

Using Real Estate to Grow Nonprofit Sustainability: A Case Study of Washington, DC's Whitman-Walker

Speaker Biographies

Andy Altman is the Principal and co-founder of Fivesquares Development. He has had a long career leading large-scale urban planning and redevelopment projects in both the public and private sectors and therefore brings a unique perspective to building cities. He had a distinguished career in city planning as head of the Wash DC Office of Planning where he led the Anacostia Waterfront Initiative; as Deputy Mayor for Planning and Economic Development in Philadelphia; and as the CEO of the London Olympic Park Legacy Company—one of the largest urban regeneration projects in Europe. He returned to Wash DC in 2014 and co-founded Fivesquares Development with his best friend Ron Kaplan as a real estate development company dedicated to mission-related development and the creation of dynamic places for community enjoyment. Fivesquares is the developer/owner of Liz with Whitman-Walker and is currently under construction at Strathmore Square, a TOD community in North Bethesda, MD on the Metro Line that was recently awarded an Amazon Housing Equity Fund loan.

Don Blanchon is CEO of Wasque Advisors LLC and previously served in executive leadership roles with Whitman-Walker in Washington, DC and Maryland Physicians Care MCO in Baltimore, MD. At Whitman-Walker he led a nearly 15-year, organization-wide effort to advance financial sustainability with LIZ as a centerpiece to this mission-critical work.

Rebecca Marx is a research analyst in the Climate and Communities practice area of the Metropolitan Housing and Communities Policy Center. She conducts research on the connection between our built and natural environments and approaches to climate mitigation and adaptation. She also focuses on methods to engage communities in research and planning, as well as models for sustainable and equitable community economic growth. Rebecca previously worked as a capital advisory analyst at Enclude (now Palladium Impact Capital), providing strategy development and transaction advisory services to mission-oriented investors, and has conducted research for a variety of nongovernmental organizations and consulting groups. Rebecca earned a Master of Environmental Management (MEM) degree from Duke University's Nicholas School of the Environment, where she concentrated on environmental economics and policy. She holds a BS in economics and international affairs from Northeastern University.

Naseema Shafi is the CEO of Whitman-Walker Health. In her role she guides the organization's strategic vision and goals and supports the growth of the health center with a focus on the provision of high-quality, affirming care that centers the community and maintains the vitality and mission of Whitman-Walker.

Dan Tangherlini is currently a Managing Director with the Emerson Collective, a private philanthropic and investment firm dedicated to removing barriers to opportunity so that people can live to their fullest potential. His interest is in bringing enhanced performance to business, philanthropy, and government. Prior to joining Emerson, Dan was the President of the technology start-up Seamless Docs. He also founded an urban systems consulting practice, City's Garage. Before that, he was the Chief Operating Officer of Artemis Real Estate Partners, a real estate private equity firm with commercial real estate investments across the United States. Preceding Artemis, Mr. Tangherlini served as Administrator of the General Services Administration (GSA), having been nominated to serve in the position by President Obama and confirmed by the US Senate. As the agency head of GSA, beginning in 2012, he identified

creative ways to leverage unused government assets, particularly real property, including launching a series of high-value property exchange and redevelopment proposals such as the FBI Headquarters (DC), Volpe Transportation Research Center (MA) and Moffett Federal Airfield (CA). He also launched a technology advisory practice to serve other government agencies called 18F. From 2009 to 2013, Tangherlini served as the Chief Financial Officer at the U.S. Department of the Treasury (also a Senate confirmed position), concurrently serving as the Assistant Secretary for Management. Mr. Tangherlini received a B.A. and an M.P.P. from the University of Chicago, and an M.B.A. from the Wharton School of Business at the University of Pennsylvania. He serves on a number of non-profit boards and lives with his wife, daughters and dogs on Capitol Hill in Washington, DC. He fixes broken things for fun.

Brett Theodos is a senior fellow and director of the Community Economic Development Hub at the Urban Institute. His work focuses on economic and community development, neighborhood change, affordable homeownership, consumer finance, and program evaluation and learning. His research includes evaluations of the Economic Development Administration, New Markets Tax Credit, Small Business Administration loan and investment programs, Opportunity Zones, and the US Department of Housing and Urban Development's Choice Neighborhoods, Community Development Block Grant, and Section 108 programs. He is studying how capital flows (or fails to flow) into communities, including the role of mission finance actors like community development financial institutions. He leads projects researching how entrepreneurs can access capital. Theodos has conducted studies of neighborhood change and geographic mobility. He is evaluating several place-based initiatives. He's led studies of affordable homeownership supports, including shared equity models like community land trusts. In the financial capability space, he's led studies of financial coaching, financial curriculum, and rules of thumb for decision-making. He's explored the geography of debt. Theodos is working to grow nonprofit capacity in performance measurement. He directs Measure4Change, which provides technical assistance and facilitates a community of practice for nonprofits and has led randomized controlled trial evaluations of youth workforce and education preparedness programs. Theodos serves on the Board of the Center for Community Progress, the Douglass Community Land Trust, and the Housing Authority of Prince George's County. Theodos received his BA from Northwestern University, MPP from Georgetown University, and PhD in public policy from George Washington University.