

# Washington, DC



## ANTHONY AGNEW

ASSET MANAGER, H STREET COMMUNITY DEVELOPMENT CORPORATION

Mr. Agnew is an experienced administrator and marketing professional. Mr. Agnew has amassed 29 years of experience ranging from manager of medical practices to marketing and business development for a media company. The breadth of his experiences and understanding of the neighborhoods of Washington, DC, are beneficial to expanding HSCDC's staff capacity. Primarily, Mr. Agnew devises targeted marketing plans and provides overall day-to-day management of the real property and assets. He received a BA in Banking and Finance from Morehouse College.



## KENNETH BREWER, SR. **team lead**

EXECUTIVE DIRECTOR, H STREET COMMUNITY DEVELOPMENT CORPORATION

Mr. Brewer has more than 25 years of experience with development, finance, and management. Following his two years of government service, he joined H Street Community Development Corporation and H Street Investment Corporation serving as Business Loan Specialist and Senior Asset Manager, managing approximately \$11 million in assets. He also was Development Project Director, where he managed all phases of commercial and residential real estate development. Mr. Brewer worked for the Fannie Mae Corporation from 2001-2006 as a Senior Deputy Director and Deal Structuring Manager. He has held a real estate license in the District of Columbia and served as the Owner's Representative to execute sales and leasing transactions. He is also the former Chairman of the DC Lottery and Charitable Games Control Board, where he provided management oversight and executive leadership of 130 personnel. In 2010, Mr. Brewer returned to HSCDC as Executive Director and manages the fiscal health, direction, control and operations of HSCDC and its wholly-owned subsidiaries, H Street Investment Corporation and H Street Finance Corporation.



## MARCIA BROWN, EdD

PROJECT MANAGER, H STREET COMMUNITY DEVELOPMENT CORPORATION/EXECUTIVE DIRECTOR, GLOBAL SCHOLARS FOUNDATION

Dr. Marcia K. Brown is a motivated, personable business professional. She is a former elementary and middle school English teacher and Director of Parental Involvement for a public charter school in Washington, D.C. Dr. Brown also served as an editor for the American Diabetes Association, as well as both editor and Editor-in-Chief/Web Content Manager and Confidential Assistant for the U.S. Department of Commerce. At H Street Community Development Corporation, she responsibly manages the community outreach efforts, forging relationships with the community and is the Executive Director for the Global Scholars Foundation (GSF) Program. Dr. Brown received a BA from Talladega University, a MA in English from Howard University and MA in Education from Regent University, and an Ed.D in Educational Leadership from Argosy University.

# Rhode Island Metro Improvement District



The Rhode Island Metro Improvement District is a small, rapidly changing neighborhood in northeast Washington, DC. The project is being led by H Street Community Development Corporation (HSCDC), a non-profit organization devoted to expanding affordable housing opportunities, developing commercial centers, strengthening small-business enterprises, and providing job training. The improvement district will help meet the demand for affordable housing in the neighborhood surrounding the Rhode Island Metro WMATA station. The neighborhood also includes several other major community assets. The Greater Mount Calvary Holy Church provides several community outreach programs, such as rehabilitation support, a school, a fellowship hall for gatherings up to 175 people, a bookstore, and affordable housing. A strip-style shopping center houses vacant retail and land parcels crucial to future redevelopment in the neighborhood. And the Metropolitan Branch Trail is a bicycle trail that loops around the northern half of Washington, DC and surrounding counties, bringing commuters and recreational cyclists to the neighborhood. HSCDC will reach out and work with the local community, property owners, and area stakeholders to come up with an overall vision for the area as a mixed-income, mixed-use, walkable, equitable, sustainable neighborhood supported by green infrastructure.

## Why this Neighborhood?

The Rhode Island Metro Improvement District has the advantage of several community assets located across the neighborhood, including a major transit station. However, geographic boundaries in the neighborhood pose a challenge to cohesive neighborhood development. Despite its presence in the community, WMATA ridership numbers are relatively low. This may be because the WMATA Station sits on the other end of a long and steep pedestrian bridge that connects the neighborhood to the subway station. Nonetheless, the WMATA station presents an opportunity to see how intensifying the land use around station could also improve infrastructure and access to the station for the surrounding community. Moreover, part of the neighborhood, Rhode Island Avenue NE Main Street, is one of eight Main Street programs in the District of Columbia. This group focuses on positive

redevelopment, neighborhood revitalization, improvements to commercial properties and streetscapes, promoting local businesses, and creating jobs. They can be especially helpful to attract businesses to locate along Rhode Island Avenue NE. Rhode Island Avenue NE Main Street work presently strengthening the area's commercial nodes.

The above ground rail tracks in the community poses both opportunities and challenges for the neighborhood. As a major auto-centered thoroughfare and metro commuter route in the city, Rhode Island Avenue creates a wide, physical and psychological barrier for the neighborhood, especially because there are few areas to cross over the tracks for many blocks around.

HSCDC will use the EcoDistrict approach to evaluate the feasibility of developing green infrastructure on the site, and the future potential of the area as a vibrant, mixed-use, mixed-income, walkable, equitable, sustainable, development district. H Street will use this approach as a guide when reaching out to the community, local stakeholders and landowners to articulate a redevelopment vision that stresses mixed-uses, mixed-incomes, walkability, equity, sustainability, local stormwater management, energy efficiency and local energy generation.

## top 3 Neighborhood PRIORITIES:

1. Employment opportunities
2. Mixed residential housing
3. More park space, and improved pedestrian experience

## top 3 Neighborhood CHALLENGES:

1. Job training and employment
2. Community involvement
3. Access to capital