



2024 YEAR IN REVIEW

www.missionfirsthousing.org



LETTER FROM OUR CEO

2024 was a busy and exciting year across our portfolio. We forged new partnerships and nurtured existing ones.

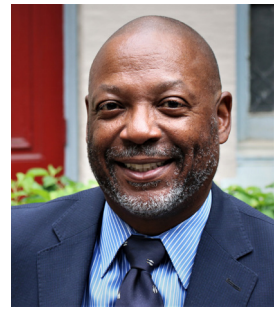
Reimagination was a major theme of our work. Leveraging creative, out-of-the-box thinking with trusted partners and supporters has resulted in the revitalization of once forgotten spaces. These efforts often have a ripple effect, inspiring further reinvestment in these communities. Mission First is proud to lead the charge.

This year, we received new funding for programming and affordable housing projects and we were honored by our industry partners with special awards for completed work. Collaborative work from residents, staff and partners facilitated the creation of programs beneficial to both the health and well-being of individuals and communities they are a part of.

We begin 2025 determined to continue the work to strengthen communities, a collaborative effort that honors the vision and dedication of Mission First, our partners and most of all our residents.

Sincerely,

Thomas A.K. Queenan



REAL ESTATE DEVELOPMENT MILESTONES

Grand Opening of Cain Commons

In April, the development team of Mission First Housing Group and St. Anne's Community Development LLC celebrated the Grand Opening of Cain Commons, an affordable senior community located at 25104 Ridge Road in Damascus, MD. Dale Tibbitts, Special Assistant to County Executive March Elrich, Montgomery County; Asmara G. Habte, Deputy Director, Montgomery County Director of Housing and Community Affairs and The Right Reverend Mariann Edgar Budde, Episcopal Diocese of Washington joined Mission First's Thomas Queenan and Sarah Constant and St. Anne's Episcopal Church's Reverend Jonathan David Musser, as well as project funders, community members and new residents of Cain Commons, to celebrate the opening of this new community asset providing 76 homes for seniors.



Groundbreaking for Patuxent Commons



In October, Mission First Housing Group, in conjunction with its partners the Howard County Housing Commission and the Autism Society of Maryland (AUSOM), broke ground on the construction of Patuxent Commons – a brand new 76-unit mixed-income apartment community for adults with disabilities, older adults and families – at 6441 Freetown Road, Columbia, MD. More than 150 supporters and project partners celebrated at the Ceremony that included special guests The Honorable Guy J. Guzzone, Maryland State Senate – District 13; The Honorable Jessica Feldmark, Maryland House of Delegates – District 12A; The Honorable Christiana Rigby, Howard County Council – District 3; Catherine Provost, Office of U.S. Senator Chris Van Hollen; Assistant Secretary John Brennan, Maryland

Department of Disabilities; Samit Paul, Howard County Housing Commission; Mark Dunham, Kindred Strategies; Lianna Petroski, Enterprise Community Partners and Amy Kleine, The Harry and Jeanette Weinberg Foundation.

The concept for Patuxent Commons was developed by AUSOM to help address the housing instability and isolation faced by low-income adults with disabilities and seniors and enhance their social connectedness through the building of relationships and community engagement. The project presents housing as a catalyst to facilitate community integration for people of all ages, abilities and incomes.

FUNDING NEWS

\$1 Million in PHARE Funds

In June, Mission First was awarded \$1 million dollars in funding from Pennsylvania Housing Finance Agency (PHFA) through the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) fund for our Philadelphia Preservation 4% project that will renovate and preserve 83 existing affordable apartments in four buildings in West Philadelphia! More than half of these apartments have project-based rental subsidy and are deeply affordable, serving residents with very low incomes. Preservation of our properties is a big part of the Mission First mission, as it brings new life to existing buildings and communities while preserving neighborhoods.



Hudson Park Towers Awarded an Allocation of 9% Low Income Housing Tax Credits from PHFA



In July, Mission First's Hudson Park Towers preservation project in York, PA received \$1,431,000 in federal Low Income Housing Tax Credits (LIHTCs), \$750,000 in PA Housing Tax Credits and \$750,000 in National Housing Trust Fund dollars from the Pennsylvania Housing Finance Agency (PHFA). This is the final building in our York and

Lancaster Counties portfolio to preserve. Mission First will recapitalize the existing affordable housing development consisting of 70 units in York, PA. The four-story brick building, approximately 70,000 square feet, includes 60 one-bedroom units and 10 two-bedroom units. Originally constructed in 1900 as the Diamond Silk Mill, the building was converted to housing in 1989. To ensure its continued viability, Hudson Park requires replacement or repair of major systems including aesthetic and quality of life improvements and energy efficiency upgrades to stabilize operations and improve financial performance.

\$4.5 Million Capital Magnet Fund Award

In October, Mission First was the recipient of a \$4,500,000 Capital Magnet Fund Award for 2024. The Capital Magnet Fund is a program of the U.S. Treasury Department's Community Development Financial Institutions (CDFI) Fund that provides support to develop, rehabilitate, preserve and purchase affordable housing for low-income individuals and families, as well as related economic development and community service facilities. To date, Mission First has received five grants totaling nearly \$21 million in Capital Magnet Funds. The funds will be used to capitalize our dedicated affordable housing fund that will support both preservation and new construction projects across our portfolio. In the past, we have used dollars for predevelopment fees on new projects and to help provide gap funding for projects already underway throughout our Mid-Atlantic portfolio.



HUD County Continuum of Care Award



In November, Mission First Supportive Housing: Edison program received a \$357,657 HUD Continuum of Care Award for rental assistance and supportive services for our residents in Edison, NJ. Specifically, the rental assistance supports six efficiency apartments at Amandla Crossing and six two-bedroom and two three-bedroom apartments at Imani Park. This is a new funding source for our Permanent Supportive Housing properties in Edison, NJ. This critical funding will help support the operating costs of our properties, as well as provide needed supportive services to our residents.

35TH ANNIVERSARY CELEBRATIONS

This year, Mission First hosted two fundraising events to celebrate its 35th Anniversary – Building Home in Washington, DC and Welcome Home in Philadelphia. At both events, friends and partners in all aspects of our work came together to celebrate our joint progress and efforts in affordable housing. Proceeds from our 2024 event series exceeded \$145,000, providing funds to support housing and services for individuals and families in need across the Mid-Atlantic.

Thank you to all who attended and supported these events. Stay tuned for more information about our 2025 Fundraising Events coming soon!



HONORS AND ACHIEVEMENTS

Sarah Constant New HAND Board President

In January, our Senior Vice President of Real Estate Development Sarah Constant was named the new Board Present for HAND (Housing Association of Nonprofit Developers), a leading nonprofit membership collective working across the private, public and social sectors to collaborate and innovate in the production and preservation of affordable housing in the Capital Region of Baltimore, Washington and Richmond. Over the past year, Sarah has settled into her role lending her decades of expertise in housing development to our peers.



MD DHCD 2024 Construction Excellence Award

In May, State of Maryland's Department of Housing and Community Development (DHCD) awarded Mission First, along with project partners Soto Architecture & Urban Design and Bozzuto Construction, the 2024 Construction Excellence Award for The Lewis Apartments. The Lewis Apartments is a senior affordable housing community in Suitland, MD that opened in 2022. Mission First accepted the award at the DHCD/Maryland Affordable Housing Coalition's Breakfast with Maryland's DHCD Secretary Day. The Lewis Apartments is a beautiful, well-designed apartment community for seniors in Prince George's Co. to age-in-place.



Preservation Alliance Grand Jury Award

In June, Mission First received Grand Jury Award recognition from the Preservation Alliance for Greater Philadelphia for our Parkside Neighborhood Preservation project. The Grand Jury Awards celebrate the highest level of achievement in historic preservation for preserving/protecting historic resources. For Parkside Neighborhood Preservation, Mission First renovated 16 historic buildings and preserved the long-term affordability of 82 apartments in the Parkside Historic District of West Philadelphia.



New Board Members

In August, Mission First welcomed four new members to its Board of Directors. Terry Booker, Co-Founder, CEO and Director for Collective Impact Health; Shay K. Dugan, Chief Operating Officer for Humphrey Management; Lianna Petroski, Senior Vice President, Head of Acquisitions & Deputy Fund Manager, Real Estate Equity for Enterprise Community Investment and Leigh N. Whitaker, Esq., Principal, Government Relations for Buchanan Ingersoll & Rooney have been great additions to our organization. They have already lent their expertise and insight to our team to better position us for 2025.



RESIDENT STORIES FROM 2024



BETTY SMITH

"I am proud of myself and the journey I accomplished. I was in a shelter, then I had to go through the different phases of the shelter and then transitional housing."

Betty is a formerly homeless senior living at in Center City Philadelphia.

www.missionfirsthousing.org/resident-spotlight-betty



JAMIE AYLWARD

"I am super grateful that I'm still able to remain here. I have built such an amazing community of friends. I never thought I would have my own apartment and here I am."

Jamie is blind living, and in 2018 he and his mother were homeless.

www.missionfirsthousing.org/resident-spotlight-jamie-aylward



JAMYLES LUGO

"Once I saw what I could do, I started saving, budgeting, and doing more things on my own. If I didn't live here, I would not have access to all of these resources."

Jamyles is a 28-year-old working single mother of four.

www.missionfirsthousing.org/resident-spotlight-jamyles-lugo

SERVICE ACTIVITY HIGHLIGHTS

3rd Annual EmpowHER Conference



In March, Mission First hosted the 3rd Annual EmpowHER event for residents in celebration of Women's History Month. This year's event focused on financial literacy, well-being and empowering women to find joy and purpose in their lives. The event

included guest speakers, inspirational performances and important information on resources for our residents. Anika Pompey, representative from the Senior Stakeholder Liaison Department at the IRS, led a presentation and addressed individual questions about taxes. Kizzy Dogan, an author and entrepreneur, delivered a powerful presentation on leadership and entrepreneurship. Dr. Anna Maria Bell shared her wisdom on self-love and creating healthy boundaries. Ife, a DC Native, local artist and poet, joined us again this year to begin and conclude the program by sharing her moving spoken word poetry. Many community organizations and our neighbors, such as Pepco, TB&A, Metropolitan Police Department, Mentoring Mothers, Mama Todo DC, Sonniesea's Natural, Mount Carmel Baptist Church and Gloria's Dance and Exercise Class also supported the event.

Camp Upward



This summer, Mission First hosted 25 campers for four weeks at Camp Upward. Camp Upward offers summer youth programs that create a positive, safe place for children to gain academic

enrichment, build healthy relationships, increase socialization skills and improve their physical health. The program is specially designed for youth residents, ages 5-13, of Mission First's affordable housing communities in the Mount Vernon Triangle Neighborhood of Northwest Washington, DC. As part of this summer's activities, our Resident Services team presented many fun STEM (Science, Technology, Engineering, Mathematics) learning fun activities like making foam paint, marshmallow towers, volcanos, crystal flowers and elephant toothpaste, as well as provided our younger residents with educational lessons around language arts and reading. The campers were able to get out for field trips to Six Flags, Cameron Run Water Park and Association of American Medical Colleges.

How To Be Successful in Housing: Book Launch Party

In November, Mission First Supportive Housing: Edison hosted a Book Launch Party for *How To Be Successful in Housing*, a graphic resource guide for individuals coming into housing for the first time after a period of homelessness written by Lane Michael Stanley and illustrated by Kennedy Ketcham, at Amandla Crossing.



The work was produced in collaboration with Mission First Housing Group as part of the 2023 coLAB Arts Artist Residency in Edison, NJ. The goal of the guide is to provide information to formerly unhoused individuals and families that will help them navigate this big change in their lives. Topics include figuring out what to address first when making the transition, setting priorities that are specific to the individual or family needs, creating and caring for new space, finding education and work opportunities and staying mentally and physically healthy. More than 30 attendees came together for the Book Launch Party where representatives from Mission First Supportive Housing: Edison, coLAB Arts and Middlesex County Housing Continuum of Care spoke of the importance of the Resource Guide and how those they serve will be enriched by its contents. Go to www.successinhousing.com to read more about the book.

Community Room Dedication to Skip Dittmann

In November, Mission First dedicated the Community Room at The Whitehall Apartments in Spring City, PA in honor of long-time Board Member Harry "Skip" Dittmann for his commitment and service to our veteran residents living at the property. Skip is a U.S. Navy veteran and has given back to veterans over the years, specifically at The Whitehall Apartments. Skip is an original member of The Whitehall Apartments Advisory Committee and a generous donor to the Resident Services for the veterans. Skip has also served on the Board of Directors for Mission First Housing Group since 1998 and as its Chair from 1999-2021. This event was also a celebration of Veterans Day for our residents.



Holiday Giving and Celebrations

This Holiday season, the Resident Services team was busy celebrating with our residents. From Thanksgiving to the New Year, we hosted turkey and meal distributions, luncheons, craft activities, door decorating contests, giveaways and parties across our portfolio of communities.



A highlight of the season is our Annual "Giving Tree" event where over 200 gifts from our staff and donors are distributed to our young residents in Philadelphia and Washington DC. We are thankful to the many community partners, donors and friends we have that support our residents and bring joy to the holiday.