

MARSHALL HEIGHTS COMMUNITY DEVELOPMENT ORGANIZATION, INC.

A Community Development Organization Based in Ward 7, Washington, DC



2020 ANNUAL REPORT

October 2019 to September 2020

Continuing a Legacy of Growth & Change

A Message from the MHCDO Chairman of the Board and President and CEO . . .



Marshall Heights Community Development Organization, Inc.

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(202) 396-1200 | info@mhcdo.org | www.mhcdo.org

   @MHCDO

MHCDO Friends and Colleagues:

The Marshall Heights Community Development Organization (MHCDO) Annual Report for 2019-2020 is presented to you in the following pages. MHCDO is pleased to share its growth, development --- and even some of its challenges – so you may become more familiar with MHCDO’s legacy and current work. As one of the oldest and largest Community Development Corporations in the District of Columbia, MHCDO’s focus is increasing economic equity in areas such as homeownership, employment, entrepreneurship, health care, and public safety.

The past year was one of unexpected challenges. The onset of the coronavirus required individuals, families, companies, organizations, and governments to make substantial changes in the way they live, work, play, and operate. Words such as “pivot” and “resilience” became part of daily vernacular. MHCDO had to adjust its processes and make difficult decisions. Responsible budgetary controls enabled MHCDO to maintain a full staff without downsizing. The organization asked more from its staff and supporters than ever, but the results are undeniable. Over the past year, MHCDO added initiatives to some of its business units, e.g., Pennsylvania Avenue East Main Street, Skyland Redevelopment, and community taskforces to create greater community impact. In addition, MHCDO developed strategic partnerships with organizations such as Ward 7 Business Partnership, University of Maryland Capital Region Health’s Mama and Baby Mobile Health Unit, Operation HOPE, Howard University Small Business Development Center, and Industrial Bank.

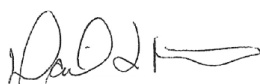
MHCDO knows its direction. Guided by committed leadership, an active Board of Directors, and a dedicated staff, MHCDO implemented new programs, services, and COVID-19 prevention protocols to ensure continuity of operations and services. MHCDO transferred workshops and programs to virtual platforms and remained connected to the District of Columbia community through an expanded one-hour radio show, “Be Informed DMV”. Currently, MHCDO is developing a state-of-the-art Small Business Incubator and Community Culinary Kitchen in Ward 7.

MHCDO invites you to learn more about its 2019-2020 journey. Celebrate its continued service to the community and support its Vision for the Future as MHCDO continues to develop its five core business units: **Housing Services, Real Estate Development, Economic and Small Business Development, Workforce Development, and Health, Education, and Wellness** to serve Ward 7 and the District of Columbia.

MHCDO’s goal of increasing economic equity in the District of Columbia and specifically Ward 7 is more relevant now than ever. MHCDO knows that this goal is attainable — if we continue to meet the current challenges and continue to work together with our partners, elected officials, and residents.

Last year, MHCDO reached many new milestones. This year, your skills and talents are needed more than ever. The Board of Directors, Officers, and Staff invite you to join us as we work together to build a more equitable and livable community for everyone.

Sincerely,



David L. Retland
Chairman



Babatunde Oloyede
President and CEO

Mission Statement

Marshall Heights Community Development Organization, Inc. helps grow Ward 7 into the District of Columbia's most welcoming, prospering, livable community for everyone.



About MHCDO

The Marshall Heights Community Development Organization, Inc. (MHCDO) is a community-based organization engaged in economic and housing development, small business and workforce development, and health and wellness services in the District of Columbia's Ward 7.

MHCDO promotes and expands economic opportunities for citizens 'East of the Anacostia River' and attracts human and financial resources to the Ward 7 community. We meet this mission by pursuing an integrated approach to community building. We leverage public and private resources to undertake housing and economic development projects and to provide job readiness, entrepreneurship training, financial literacy, and other services that increase self-sufficiency and improve the quality of life for residents.

MHCDO partners with private sector investors, government agencies and foundations, and has an extensive history of working with community organizations. MHCDO has an experienced staff, access to a team of skilled consultants and outside vendors, and is governed by a broad community-based board of directors. The organization's success stems from its community governance, collaborations and partnerships, as well as its holistic approach to community development. In 2019-2020, MHCDO served over 1,279 DC residents, 92% were African-American and 81% were below Area Median Income (AMI).

To achieve our mission and core values, MHCDO operates under five key organizational capabilities and areas of specialty:

- Housing Services
- Small Business and Economic Development
- Real Estate Development
- Workforce Development
- Health, Education, and Wellness

OUR CORE VALUES

To advance our mission, MHCDO operates according to the following core values:



Support Ward 7 First

MHCDO believes deeply in and makes every effort to live, work, hire from and recreate in Ward 7 first, the District of Columbia second, the Washington, DC region third, and encourage our families and friends to do likewise.



Listen and Respond Proactively and Honestly

MHCDO seeks out the voices of Ward 7 to anticipate problems before they become serious and to proactively respond to the community's needs without making excuses.



Build Community Agreement

MHCDO facilitates community dialogue and mediates our differences to create unity in our vision, purpose, and approach to our work. Everyone in Ward 7 has a standing invitation to participate with MHCDO.



Provide Leadership

MHCDO is strong in its resolve to take public positions on issues that are both favorable and unfavorable. Every effort is made to clearly state MHCDO's position.



Offer the Best

MHCDO offers the finest quality programs and customer service that its resources will support.



Act Fiscally Responsible

MHCDO operates with a balanced budget, carefully considers the risk associated with its investments, and is open about our financial position and capacity.



Be Holistic and Asset Driven

MHCDO considers the full spectrum of relationships between physical space, neighborhood history, and personal family and individual situations, and it will build on its strengths in designing approaches and strategies.



Create Opportunity

MHCDO wants Ward 7 to thrive economically and for all neighborhoods and residents to have access to the tools, resources and support needed to achieve and maintain a good quality of life.



Value the Past

MHCDO takes the time to reflect on its experiences, to honor community wisdom, and to learn from its past.

History of MHCDO

MHCDO, founded in 1979 to address neighborhood housing and deteriorating infrastructure, has operated comprehensive community development programs for four decades. After 41 years, MHCDO continues to open doors of opportunity for individuals and transforms both lives and neighborhoods in Ward 7.

Over the years, as a community-based nonprofit organization, MHCDO successfully developed on its own or in partnership with others a 60-unit supportive housing facility, a 469-unit apartment complex, 220,000 square feet of retail/office space, 20,000 square feet of warehouse and industrial space, and over 150 homes sold to low and moderate-income buyers. The organization continues to provide services to thousands of individuals in Ward 7 and the Washington Metropolitan Area, including housing and financial counseling, supportive housing, home buying education and assistance, job readiness training, business development services, emergency food and nutrition services, and other community outreach programs.

About Ward 7

The District of Columbia's Ward 7, located east of the Anacostia River on the most eastern side of the city, spans over 3,512 acres comprised of 29 neighborhoods. Ward 7's unique community assets include Kenilworth Gardens, operated since 1935 by the U.S. National Park Service and home to over 40 species of water flowers and plants; Woodlawn Cemetery, one of the oldest burial grounds for African Americans; and the Nannie Helen Burroughs School, founded in 1909 as the only private school for African-American girls and women on the East Coast. Notable neighborhoods include Deanwood, Capitol View, Benning Heights, Marshall Heights, Hillcrest, Dupont Park, Penn Branch, and Randle Highlands.

MHCDO LEADERSHIP TEAM

Board of Directors

David L. Retland *Chair*

Dionna M. Lewis, Esq. *Vice Chair*

Christopher Earley *Treasurer*

Rev. Virginia E. Williams *Corresponding Secretary*

Dr. Mary Gaffney

Carlene Thompson

Laura Richards

MHCDO Staff

Babatunde Oloyede *President & CEO*

Donna Baskerville *Director of Operations*

Blythe Patenaude *Director of Business Development*

Bridget Gaskins *Junior Accountant*

Pamela Johnson *Housing Counseling Program Manager*

Umba Mwika *Certified Housing Counselor*

Tracey Williams *Property & Asset Manager*

My'Keisha Cummings *Case Manager*

Carnail McIlwain *Maintenance Technician*

Janet Lewis *Administration Assistant*

Latisha Atkins *Director of PAEMS*

Housing Services

Housing is one of the foundational components supporting MHCDO's mission to strengthen the economic viability and stability of our Ward 7 community. As one of three certified HUD Counseling Agencies in the District of Columbia, MHCDO provides services to District residents that promote fiscal stability within households, responsible spending, saving, and homeownership.

MHCDO provides a variety of services such as Inclusionary Zone Certification, Homebuyer's Club, Housing Counseling, and a wide range of financial literacy services. During the past year, MHCDO's Housing Unit received a rating of 91 out of 100 as an evaluation of compliance to HUD requirements. MHCDO lost points in scoring because it is not a rural organization and does not offer reverse mortgage counseling. This score is a testament to the quality of service the organization provides to the community.

Growth and Development

The biggest challenge in MHCDO's Housing Unit is understaffing. For some time, MHCDO has explored securing funding for two full time HUD certified counselors to support the growing number of requests for services in Ward 7. As the impact of COVID-19 continues to affect low- and moderate-income households and people of color in particular, the need will increase in our community to serve those whose incomes have been adversely affected due to unemployment and downsizing in an economy that continues a downward trend.

Housing Expo 2019



Housing Counseling Services by the Numbers

869

Inclusionary Zoning
Certifications During the
First 10 Months of FY2020

4

Inclusionary Zoning
Applicants Who
Obtained Housing

Individuals Who Received Counseling

90

Pre-Purchase
Counseling

80

Financial Literacy and
Credit Counseling

95

Foreclosure
Prevention Counseling

107

Rental
Counseling

17

Income Verifications
Performed

15

Cases Seen for
Eviction Prevention

10

Cases Seen for
Foreclosure Prevention

107

Households That Received
Information on Fair
Housing, Fair Lending, and
Accessibility Rights

122

Households For Whom Counselor
Developed a Sustainable Household
Budget through the Provision of Financial
Management and Budget Services

Small Business and Economic Development

Between the explosion of interest among Washingtonians seeking the rewards of entrepreneurship and small business ownership and activities to secure strategic funding for new initiatives, MHCDO continues to prioritize strengthening the local economy and helping businesses succeed.

Since September 2019, a significantly expanded business initiative began providing training programs four days a week from community partners, including DC Department of Small and Local Business Development, DC Department of Consumer and Regulatory Affairs, Howard University Small Business Development Center, Operation HOPE, NCRC, and Greater Washington Urban League. With the launch of MHCDO's weekly radio show, "Be Informed DMV," on WOL Radio (1450 AM), organization services, area business owners, and community partners are now regularly highlighted.

In a partnership between MHCDO and Market 7, the Google Digital Coaching Program provided an educational session for local entrepreneurs: The East of the River Tech Summit: A Small Business Guide to Growing Your Business with Tech. This session guided participants on using Google tech tools to address marketing, customer engagement, and business development. With the training held in February of 2020, the session's information was timely as the pandemic required many small businesses and entrepreneurs to pivot towards digital platforms.

Our Small Business Events are Well-Attended

Between September 2019 and January 2020, over 500 people of color attended Dream Grant orientation sessions, First Friday business lectures, or attended at least one small business training program sponsored by community partners DC Department of Small and Local Business Development, Department of Consumer and Regulatory Affairs, Operation HOPE, National Community Reinvestment Coalition (NCRC), or Greater Washington Urban League.



MHCDO Small Business and Economic Development Historic Accomplishments



Commercial Development

MHCDO coordinated 48 commercial façade improvements along the Minnesota Avenue-Benning Road business district, the ‘Downtown’ of Ward 7.



Redevelopment

MHCDO facilitated a repositioning of the Northeast Business Park, a partnership between MHCDO and Kenilworth Industrial Park, LLC. The Park includes the small business center that provides below-market office space to small business tenants and the local headquarters for VMS, Inc.



Community Lending Program and Services

MHCDO helped identify and recruit the franchisee and secure the sites and financing to bring the only sit-down restaurants located in the East Washington area of the city, Denny’s Restaurant and the Chesapeake Bagel Bakery. MHCDO also administered a successful micro-loan program for small business owners who did not have access to traditional capital markets.

A Vision for the Future

MHCDO set a lofty goal to bring more economic development resources to Pennsylvania Avenue east of the Anacostia River and achieved huge success meeting this goal. MHCDO successfully leveraged prior investments, prioritized strategic actions, and secured District resources moving forward.



Establishing the Pennsylvania Avenue East Main Street Program

By securing \$200,000 for FY2021 with a commitment for FY2022, this local Main Street program is a vital step within our comprehensive revitalization strategy, providing capacity to drive near and long-term economic development of this vital corridor. The Main Street will provide direct assistance to small businesses along the corridor and provide an advocate for these businesses.



Updating the Pennsylvania Avenue East Corridor Small Area Plan

This corridor-level planning initiative will be led by the DC Office of Planning to address stakeholder needs, identify resources, and develop a strategy to support this critical and under-served corridor.

Real Estate Development

MHCDO has a long tradition of developing both commercial and residential properties in the Ward, providing quality services and improving the economic stability of Ward 7 residents.

In 2019, Trusted Health Plan (now CareFirst Community Health Plan) entered into a contract with MHCDO to lease MHCDO's property located on Minnesota Avenue, NE for the purpose of providing Trusted Health Plan members with Financial Literacy, Credit Counseling, and Money Management services, and Workforce Development training.

Trusted Health Plan proceeded to upgrade the building, giving it an attractive façade and an attractive new and highly functional interior fully equipped with computer training labs, meeting rooms, private counseling areas, and a culinary kitchen training space. In March, services were stalled as they were modified and moved into virtual programs in order to meet the needs and safety concerns of the participants due to COVID-19.

Key Real Estate Projects Include:

MHCDO Community Culinary Kitchen and Business HUB & Incubator



MHCDO is formalizing its small business development services by developing a Business Incubator and Community Hub at 3939 Benning Road, NE. Based on creativity, common sense, cost-efficiency, and covering most individual needs in starting an entrepreneurial venture, this \$3.2 million facility will include offices for rent, a business service center for community use, and a full complement of back-office services, including human resources and financial booking support, and a commercial-quality Culinary Kitchen. The hub will include a variety of business and technical assistance services. One hundred forty new jobs are envisioned for the first year of full operation. Community partners, including Skyland Workforce Center, LISC, and DMV Black Restaurant Week have all agreed to contribute. MHCDO continues to seek funding and partners for this project.

Skyland Town Center Development



At the intersection of Alabama Avenue, Naylor Road, and Good Hope Road, Skyland Town Center brings a mix of vibrant uses to this 18.5-acre site. Originally dreamt up by residents in the 1980s and being developed by MHCDO, Skyland Town Center will redefine city life.

Blending urban and suburban styles, the development features shopping, dining, and social spaces through its town square design. Skyland Town Center will include a vibrant mix of new and modern apartments, a range of retail shops, dining options and restaurants, outdoor social areas, a pedestrian-friendly streetscape, and parking for residents, workers, and visitors. Construction, starting in 2015, is expected to soon be completed.

Hilltop at Benning Heights Development



MHCDO proposes a Master Plan for specific parcels it currently owns, and additional parcels it anticipates assembling at Benning Road and Hanna Place SE. The proposed development continues MHCDO's 2006 single-family Hilltop Terrace I residential development. In the development of Hilltop at Benning Heights, MHCDO will act as both lead developer and joint venture partner of the mixed-use, mixed-tenure destination project within the Benning Heights community. The committed and visionary development team with real estate, urban planning, and community development experience in Ward 7 is committed to working with local stakeholders to achieve aggressive job creation, homeownership, apprenticeship training, and contracting.



The development plan visualizes a mid-rise, multifamily residential and commercial anchor at Benning Road between Hanna Place and G Street SE, and single-family condo townhouses at Hanna Place. The proposed \$49 million plan meets the objectives of the DC Office of Planning's Small Area Plan for redevelopment and neighborhood stabilization, using affordable and mixed-use development to equitably guide growth.



Moving Forward ...

There is a tremendous need for affordable housing in Ward 7. MHCDO is continually seeking new opportunities to join with others to develop new properties to meet the demands of our residents and help stabilize residents who wish to remain in the Ward.

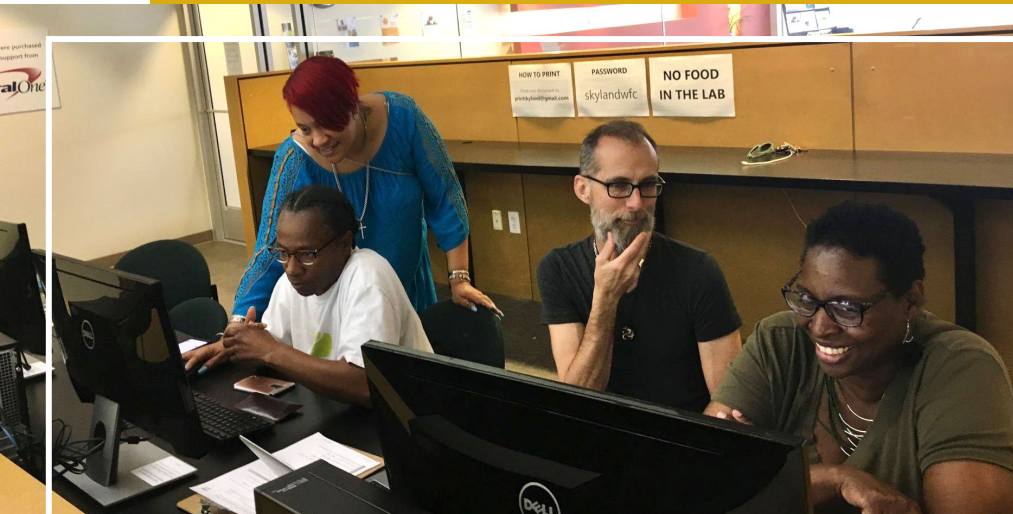
Workforce Development

MHCDO recognizes and supports the need for low-income residents to obtain and retain sustainable employment. MHCDO's comprehensive workforce development programs provide career development and job readiness programs while connecting residents with employment opportunities and apprenticeships whenever possible.

This year proved to be one of creativity and promise in attempting to revive MHCDO's Workforce Development core capability component. Exploration for funding sources included the DC Department of Employment Services, the US Minority Business Development Agency, and a neighborhood entrepreneurship initiative. An 8-week curriculum was developed for a new training initiative followed by the development of a Culinary Arts Training Academy including a Community Kitchen with a plan to train 140 individuals. Additional plans were made for the establishment of a Small Business Technical Assistance Program and Incubator that would establish MHCDO as a central business HUB East of the River, as well as a full back office service component for MHCDO to support small and local businesses with human resource and bookkeeping services. A collaborative effort between a national cybersecurity training school, a Virginia-based university and MHCDO was explored. Consideration was also given to providing training resulting in a Hospitality Certificate and initiating a Retail Training Program sanctioned by the National Retail Federation.

Delays in early planned funding led to projects being shelved until future opportunities for training programs can move forward. Funds were obtained to begin the development of architectural drawings for a lower-level buildout, and the development of these programs will remain on "hold" until COVID restrictions are relaxed and it is safe for individuals to resume live classroom training. During the year, workforce development activities included two weekly Zoom meetings supported by a training contract with CareFirst/Trusted Health Plans (THP) to serve its members by providing money management and workforce development training at its Economic Resource Center. In spite of several seemingly false starts, it was a Year of Possibilities with MHCDO now poised to enter the new year with a bigger vision for future growth and development.

MHCDO – Skyline Workforce Center: A Community Partnership with Proven Results



2019 Workforce Development Program Impact:

92%

**Participant Training Completion
Rate In The Life Skills Development
Network Program.**



87%

**Of Participants In The Life Skills
Development Network Program
Retained Placement Positions For
At Least One Year.**

85%

**Of Black Male Employment And
Training Program Participants Were
Successfully Placed, And Sustained
Employment For At Least Eight
Months To One Year.**

*Resume Writing and Job Training Workshops held at Skyland
Workforce Center (Top Photo)*

*First Friday Programs focused on career opportunities through the
Department of Employment Services (DOES), Pepco, and DC
Infrastructure Academy (Bottom Photo)*

Health, Education, and Wellness

No one can deny the importance of physical and mental health and wellness of a community. MHCDO has a long legacy of providing the residents of our community with services that impact their well-being and supporting the efforts of our community partners. In addition to a strong legacy of providing quality social services, MHCDO now continues to focus on health education and prevention as a strategy to improving the general health of our community.

With this in mind, MHCDO began this year with a Health Event and panel presentation moderated by Ward 7 DC Council Member Vincent Gray with participants from leading DC health providers Thomas Duncan, CEO, Trusted Health Plans; Linda Elam, CEO, Amerigroup DC; Karen Dale, Market President, AmeriHealth Caritas; and Marie Morilus-Black, CEO, MBI Health Services, LLC. Council Member Gray discussed the status of hospital and urgent care facility development in the District and the plans for improving Ward 7 access to medical and mental health services. Panel members described their services and projected growth plans. Trusted Health Plans' CEO Thomas Duncan announced the scheduled opening in spring of 2020 of their new Health and Wellness Resource Center to be located in a MHCDO-owned building at 3732 Minnesota Avenue, NE. The facility will provide educational and workforce-training facilities including a culinary arts kitchen and computer lab for Trusted Health Plans' members.

In addition to the well-known health challenges in our community including diabetes, heart disease, high blood pressure, high cholesterol, and renal failure, mental health and the impact of trauma have become central issues to the stability of our community. The increase of violent crime, domestic and child abuse, depression, truancy, and homelessness are all causes for alarm in our immediate neighborhood.

Protecting Our Stakeholders' Health in 2020

Teleworking, virtual meetings, and other protective measures implemented in February 2020 continue to be effective as we remain vigilant in our resolve to stop the spread of coronavirus.



Healthcare Event and Panel



This year, MHCDO pledged to improve its footprint in this area by becoming engaged in reducing the stressors that impact mental health by fostering financial stability through business development, financial preparedness, and increased financial literacy services. New community partners include Bluerock Care, mental health specialists Bradley & Associates, and the University of Maryland Mama and Baby Mobile Health Unit.

MHCDO tenants supporting Health and Wellness issues include Bridging Resources In Communities, Inc. (BRIC)/Wards 7 & 8 Prevention Center, East River Family Strengthening Collaborative, Summit Health Institute for Research and Education (S.H.I.R.E.) and Reading Partners. As the effects of COVID-19 began to spread in the United States and impact the District, MHCDO initiated a DC STRONG Outreach, Awareness, and Services (OAS) Campaign to prevent the spread of the virus.

With the receipt of a \$70,000 grant from the District of Columbia Mayor's Office of Community Affairs, MHCDO distributed 50 hand sanitizer stands to local businesses and housing complexes; posted 500 lawn signs throughout the local communities; and distributed masks and individual sanitizers in conjunction with city-wide programs. MHCDO broadcasted targeted radio programs and increased PSAs on its "Be Informed DMV" radio program on WOL Radio. MHCDO quickly moved to protect its staff and tenants at its main building and residents at the Willis P. Green Manor supportive housing facility. A Non-Profit Capacity Building Support Grant from DHCD assisted in the development of additional support systems to prevent coronavirus spread.

\$70,000 Grant

Awarded by the District of Columbia Mayor's Office of Community Affairs to Support Community's Response to the COVID-19 Pandemic

50 Hand Sanitizer Stands

Distributed to Local Businesses, Religious Institutions, Community Centers, and Housing Complexes

500 Health Awareness Signs

Posted Across Our Local Communities

Supportive Housing Initiatives

MHCDO operates one facility that provides supportive housing services to assist individuals who are homeless or at risk of becoming homeless. Residents receive case management, financial counseling, and other services that promote self-sufficiency.

MHCDO operates and maintains the Willis P. Greene Manor Supportive Residence Center, a 60-bed single residency operation designed to provide permanent, private, furnished rooms to both men and women in a community setting. This year, MHCDO upgraded this facility. Upgrades included the fire system, kitchens, and energy-efficient lighting systems throughout the facility. Mental health and wellness assessments were made to determine what other services were necessary to provide to residents, with particular attention being given to the impact of COVID-19, including loss and disruption of income, food security, and depression. Consideration was given to emergency preparedness to minimize coronavirus exposure and minimize the safety of staff and residents.

The goal for 2021 is to launch a Capital Campaign to continue renovations and upgrades. MHCDO plans to add mental health and job training services for the facility residents.



MHCDO's Supporting Housing Initiatives change lives.

Just ask our residents ...



“SRO gave me a place to stay, a place of my own, a roof over my head and some stability. And, Ms. Mykeshia has also been a great big help with her open-door policy. She also keeps me up to date with housing. She is always smiling, her customer service is always 100% every day, all day. But my goal is to one day be able to find my own place of residence.”



“I have stable living housing, and I have gotten my I.D. I have gotten government food assistance, and I have gotten help with job resumes from counselor, Ms. Symone. I have a better relationship with my two sons, and six grandchildren. I also met the love of my life. I never had my own place, so now I've learnt what it's like paying bills, while managing money for the month. I'm doing the right things to be productive.”



“The SRO helped me by giving me a place to live and not be homeless. They are very good at helping you with your mission and goals. If you're having problems financially, with food, clothing, or otherwise, let them know and they'll work with you in any way they can to help you get back on your feet! The SRO provides a range of conveniences, such as; laundry room onsite, convenient corner stores and grocery stores, churches, McDonald's, Wendy's, gas stations, Metro bus services across the street and at the front door, and two Metro subway stations (Deanwood and Minnesota Avenue) are within 20 minutes walking distance! It's a great place to live on your journey to becoming a productive individual. I am grateful to have a P/T job working at the MHCDO facility where I can give back to the community that helped me!”



“When I lost my job, this place helped me to be strong and positive. My credit was low then, but fair today by paying my bills. It helps others to feel good about themselves, give good advice and also receive help if I need it. And I let people know how I'm doing or when I am not feeling well, they come to see about me. Growing up is hard when you're already grown!”

Statement of Financial Position

MHCDO is committed to fiscal responsibility and transparency, operating with a balanced budget and carefully considering the risk associated with each of its investments.

ASSETS

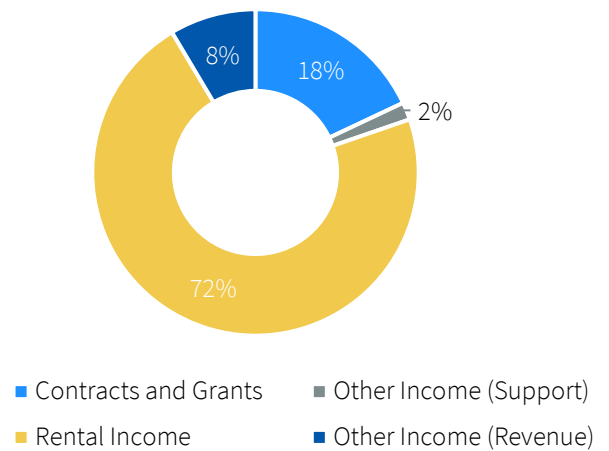
	FY19	FY18
<i>Current Assets:</i>		
Cash and Cash Equivalents	\$111,232	\$695,165
Accounts Receivable	--	\$3,040
Contracts and Grants Receivable	\$12,517	\$36,904
Other Current Assets	--	\$5,688
Total Current Assets	\$123,749	\$740,797
Property and Equipment	\$1,505,592	\$1,636,931
<i>Other Assets:</i>		
Investments	\$52,197	\$51,261
Assets Held For Development	\$394,360	\$394,360
Other Assets	--	\$8,875
Total Other Assets	\$446,557	\$454,496
Total Assets	\$2,075,898	\$2,832,224

LIABILITIES AND NET ASSETS

<i>Current Liabilities:</i>		
Accounts Payable and Accrued Expenses	\$54,103	\$113,464
Real Estate Taxes Payable	--	\$275,202
Notes Payable, Current Portion	\$324,055	\$35,682
Other Current Liabilities	--	\$14,893
Total Current Assets	\$378,158	\$439,241
<i>Long-Term Liabilities</i>		
Notes Payable, Net of Current Portion	\$582,322	\$894,073
Total Long-Term Liabilities	\$582,322	\$894,073
Total Liabilities	\$960,480	\$1,333,314
<i>Net Assets:</i>		
Without Donor Restrictions	\$1,115,418	\$1,498,910
Total Net Assets	\$1,115,418	\$1,498,910
Total Liabilities and Net Assets	\$2,075,898	\$2,832,224

SUPPORT AND REVENUE

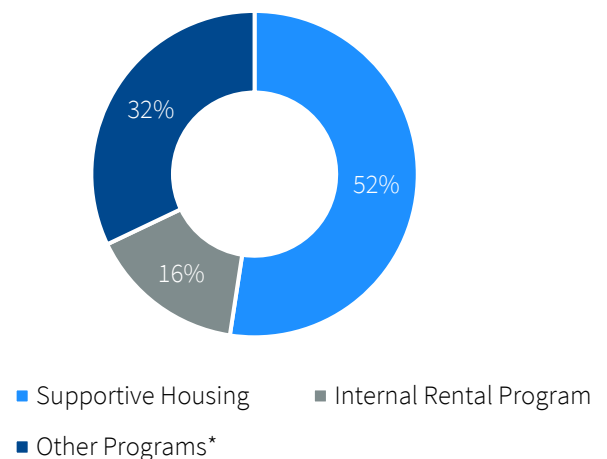
	FY19	FY18
<i>Support:</i>		
Contracts and Grants	\$165,967	\$239,893
Other Income	\$16,000	\$14
Total Support	\$180,967	\$239,907
<i>Revenue:</i>		
Rental Income	\$661,591	\$737,797
Service Revenue	\$347	--
Gain/(Loss) on Investment	--	--
Other Income	\$78,850	\$58,015
Write-Off of Loan / Accrued Payables	--	\$395,039
Total Revenue	\$740,788	\$1,190,851
Total Support and Revenue	\$2,082,110	\$2,832,224

Revenue by Source
(2019)

Above chart excludes service revenue (\$347 in 2019), which accounts for 0.04% of total 2019 revenue.

EXPENSES

<i>Program services:</i>		
Supportive Housing	\$594,272	\$506,854
Internal Rental Program	\$175,745	\$259,180
Other Programs*	\$363,586	\$300,826
Total Program Services	\$1,133,603	\$1,066,860
<i>Supporting Services:</i>		
General and Administrative	\$171,644	\$149,207
Total Expenses	\$1,305,247	\$1,216,067

Expense by Program
(2019)

*Other Programs include Greentree Corporation, a subsidiary of MHCO.

Partnerships and Support

MHCDO's programs, initiatives, and impacts are possible through the help and support of our many 2019-2020 funders and partners. We appreciate your continued support and look forward to future partnerships.

Thank You To Our Partners



Thank You To Our Funders

**CareFirst Community Health Plan DC
Trusted Health Plans**

Chase Bank

**District of Columbia Department of Housing
and Community Development**

District of Columbia Housing Authority

District of Columbia Sustainable Energy Utility

Local Initiatives Support Corporation

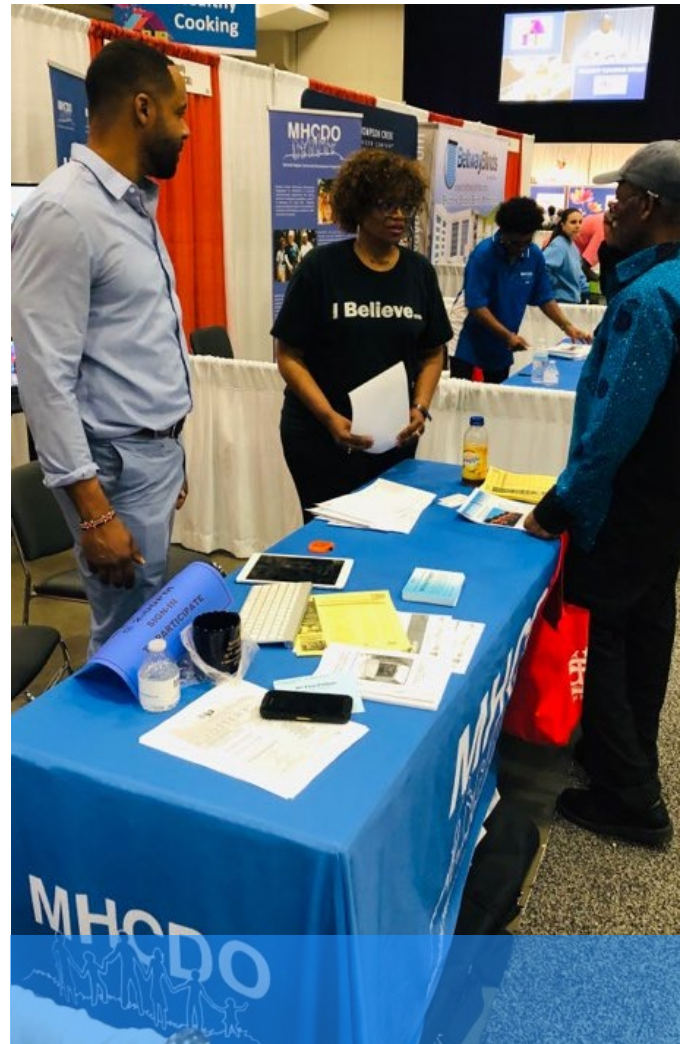
Mayor's Office of African American Affairs

Mayor's Office of Community Relations

The Woodson Center

**U.S. Department of Housing and Urban
Development**

Wells Fargo Bank



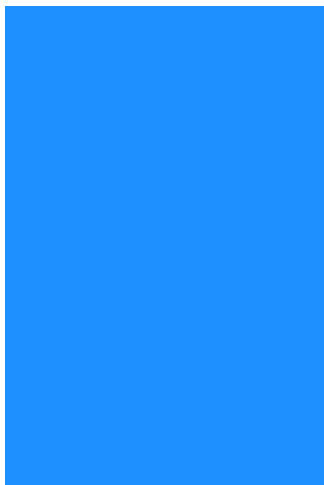
Let's Partner Together

Looking to partner together and help support MHCDO? Our partners and funders are critical to our organization's success and capabilities. Reach out to MHCDO to discuss how we can work together in the future.

Contact Blythe Joy Patenaude:

(202) 650-5649 | bpatenaude@mhcd.org | www.mhcd.org
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Marshall Heights Community Development Organization, Inc.

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