Foundation, The Center for Family Resources, Open Doors, and Star-C.

Darion's experience as a real estate investor, professional engineer, and community leader gives him a unique perspective as the principal of Atlantica Properties. He strongly believes that everyone profits when communities adopt a thoughtful, inclusive approach to real estate development.

Pipeline Projects: Atlanta, GA; Forest Park, GA.



Joanna Griffith
[Community Housing Development Corporation](#)

Joanna Griffith has been with Community Housing Development Corporation (CHDC) for more than 25 years serving in various capacities. She currently serves as the director of real estate development, where she oversees the department's staff of five and all of the organization's real estate development projects. She is responsible for overseeing all phases of the development process – from feasibility through construction and lease-up.

Joanna works closely with CHDC's executive director and Real Estate Development Committee in developing and implementing CHDC's long-term strategic

development goals and objectives. She has supervised the completion of more than 700 affordable housing units, including both rental and homeownership. Her most recent accolades include the completion of the Barrett Plaza housing development (a \$33 million multifamily rental rehab project) and the Miraflores senior housing development (a \$64 million new construction of affordable senior rental housing).

She currently oversees a development pipeline consisting of more than 1,500 units within 21 projects in various stages of the development process. Joanna has also been very instrumental over the years in the organization's efforts to expand development opportunities into new territories throughout the Bay Area.

Joanna's education includes completion of the Local Initiatives Support Corporation's (LISC) Housing Development Training Institute (HDTI) and the National Development Council's Rental Housing Development Finance course. In addition, she holds numerous professional certificates from the Neighborhood Reinvestment Training Institute – real estate management, housing management for nonprofits, design and specification, cost estimation, and rehab management.

Pipeline projects: Richmond, CA; Berkeley, CA; Hayward, CA; Oakland, CA; Vallejo, CA.



Sharon D. Guest
Radiant Development Partners

Sharon D. Guest has been working in the affordable housing arena for 23 years. In various capacities, she has been involved in the financing and development of more than 48 housing projects totaling nearly \$700 million in total development costs.

She currently serves as president of affordable housing for the Vecino Group. She oversees the strategic direction and operations of the Affordable Housing Development Division, which includes five regional offices and territory expanding over 12 states. She also serves on the executive leadership council within Vecino, which helps with creation and implementation of Vecino's global business strategy and mission, with an emphasis on diversity and inclusion.

Collectively, Roderick Teachey and Sharon form Radiant Development Partners, LLC, a development group focused on continuing the mission of affordable housing for low to moderate income residents.

Pipeline projects: Columbus, GA; Fairburn, GA; Atlanta, GA.



Alicia Bontá Matricardi, Esq.
[New Economics for Women](#)

Alicia Matricardi is General Counsel and Chief of Development for New Economics for Women (NEW), a national nonprofit economic development organization based in Los Angeles.

At NEW, Alicia directs the Real Estate Development Team to perform all affordable housing and economic development projects, both acquisition/rehabilitation and new construction deals. She directs all acquisitions, entitlements, design and predevelopment efforts. She works to expand NEW's portfolio of apartment units, single-family homes, charter schools, primary healthcare and commercial property spaces, and she advises on real estate, asset management, and financing vehicles for the organization to support its sustainability and growth.

As Chief of Development for NEW, Alicia further leads the Fund Development Department for the organization, executing NEW's Strategic Plan to position the organization for major gifts and grant contracting. As General Counsel, she also provides advice and counsel to NEW's Board of Directors and Executive Team, supervising all legal matters for the organization.

Alicia earned her juris doctor degree from Southwestern University School of Law, and her bachelor's degree from the University of California at Berkeley. Alicia was named 2015 Outstanding Young Lawyer of the Year from the Real Property Section of the Los Angeles County Bar Association. She is a 2014 Fellow of the National Association of Latino Community Asset Builders (NALCAB) and a 2005 Hagwell Scholar award winner for her work in transportation law. Her law review article, "Los Angeles Missed the Bus: Lessons in Transportation Equity," was published in the Journal of Transportation Law and Policy in 2006.

She is a California licensed attorney and broker, and owns and operates both Matricardi Law, A Professional Law Corporation, and Carthay Group, a commercial real estate brokerage and development firm. Alicia also serves as general counsel to the Latina Golfers Association of Southern California.

Alicia is 2022-2023 President of Southwestern University School of Law's Alumni Board of Directors. She also sits on the Board of Directors for the California Women's Law Center.

Pipeline projects: Los Angeles, CA.



Diarra McKinney
[Rosewood Strategies](#)

Diarra McKinney, CEO of Rosewood Strategies, directs all acquisitions, entitlements, design, and pre-development efforts, leads the execution of landmark development projects, and negotiates all transactions.

Diarra has more than 14 years of real estate development experience and has executed more than \$150 million of opportunistic real estate acquisitions, which represent more than \$680 million in ground-up development costs and more than \$1 billion in gross asset value.

In 2018, Diarra founded Rosewood. Rosewood prides itself on developing high impact institutional assets, affordable and mixed-income communities, infill retail concepts, as well as market-rate single-family, condo, and mixed-use projects in urban neighborhoods throughout the Washington metropolitan region. Rosewood explicitly incorporates innovative and impactful architecture, landscape, and interiors in all its projects.

In Diarra's previous role as vice president at Neighborhood Development Company, he was responsible for acquisitions, project finance, and predevelopment. He led NDC's acquisitions of ground-up development sites and existing buildings. Diarra previously was a development executive at Clark Realty Capital (CRC) and director of acquisitions at Ditto.

While at CRC, he managed predevelopment activities for a \$3.5 billion, 140-acre mixed-use public/private development project in Washington, D.C., among other projects ranging in size from \$60 million to \$300 million. At Ditto Residential, Diarra sourced and closed all new acquisitions for the firm. Throughout his career, he has focused his efforts on development opportunities ranging from \$20 million to \$250 million.

Diarra is a native Washingtonian and holds a bachelor's degree from Stanford University, a juris doctor degree from Yale Law School, and an MBA from Harvard Business School.

Pipeline projects: Washington, DC.



Dr. Gina Merritt
[Northern Real Estate Urban Ventures, LLC](#)

Dr. Gina Merritt is an award-winning real estate developer specializing in community development. She has been involved in more than 7,500 units in various stages of development, managing the entitlement process, structuring and securing the required financing, managing the design, and the overall construction process.

Gina has expertise in managing large development projects with complicated financing and ownership structures. She has also underwritten more than \$4 billion in real estate transactions. Her real estate development expertise includes mixed-use development, apartments, condominiums, single-family homes, and public-private real estate transactions. Northern Real Estate Urban Ventures (NREUV) is currently managing more than \$200 million in development for its own account.

Gina recently trademarked Project Community Capital® (PCC), including a legally protected software product. PCC is a social capital platform that bridges the social capital required to connect with employment opportunities for residents of underserved communities. PCC assists public agencies, private developers, and contractors meet their socioeconomic goals by maximizing the most valuable asset we have – community capital.

Gina earned her bachelor's degree in business administration from Howard University and her MBA from the Darden School at the University of Virginia. She earned her doctorate in social innovation at the University of Southern California. Gina's recent industry recognitions include Built by Women – two-site award winner for North Capitol Commons and The Nannie Helen at 4800 – and she was a 2018 Washington Business Journal Minority Business Leader Award honoree. She resides in Baltimore with her husband and daughter.

Pipeline projects: Washington, DC.

Siree Morris
[MCI Property Management and Construction](#)



Siree Morris graduated from Rutgers University in 2005 with a degree in civil engineering. While attending Rutgers, he interned for Pulte Homes as a construction engineer. After graduating, Siree worked as a civil engineer, designing and obtaining approvals for more than 2,000 acres of residential and commercial large scale developments in New Jersey. He is proficient in land development, having designed for clients such as Walmart, Walgreens, Barnes and Noble, Costco, Pathmark, Wegmans, Lowes, Home Depot, BJ's, and Stop & Shop.

As a result of this experience, Siree incorporated MCI Property Management and Construction, LLC. The company builds and manages its own properties throughout New

Jersey. Siree has designed and received approvals for some of the most innovative projects in the state, such as the first multifamily home made from shipping containers in 2015, which was featured in The Wall Street Journal.

Moreover, in 2020 during the coronavirus pandemic, he converted a vacant six-acre parcel into America's first Black-owned drive-in movie theater, Newark Moonlight Cinema, which was featured on NBC, ABC, Good Morning America, CBS, CNBC, NPR, and BBC. Siree developed more than \$20 million in development projects, provided more than 100 jobs and was the catalyst for more than \$5 million in additional real estate and business development in the surrounding areas. His impact was featured in The New York Times and the Commercial Observer, and he was listed as a top person of color influencer for ROI-NJ.

Siree coaches youth baseball and basketball and is a loving husband and father.

Pipeline projects: Newark, NJ.

Nadine Ngouabe Dlodlo
[Women's Home Preservation LLC](#)



Nadine founded the Women's Home Preservation LLC (WHP), a mission-driven real estate investment firm that adopts a community-led participatory model to transform underinvested communities with a focus on creating edifying housing for women-led households. Since launching in 2019, Nadine grew the company to 78 housing units under development with plans to add 50 more units next year. A portion of the WHP's profit will support the Women's Home Preservation Fund, a 501c3 that she founded to provide relief to single mothers homeowners who are facing foreclosure.

Nadine received her MBA from Harvard Business School. Previously she worked in banking, infrastructure financing and public-private partnerships worldwide. She was involved in projects such as the \$300 million public-private partnership to rehabilitate the Port of Toamasina in Madagascar with the International Finance Corporation (World Bank Group).

Nadine was a founding advisory board member of the Forum for Growth and Innovation at Harvard Business School. In 2019 she was appointed to the Baltimore City Women Commission where she served on the Housing Committee. In 2020 she was awarded the Secretary's Citation by Maryland Secretary of Planning Robert S. McCord in recognition of her accomplishments with improving Maryland's communities. A native of Cameroon, Nadine plans to expand the impact of the WHP in Africa in the future.

Nadine is the proud mother of Isonah, a gifted young writer who won the national silver medal in poetry at the 2022 National Scholastic Art & Writing Awards.

Pipeline projects: Baltimore, MD.



Cherie Ong
[Good Places](#)

Cherie Ong is a real estate developer and business consultant working to create innovative, sustainable, and equitable communities in Atlanta. She is the co-founder of Good Places, a firm that develops properties with mission and community impact at its forefront.

Cherie has more than 22 years of experience in strategy and management consulting across a broad range of public, nonprofit, and private sectors and previously managed a more than \$40 million private real estate foreign investment fund. She now focuses solely on driving social impact catalytic efforts in local neighborhoods through Good Places. This includes developing Atlanta's first 100 percent affordable micro-housing apartments, converting a historic department store into an incubator for creative and socially conscious businesses, and launching a main street initiative promoting local businesses and economic investment.

Currently, she is partnering with academic institutions, developers, nonprofits, neighborhood and faith-based organizations (including the North Georgia Conference of the United Methodist Church, the largest United Methodist Conference in the country) to create more effective pathways to innovation and scale in affordable housing and commercial spaces.

Cherie is a twice-immigrant who was born in Malaysia and immigrated to Australia at the age of 15. She is now an immigrant to the United States and has lived in Atlanta for the past 10 years. Cherie is currently on the board of the Incremental Development Alliance and was previously a board member of the Urban Land Institute Atlanta. She holds degrees in finance and economics, and a master's degree in religious education.

Pipeline projects: Atlanta, GA; College Park, GA.



Logan O'Phelan
[Clifford Beers Housing, Inc.](#)

Logan O'Phelan is the director of operations for Clifford Beers Housing. Since joining Clifford Beers Housing in 2016, he has worked hard to oversee the sustainable growth of the organization, including doubling the staff and net assets of the organization, purchasing Clifford Beers Housing's office, establishing and managing an internal line of credit for projects, growing the organization's operating reserve to eight months of operating expenses, and assisting in the creation of the organization's non-Low Income Housing Tax Credit housing development department. After growing up in Ventura, Tijuana, and Nairobi, Logan

received a bachelor's degree in Political Science and International Relations from the University of California, Santa Barbara.

Pipeline projects: Los Angeles, CA; Little Rock, CA; Wilmington, CA.



Kathy Flanagan Payton
[Fifth Ward Community](#)
[Redevelopment Corporation](#)

A Houston (Fifth Ward) native, Kathy Flanagan Payton is currently president and CEO of the nationally acclaimed Fifth Ward Community Redevelopment Corporation (FWCRC), where she oversees the implementation of the comprehensive community revitalization of Houston's historic Fifth Ward. FWCRC catalyzes resources to build and preserve an inclusive Fifth Ward community by developing places and opportunities for people to live, work, and play.

Kathy incorporates the vision of a diverse, 15-member board of directors, the needs of both pioneering and new residents, and community stakeholders, and she acts as catalyst in fostering the collaborative efforts of an array of community service providers with a primary goal of improving the quality of life in a traditionally underserved community.

All of this is achieved through the organization's major lines of business:

- ▶ Real estate development, which includes residential and commercial rehabilitation and new construction, property and asset management
- ▶ Community and economic development, offering tools and strategies that support comprehensive revitalization and stabilization of neighborhoods to and for residents and businesses alike
- ▶ Homeownership promotion and housing preservation services that increase the opportunities for affordable housing
- ▶ Arts and culture, a balanced strategy that uses place and art to sustain the culture, invite new opportunities and celebrate the rich heritage

With numerous awards and accolades, including being named Community Development Practitioner of 2020 by National NeighborWorks America Association, Kathy has combined her education and years of experience to establish herself as a leader in the community development industry in the United States and throughout the western and southern regions of Africa.

Pipeline projects: Houston, TX.



Kyle Rawlins
BIG Oakland

Kyle Rawlins is a co-founder of BIG Oakland, an incubator/coworking space dedicated to the architecture/engineering/construction/real estate industry. In 2018, the San Francisco Business Times included BIG in its Upstart 50 business creators of the Bay Area.

He is also a co-founder of the Oakland-based Designing Justice + Designing Spaces (DJDS), a public-interest architecture and real estate development firm focused on addressing the root causes of mass incarceration. DJDS is a winner of the ArtPlace America 2017 National Creative Placemaking Fund. Kyle has been active in the analysis, financing, design, development, construction, and management of real estate in North America and South America for more than 20 years.

Before his entrepreneurial ventures, Kyle held senior positions with Prudential Real Estate Investors (PREI). As senior investment associate of Latin American merchant banking, he was responsible for the management and development of PREI's portfolio companies within Latin America, capital market-based product development, and the integration of PREI's regional offices with its New Jersey headquarters. Subsequently, as director of corporate development for its Brazil-based portfolio company, Atlântica Residencial, he took on deal sourcing, product development, feasibility studies, financing, marketing, and day-to-day oversight of the construction of 4,000 residential units in Brazil.

Kyle is an Echoing Green fellow from the 2016 Black Male Achievement cohort. Kyle holds a bachelor's degree in Architecture from the University of Virginia, and an MBA from the Harvard Business School. In 2020, he joined the faculty at the University of California, Berkeley where he teaches equitable/inclusive development for the Master of Real Estate Development + Design program.

Pipeline projects: Oakland, CA; San Leandro, CA; Richmond, CA.



Rob Richardson
IBF Development

Rob Richardson is the president of IBF Development, a minority-owned affordable rental housing development company located in Washington, D.C., which he founded 15 years ago.

With more than 25 years of experience in housing, real estate and economic development, Rob has developed, renovated, or financed more than 3,000 units of multifamily housing in Washington, D.C., Virginia, Illinois, Missouri, South Carolina, Florida, and Texas with total development costs of more than \$400 million. IBF Development is the co-developer of a recently completed 71-unit, nine-story new construction housing project serving residents living on 30% to 80% of the Area Median Income near downtown Washington, D.C.

Rob began his career financing a new 100,000-square-foot shopping center in southeast D.C. for a local community development corporation. He later became a senior member of the multifamily housing redevelopment team at the National Housing Trust (NHT), a highly acclaimed, award-winning national organization dedicated to the preservation of affordable multifamily housing, and he has been a consultant to Enterprise Community Partners.

His expertise with low-income housing tax credits and tax-exempt bond financing was developed with the support of specialized training from the Urban Land Institute, Development Training Institute, and Novogradac Tax Credit Developer Training, among others, and he is a graduate of the Real Estate Apprenticeship Program, and Capital Impact Partners' Equitable Development Initiative.

Rob graduated from Harvard University's John F. Kennedy School of Government with a master's degree in Public Policy, with a concentration in Urban Economic Development and Finance.

Pipeline projects: Washington, DC; Alexandria, VA.



Cherene Sandidge
Sandidge Urban Group, Inc

Cherene Sandidge, president of Sandidge Urban Group, leads a highly experienced development group in the San Francisco Bay Area. As company principal, she has more than 38 years of housing development experience in residential, community retail economics, and for-sale affordable housing. Cherene is often called upon to lend her expert advice and assistance in writing legislation and industry white papers that effect the ways in which projects are funded.

The depth and extent of Cherene's experience is rooted in land-use and planning, construction as a general contractor, and project financing. She has been a trail blazer in just about every industry she has participated in. Her early career as credit officer for Wells Fargo gives her special underwriting knowledge on project structuring, product pricing, loan term financing and market risks. Her housing production has led to more than 2,000 units of housing, local neighborhood shopping center revitalization, and opening of grocery stores in food deserts. She is one of few developers who has produced more than 100+ units of for-sale, affordable housing in the Bay Area.

In 2020, Cherene Sandidge was the creator and author of the State of California BIPOC (Black, Indigenous, and people of color) pool, and the primary force in getting the state to set aside \$125 million for BIPOC developers. Additionally, Cherene has written the regulations that are now in effect with the State Housing Department under the Super NOFA that sets aside approximately \$100 million for emerging and community developers. All these successful activities were a push to level the playing field, and end the past disenfranchisement of Black developers' access to capital to develop in their own communities. Currently, Cherene is the chair of the award-winning organization Black Developers Forum, a 501c3 organization with the mission to continue advocacy for those issues that affect Black developers.

Ms. Sandidge currently holds a broker's license from the California Department of Real Estate, a bachelor's degree from San Francisco State University, and an MBA from Azusa Pacific University. She is a proud member of Delta Sigma Theta, Sorority Inc. Ms. Sandidge currently resides in the San Francisco Bay Area

Pipeline projects: Richmond, CA; Oakland, CA; Sacramento, CA.



Yvonne Stennett
Community League of the Heights

Yvonne Stennett, executive director of the Community League of the Heights (CLOTH), has dedicated her professional and personal life to community development and empowerment.

She has worked at CLOTH since 1979, beginning her career organizing youth and implementing after-school programs before becoming the organization's executive director in 1994.

Yvonne's major achievements during her tenure include:

- ▶ Rehabilitating of more than 3,000 units of low-income housing
- ▶ Creating the Community Health Academy of the Heights, a New Visions/New Century School serving grades 6-12
- ▶ Designing and implementing initiatives dedicated to racial equity and the empowerment of BIPOC residents in northern Manhattan
- ▶ Developing programs assisting minority- and women-owned businesses along the retail corridors of Washington Heights;
- ▶ The strategic leadership of CLOTH as it responded with a variety of programs to the COVID-19 pandemic, including an expanded food pantry and social service outreach.

She has served on Manhattan Community Boards 9 and 12. Yvonne holds a bachelor's degree from Lincoln University, and she completed leadership development programs at Columbia University Business School and the Harvard Kennedy School. She has received the Ellen Sulzberger Straus Leadership Award from the Enterprise Foundation, the Courage in Community Award from the McAuley Institute, and the Brooke Russell Astor Award from the New York City Public Library for her years of service and commitment to community development.

Pipeline projects: Washington Heights, NY.



Michael Thorpe
[Mt. Vernon Manor CDC](#)

Mike brings more than 20 years of prior experience in construction and real estate development to the organization. He has led the Mt. Vernon Manor CDC staff since 2015, where he runs its real estate development, community programming, and day-to-day operations.

Some of Mike's proudest accomplishments at Mt. Vernon Manor CDC include redeveloping 150 units of affordable housing in his home neighborhood of Mantua, creating a workforce development program that supports returning citizens with landscaping jobs, and overseeing a neighborhood plan in Mantua that won numerous federal funding awards and ultimately led to the designation of the West Philadelphia Promise Zone.

Prior to joining the staff, Mike served as president of Mt. Vernon Manor's Board of Directors from 2011 to 2015. He also serves as an elder at the Resurrection Center Church in Wilmington, Delaware, where he lives with his wife and son.

Pipeline projects: Philadelphia, PA.



Lorraine Wilson-Drake
[Wilson-Drake Development, LLC](#)

Lorraine Wilson-Drake is the owner of Wilson-Drake Development, LLC, a company that provides well-designed, moderately priced apartments in the city of Philadelphia. The company develops exclusively in neighborhoods that have higher levels of poverty and disinvestment. The value proposition for the tenant is an affordable apartment with good amenities in a neighborhood that is undergoing change.

Currently, she is developing three projects in the Germantown section of Philadelphia. Originally from San Francisco, Lorraine earned her bachelor's degree in economics from San Francisco State University. She also holds a master's degree in journalism and an MBA from Columbia University.

Lorraine spent 17 years in sales and marketing in the television industry working for CBS, FOX, ESPN, and ABC. She also spent time in business development at the Upper Manhattan Empowerment Zone, attracting companies and investment to Harlem. Her last job before becoming an entrepreneur was vice president of daytime sales at ABC television network.

She moved to Philadelphia in 2001 and started Wilson-Drake Development after noticing a gap in the housing market for what she calls affordable luxury. Wilson-Drake Development has completed 16 mostly new construction projects since inception.

Pipeline projects: Philadelphia, PA.

For more information about Growing Housing Developers, please contact:

Jeff Mosley: gdhd@capitalimpact.org

www.capitalimpact.org/programs/wells-fargo-growing-housing-developers/

Offering a Continuum of Lending, Investment, and Advising Solutions

Across the Momentum Capital branded family of organizations, we offer solutions for entrepreneurs, community-based organizations, & local leaders at every growth stage – from inception to expansion. We can provide you with the capital & opportunities you deserve.



**Small Business
Lending**



**Commercial
Real Estate**



**Community
Development
Real Estate**



**Community
Development
Working Capital**



**Impact
Investments**



**Business
Advising
& Training**

US.

**momentus
capital.**

**capital
impact
partners.**

**cdc small
business
finance.**

**momentus
securities.**

Momentum Securities is an SEC-registered broker-dealer, a MSRB-registered municipal advisor, a FINRA-approved municipal advisor and municipal securities broker-dealer, and a FINRA/SIPC member.

www.capitalimpact.org