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Housing Accelerator Fellowship 2026 Cohort | Washington Metro Area

Community-rooted developers play a critical role in expanding affordable housing across the greater Washington metropolitan area. Yet many of these developers face persistent barriers to success, including limited access to financing, industry networks, professional advising, and other resources needed to sustain a successful enterprise in real estate development.

To help address these challenges, Capital Impact Partners, with generous funding from Amazon, has built on its successful EDI program by creating the Housing Accelerator Fellowship. This 18-month fellowship provides advanced real estate training, connections with experienced advisors, opportunities to expand professional networks, and access to grant funding to help advance development projects.

The following pages feature Fellows who exemplify the dedication and commitment of developers striving to create high-quality, affordable housing. They bring a range of backgrounds, lived experiences, and innovative approaches to addressing their communities' housing needs. Together, they are helping to shape a better future for the greater Washington region. We invite you to learn more about their stories, their work, and the lasting impact they are making across the region.

Wen-Kuni Ceant (VAM Vacations) is a vibrant developer in the DMV and her native Florida. As Principal of VAM Vacations, she leads real estate projects rooted in equity and cultural preservation. In NW DC, she's developed condos with "community-centered design" to prioritize safety, walkability and shared spaces. In SE DC, she managed projects that support long-term affordability. Wen-kuni earned an MS in Public Health from Drexel University. Yet, she was drawn to real estate to help eradicate health disparities in underserved communities. "Your zip code is a big determinant of your overall wellbeing. Affordable housing gives people more stable health." She walks the walk, too, by living in SE DC to serve the disenfranchised. "The thread of my life is advocating for accessibility. Each day I strive to give people opportunities for homeownership." A child of Haitian immigrants, Wen-kuni feels fortunate to learn and grow in the US. Her goal is to advance inclusive development driven by each community's needs. Her greatest achievements? "The Two Fs: being featured in Forbes for my social app, Politicking and earning a Fulbright Scholarship in Senegal." Today she serves on the Fulbright Association's Board of Directors.

Chris Miller (Boundary Street Partners LLC) is the founder of Boundary Street Partners and oversees all aspects of development and business. He co-developed two townhome communities in Anacostia with 31 units of affordable/workforce housing. Plus he secured $11 million in financing for a 494-unit, mixed-use property in Hill East DC. "I enjoy simplifying the complexity of projects while taking on big challenges. As a kid I loved playing with Legos—now I get to play with bigger Legos!" His big current project is the historic Berean Baptist Church inNW DC. "For its 150th Anniversary, we're redeveloping the worship space and three floors of affordable senior housing above it." Churches struggle to maintain buildings and patrons, so this project brings vital grant revenue and new members. Previously, as Sr. Director at LISC, he advised investors on housing and impact loan fund design. And, as Interim VP at the DCHFA, he oversaw a pipeline of $1 billion+ in affordable housing deals. "My life's work is community impact with an eye to the future. My goal is to grow my company so it thrives beyond my years of service." Chris holds an MBA from Yale and a BBA from GWU. A DC native and resident, he stays busy with his three young boys.

Mohsen Kar (DIBA LLC) is a developer with DIBA where he creates affordable housing with private partners. Plus, he consults with housing authorities and governments. Previously, he was a project manager for DCHA overseeing public housing modernization. And, he was an advisor for Privet Developers, conducting market analyses and best use studies. Mohsen was inspired to build homes as a boy in Iran. During the Iraq/Iran war, his Uncle and Aunt lived near the border—and their home was destroyed in battle. They were displaced and came to live with him and his parents in Tehran. "This situation made me feel very insecure…and I began to dream about building homes." He went to Dubai to learn construction during a rapid period of urban growth. Then he came to the US to earn one MS in Architecture at Georgetown—and another in Real Estate Finance with focus on the affordable housing crisis. "With the rise of inflation, food, energy and housing costs rose fast—but incomes did not. So my focus is to enhance the value of properties for low income communities—so they, too, may feel secure and thrive." Ultimately he wants to create systems and teach partners to copy what he does to alleviate the crisis on a larger scale.

April Pradier (220 12th Place LLC) is a developer/landlord in DC and Florida. As founder of AP Corp, she oversees acquisitions, construction, leasing and management. Previously, she held senior leadership roles, including VP of Operations and Head of PMO. She led complex projects, managed teams and built scalable systems. She has come a long way since living in poverty as a child. "We were so poor back then in DC. We moved every year, and I went to hundreds of schools." Fortunately, her grandmother was a real estate agent and groomed April in the business. She put real estate on hold for a career in BioMed research. But, when her grandmother passed away, April tried to buy her lovely home on Rock Creek Park's "Gold Coast"—but she was outbid by a developer. "I vowed to never let that happen again!" She attended real estate seminars, learned from the best agents and bought properties with her 401(k) money. "Today people can't afford housing, food and medicine. They are hungry! So my purpose is to serve others and help disadvantaged people—because I was one." April says she joined the Housing Accelerator to be a student as well as a teacher—and to solve major problems that most people overlook for their own personal gain.

Nicole Earle (Dominion Real Estate) is President of Dominion Real Estate with nearly three decades of development experience. She has held leadership roles in Community Development for both Fulton Bank and NationsBank helping low income people get affordable housing. Plus, she served as a Development Manager for the Housing Authority of Baltimore. Through it all, she has always wanted to be a change maker. "I left banking to save the world—starting in my own disinvested neighborhood, Park Heights, MD." Nicole formed a nonprofit arm of her firm in 2003 to win grants, connect people to resources and make a greater impact. "We use low-income tax credits to empower families as homeowners. Many people in public housing can never escape poverty. My goal is to create ladders out so families can thrive." She curates community development based on residents' needs. "One area had many troubled kids on the street. We learned they wanted a boxing studio. So we created one with a gym—and a multimedia recording studio to make podcasts!" She also helps folks get job training, financial literacy and child daycare. Nicole's a workaholic and would love to play more tennis. But she loves her work and is inspired by the results she's creating.

Ed Villard (Villard Group Incorporated) is a one-man-band in development at Villard Group where he manages 28 properties. His experience in electricity and building began at age 15 as an apprentice rehabbing homes sold at auction. He studied finance at the University of Maryland. Then he mastered zoning requirements at DC public hearings. All to launch a business to help people afford homes. You see, Ed is a product of affordable housing himself—so he's driven to help people achieve mobility. "Creating affordable housing is my purpose. I enjoy serving others while doing what I love." Ed is hands-on, too: he still does the maintenance to keep costs down on his homes and multi-family units in Baltimore and DC. "It's hard work, but it's fun! Especially when you give people a positive lifestyle change after a renovation." Ed also holds a full-time finance job in the Dept. of War. "I wake at 4 a.m.—then after work I manage my properties." Recent projects include redevelopment of an 18-unit building in SE DC for ~$4.5M—and an accessible 10-unit family apartment in NE costing ~$3.2M. Despite a hectic life as owner/developer/contractor, Ed manages to keep a smile on his face and a positive attitude. "I get joy from creating value."

Rey Sully (Sully Development LLC) founded Sully Development in late 2024 after gaining vast experience at major companies. He led P3 developments and originated deals at Edgemoor Infrastructure & Real Estate. He served as Director of Real Estate Development & Asset Management at Howard University. Plus he conducted finance and M&A for Sodexo. "My mentor was managing Howard University's real estate portfolio and brought me in to help. That inspired me to launch my own business." He spent all of 2025 building a pipeline of contacts and networking. Then success came quickly: he was hired to develop the Life Sciences Fuse Project at George Mason and expand the Texas A&M campus with three buildings. Now he's executing several stand alone, mixed-use and retail projects. Plus he advises institutional clients. Rey is excited about the networking opportunities in the Housing Accelerator Fellowship. He feels fortunate to be given this dynamic opportunity on top of many others in his life. His business goal: to become more self-sufficient with greater capitalization. A Texas native, Rey earned a BS at Texas A&M and an MBA from Syracuse. He also attended law school for a few years. Rey has two young girls who keep him very busy.

Marcus Daniels (Daniels Development Group, LLC) develops affordable housing in DC, Atlanta and NYC as Founder of Daniels Development. "I do it all, soup to nuts—from site selection and financing to political engagement and contracts." He's also VP of NAI Michael, managing renovations and sales for office buildings, restaurants and retail centers. It all began with great role models. Marcus grew up in PG County on a street where his family owned every home. "I was blessed. But, all my life I've seen constant reminders of people who need a better quality of life. I played basketball at a DC Boys & Girls Club next to public housing. Morehouse College in Atlanta was surrounded by Section 8. And, during my graduate fellowship, I saw blighted homes in Detroit. It all reminded me of how blessed I was as a kid. Then God spoke to me in that moment. He said, "This is why you're here. I want you to transform communities." So Marcus became a developer and real estate broker—and has closed over $100M in commercial transactions. He also teaches development at Philadelphia's Jefferson University. "I always knew I'd come back to the DMV and I would teach. To give back what I learned. God is good." He's grateful to be a Housing Accelerator Fellow.

Manny Egoegonwa (Cubed Partners) studied architecture at Howard University, then worked for Clark Construction as a Project Engineer. Yet he's always been entrepreneurial. "While holding down day jobs, a college friend and I started a cleaning company and a flooring and painting business." At Bozzuto, he managed the building and renovation of condos and high-rise apartments. He was promoted into biz dev—and later on development for mixed-use properties. These new roles renewed his entrepreneurial spirit. A few years later, at Rockefeller Group, he and a colleague founded Cubed Partners on the side, conducting small real estate flips and acquisitions in Georgia. "We quickly realized small projects take as much hard work as big ones. So we quit our day jobs to scale up." Their focus is developing "attainable housing"—affordable communities that provide key services people need. "One neighborhood was a food dessert—so we worked to integrate a farmer's market. Each area needs an 'anchor' like that to attract and support people." Now Cubed has a portfolio of multifamily rentals and for-sale single-family homes in DC and Atlanta valued at nearly $100M. While he works hard, Manny has a wife and two kids to keep him balanced.

Amir Boulos (Livre Development) emigrated from Haiti to Florida. In high school he landed an internship for a nonprofit affordable housing developer. "That experience truly stuck with me. I really enjoyed it, and I felt like we made a great impact." He went on to earn a B.S. in finance at Boston College. His goal was to blend that discipline with a meaningful career in affordable housing. So he went to work in Hudson Housing Capital where he did acquisitions, development and financing for 2,000+ workforce housing units. Later, at Standard Communities, he led new construction in its division for low-income housing tax credits (LIHTC). He managed deal execution, capital structuring and capital raising for 1,000+ housing units. Amir concedes he needed to learn a lot by working at several companies, first, before starting his own business. Ultimately, in 2025, he launched Livre Development, an advisory and development firm. "I want to help the housing crisis and people by focusing 100% on projects utilizing LIHTC." He is a frequent guest speaker on finance at Columbia University. And, he is grateful to be a part of the Housing Accelerator Fellowship. "It offers valuable networking—and I know it will propel my business."

Justin Hill (314 Capital Investments LLC) worked as a mortgage lender at Wells Fargo in San Francisco. He learned a lot via the bank's financial training programs. And, he oversaw the origination of $3.7B+ in residential and commercial development loans. After the housing crisis, he moved back to DC to be close to family—and to make a difference helping low-income families. So, he founded 314 Capital Partners, a boutique lender for community-focused developers. His mission is to provide financing for affordable housing units and commercial properties such as mixed-use and retail. "We develop multi-family properties: from 10 to 50 three-bedroom units. We can access grants and utilize LIHTC to help families in ways some banks cannot." Today the firm has a pipeline of 132 units—plus 27 more in advanced contract negotiations. His ultimate dream is to inspire people to get involved in their communities. "I also want to raise financial literacy among kids." Recently, Justin was recognized as one of Mortgage Executive Magazine's "40 under 40". In the Accelerator Program, Justin wants to learn how other developers solve troubling property management issues. In turn, he wants to help cohorts understand the many intricacies of lending.

Lester Simpson (Audacity Development Group) is founder of Audacity Development Group, acquiring real estate in Alexandria and Atlanta. He began in 2011 buying single-family homes in the Midwest. "I enjoyed a lot of success but wanted to scale for impact. So I went to the Wharton School to earn an MBA in finance and real estate. Then I went to work for a lot of great organizations." While at the Alexandria Redevelopment Housing Authority (ARHA), he secured $56M+ in public/private capital via intergovernmental partnerships and agreements. "I acquired a Class A luxury building and provided access to it for many low-income families. I'm very proud of that." Then he spent a few years as a Partner at Atlanta's Windsor Stevens specializing in transit development. Yet, Lester never forgot there were gaps that needed to be filled in affordable housing. So he launched a new entity—Alexandria Housing—to help fill them. He's thankful for this Fellowship. "This is an opportunity to leverage each others' skills and bring about something transformational." Lester graduated from other Momentus programs like The EDI. He lives in Old Town Alexandria and has two twin daughters. He enjoys showing them his projects and the impact they're creating.

Terrance Williams (Montrose Street, LLC) earned a B.S. in Economics from the University of Michigan. He began his career in finance at Capital One developing nursing homes and 55+ communities. At Trammell Crow, he developed luxury multi-family, office and retail projects including Lowe's and Costco in NE DC. At Standard Real Estate, he sourced and closed a deal with 1,500 residential units and 120,000 sq. ft. of retail with a total budget of $650M+. "But, all along, I saw a need to serve the 'Missing Middle'—working class folks." So he founded Montrose Street Investment in 2024 to serve them. He now manages a portfolio of his own assets and those of a wealthy family totaling $50M+. "One project in Suitland is meaningful to me: we're building 'workforce housing': 800 apartments, 50,000 sq. ft. of retail, plus townhomes." Suitland hasn't had new construction in 40 years and retail is typically fast food. So, new shops will better serve the community. As an Accelerator Fellow, Terrance aims to network and elevate his company's legitimacy. "My long-term dream is to make a great impact in DC, which has been neglected for so long." For fun, Terrance just enjoys creating new companies, making weekend calls and solving big problems.

Genevieve Hudson (H & H Development Group) spent 20 years managing real estate assets valued at $6B+. She started out at Booze Allen as a consultant. "After I bought my first condo, I was intrigued. So I joined investment groups to learn." She then worked for the DC Deputy Mayor structuring deals on properties up to 110-acres. "That move helped me grasp the process, meet the players and learn how to finance deals." Around then she formed Hanson & Hanson Development, a nonprofit on the side, to redevelop DC apartments. She served a few years at GSA and HUD managing real estate assets. Then, as a Partner at Ernst & Young, she advised the military and government on real estate management. On July 4th, 2023, she launched H&H Development to do real estate full time. Now she creates housing for all income levels, helps public entities cultivate properties and advises investors on performance. "After one week, the Accelerator program is manifesting success—I just won two properties at auction!" Her dream is to be a global humanitarian using real estate to provide housing for the neediest. She's already launched a capital campaign to provide fresh water to 100,000 residents in her native Ghana. For fun Genevieve plays tennis and skis.

For more information about the Housing Accelerator Fellowship, please contact:

Melissa Stallings:
mstallings@capitalimpact.org
703.647.2309

www.capitalimpact.org/haf/

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